



MERRITT ISLAND REDEVELOPMENT AGENCY

INTER-OFFICE MEMORANDUM

DATE: February 27, 2026

TO: Billy Prasad, Planning & Development Director
Trina Gilliam, Planning & Zoning Manager
Paul Body, Senior Planner
Jacqueline Gonzalez, Planner III
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 – No. 26V00010
260 East Merritt Island Causeway – EconoLodge Redevelopment Project**

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 February 26, 2026, the MIRA Board of Directors reviewed a request for variance, Application No. 26V00010, for the subject project. At a pre-application meeting with Brevard County Planning & Development in July 2025, it was discovered that a variance was required in order to conform to the Brevard County Code requirement of a 100-foot minimum lot width for a multi-family property with a zoning designation of RU-2-30. Currently, the lot width is 90 feet, resulting in a deficit of 10 feet to meet the 100-foot lot width requirement.

The MIRA Board believes that this project is important to the Merritt Island community because it not only fulfills a need for a more affordable housing option in the SR 520 commercial core, but it will also improve the aesthetic nature of the SR 520 corridor adjacent to the Mall Redevelopment Area and could potentially serve as a catalyst for neighboring redevelopment projects by eliminating a blighted, outmoded property.

The MIRA Board therefore voted unanimously (7-0) to recommend approval for the variance request (No. 26V00010) for a 10% (10-foot) reduction in the minimum lot width for the property located at 260 East Merritt Island Causeway so that the former EconoLodge can be redeveloped, which will incorporate a significant enhancement to the SR 520 corridor.