



MERRITT ISLAND REDEVELOPMENT AGENCY

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INTER-OFFICE MEMORANDUM

DATE: June 27, 2025

TO: Billy Prasad, Planning & Development Director
Trina Gilliam, Planning & Zoning Manager
Paul Body, Senior Planner
Jacqueline Gonzalez, Planner II
George Ritchie, Planner III
Alice Randall, Operations Support Specialist

FROM: Lisa Nicholas, Community Development Manager, on behalf of the
Merritt Island Redevelopment Agency Board of Directors

RE: **MIRA Board of Directors – Variance Application Review**
455 Magnolia Avenue – Application #25V00025

Sec. 62-2114 of the Brevard County Code states that *When an application is made to the planning and zoning board for a change in zoning or approval of a conditional use permit, **or to the board of adjustment for a variance**, for property located in the Merritt Island redevelopment area, the application shall be forwarded to the Merritt Island redevelopment agency prior to the applicable public hearing before the planning and zoning board or the board of adjustment.*

At its regular meeting on June 26, 2025, the MIRA Board of Directors reviewed the request for variance for the property at 455 Magnolia Avenue, application #25V00025. Located adjacent to SR 520 and proximate to wooded areas that are not visible from either Magnolia Avenue or SR 520, the isolated nature of this portion of the property has resulted in a high volume of unauthorized trespassing, camping, and vandalism. In order to enhance safety and security, a variance for two additional feet of fence height is being requested. Current Code permits a 4-foot maximum height for a boundary fence on a double-frontage lot.

The MIRA Board supports this variance application and, upon review of supporting documentation that was provided, the Board **voted unanimously (6-0) to recommend approval** of the proposed variance.