



MERRITT ISLAND REDEVELOPMENT AGENCY
INTER-OFFICE MEMORANDUM

DATE: January 29, 2025

TO: Trina Gilliam, Senior Planner
Desiree Jackson, Associate Planner
Kristen Champion, Special Projects Coordinator III

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

RE: **MIRA Board of Directors Rezoning Review – Application #23Z00067**
120-180 South Banana River Drive, Merritt Island
Request to Rezone the Property from BU-2 to RU-1-7

As set forth in Sec. 62-2114 of the Brevard County Code, when an application is made to the Planning and Zoning Board for a change in zoning that pertains to property located in the Merritt Island Redevelopment Area, the application shall be forwarded to the Merritt Island Redevelopment Agency for review prior to the applicable public hearing before the Planning and Zoning Board.

At its regular meeting on January 23, 2025, the MIRA Board of Directors reviewed the proposed application, #23Z00067, which would rezone the subject property from BU-2 to RU-1-7 for the purpose of constructing a compact residential waterfront subdivision along South Banana River Drive. The subdivision would be comprised of single-family homes.

Upon review, the Board recommended attaching a Binding Development Plan (BDP) to stipulate that the dwelling units cannot be constructed as mobile homes or condominiums. Unanimously, the Board voted to **recommend approval** of the rezoning from BU-2 to RU-1-7 as long as the dwelling units that are constructed are single-family homes.