



MERRITT ISLAND REDEVELOPMENT AGENCY

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INTER-OFFICE MEMORANDUM

DATE: May 23, 2025

TO: Billy Prasad, Planning & Development Director
Trina Gilliam, Interim Planning & Zoning Manager
Paul Body, Planner I
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 Conditional Use Permit Application Review
Smoke Rings 72 Cigar Lounge – Application #25Z00014
Emerald Plaza – 925 North Courtenay Parkway – Units 1 through 5**

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 May 22, 2025, the MIRA Board of Directors reviewed the proposed Conditional Use Permit (CUP) application, #25Z00014, which is being requested to address two conditions – to provide a full-liquor bar/license, which, at present, is for the sale of beer and wine only; and to mitigate a nonconforming alcoholic beverage location that is within 300 feet from an existing church.

The MIRA Board is supportive of this CUP application, with an added recommendation that the CUP will no longer be in effect should the space be leased to another tenant, or if the use of the property is modified. Upon review of the application and supporting documentation, the Board **voted unanimously (7-0) to recommend approval, with the additional stipulation referenced above,** of the Conditional Use Permit application for Smoke Rings 72 Cigar Lounge, Emerald Plaza, 925 North Courtenay Parkway, Units 1 through 5.