



## **MERRITT ISLAND REDEVELOPMENT AGENCY**

# **MERRITT ISLAND REDEVELOPMENT AGENCY**

## **INTER-OFFICE MEMORANDUM**

**DATE:** February 7, 2022

**TO:** Jeffrey Ball, Planning & Zoning Manager  
George Ritchie, Planner III, Jennifer Jones, Special Projects Coordinator

**FROM:** Larry Lallo, Executive Director on behalf of the Merritt Island Redevelopment Agency Board of Directors

**RE:** Project Name/Location: Tax Parcel 2412234 Merritt Island, Florida  
Dunkin Donuts – Rajan,

Request for a Future Land Use (FLU) Designation Amendment of .92 acres of land from Neighborhood Commercial (NC) to Community Commercial (CC)

Pursuant to Section 62-2114 of Brevard County Code, “When an application is made to the P&Z 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 MIRA area, the application shall be forwarded to the MIRA agency prior to the applicable public hearing before the P&Z board or the Board of Adjustment.”

On January 27, 2022 at their regular meeting, the Merritt Island Redevelopment Agency (MIRA) Board of Directors reviewed a zoning presentation, presented by Attorney Kimberly Rezanka, representing the property owners, in reference to the Subject property and proposed Future Land Use Map designation amendment.

The current zoning is Restricted Neighborhood Retail Commercial (BU-1- A). The zoning regulations of BU-1-A specifically prohibit a drive thru window on a property that has a NC Future Land Use (FLU) designation.

Attorney Rezanka provided A Future Land Use Map, and a Preliminary Site Plan, to the MIRA Board, for discussion and information purposes.

There was considerable discussion, in regard to the specific reason for the request, with the Applicant not requesting an actual zoning change. Staff explained, that the requested amendment, to the FLU, would enable Dunkin Donuts to have a drive thru window, which is essential to the profitable conduct of their business model. There were some comments in regard to the preliminary site plan. about appropriate buffering given the surrounding land uses, and location of the ingress and egress.

A clarification was made by Staff, that the MIRA Board will have an opportunity to review the Site Plan, once it is completed and submitted to the Brevard County Planning & Development Department.

The MIRA Board recommended approval of the request to amend the Adopted Future Land Use Map Designation of Tax Parcel 2412234 from Neighborhood Commercial (NC) to Community Commercial (CC).