



MERRITT ISLAND

REDEVELOPMENT AGENCY

REGULAR MEETING | DECEMBER 11, 2025

ITEM II.A

AGENDA REPORT ITEM: Development & Stakeholder Presentations													
Project: RangeWater Development Multi-Family Housing Project (25Z00054) Parcel ID 2412106													
Requested Action: Recommendation RE Rezoning – AU to RU-2-15													
Item Summary – Explanation & Background:													
<p>The Brevard County Planning and Development Department has requested the MIRA Board’s review of and recommendation on a rezoning request, 25Z00054, Parcel ID 2412106. As depicted in the BCPAO map in this agenda report, the property is an inverted L-shaped parcel, which is adjacent to the medical complex, formerly owned by Steward, and contains frontage on the north side of Pioneer Road and the east side of Courtenay Parkway.</p>													
<p>The request is to rezone the property from its current designation of AU to RU-2-15. As depicted in the zoning map included in this agenda item summary, surrounding zoning designations include:</p> <ul style="list-style-type: none"> ○ RU-1-11 to the east ○ RU-1-11, BU-1, and IN(L) to the north ○ AU, BU-1, and RU-1-11 to the south ○ BU-1 to the west 	<table border="1"> <thead> <tr> <th colspan="2">Zoning Designation Key</th> </tr> </thead> <tbody> <tr> <td>AU</td> <td>Agricultural use</td> </tr> <tr> <td>RU-1-11</td> <td>Single-family residential</td> </tr> <tr> <td>RU-2-15</td> <td>Medium-density, multi-family residential</td> </tr> <tr> <td>BU-1</td> <td>General retail commercial</td> </tr> <tr> <td>IN(L)</td> <td>Industrial/residential</td> </tr> </tbody> </table>	Zoning Designation Key		AU	Agricultural use	RU-1-11	Single-family residential	RU-2-15	Medium-density, multi-family residential	BU-1	General retail commercial	IN(L)	Industrial/residential
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<p>The requested rezoning is consistent with the County Comprehensive Plan and the MIRA Redevelopment Plan, as both the existing and proposed future land use designations are NC (neighborhood commercial) and Res15 (residential, up to 15 units per acre). The property is +/- 11 acres, and the current conceptual plan proposes 222 Class A apartment homes in eight 3-story buildings. A portion of the property containing wetlands is required to be preserved.</p>													
<p>This portion of Courtenay Parkway exhibits a robust mixture of commercial businesses and single-family residential properties, as well as an elementary school. In Merritt Island, there exists a deficiency of newly constructed multi-family rental units. Aside from the Woodfield Development multi-family apartment project on Fortenberry Road, the development of rental properties has been scarce in Merritt Island. However, because of increased employment opportunities in the space industry, as well as the tourism industries and other industries at Port Canaveral, individuals seeking to fill those vacancies require housing that is proximate to their work. Apartments appeal to younger individuals because of decreased maintenance, enhanced security features, amenities such as onsite fitness centers and common gathering areas, and a sense of community.</p>													

The community has expressed concerns with regard to the potential traffic impacts on Courtenay Parkway and Pioneer Road, stormwater management for the property, displacement of natural vegetation and mature trees, and decreased privacy resulting from taller building heights.

It is important to reiterate that the plan is in its very conceptual phase and that having meaningful dialogue at this stage in the process is largely beneficial for the community as well as the development team.

Fiscal Impact: None

Exhibits Attached: Application; zoning map; BCPAO map view; BCPAO property detail card; conceptual plan; boundary survey

Reference: Community Redevelopment Plan: Economic Development Goal – establish an identifiable character for the Redevelopment Area; Land Use Goal – promote diversified interests and harmonious land-use relationships; Administrative Goal – eliminate blighted conditions within the Redevelopment District