

NORTH MERRITT ISLAND

DEPENDENT SPECIAL DISTRICT BOARD MINUTES

The North Merritt Island Dependent Special District Board met in regular session on **Thursday, April 14, 2022**, at 6:00 p.m., at the Merritt Island Service Complex, 2575 N. Courtenay Parkway, 2nd Floor, Merritt Island, Florida.

Board members present were: Mary Hillberg, Chair; Gina Lindhorst; Jack Ratterman, Vice Chair; Jim Carbonneau; Chris Cook; Catherine Testa; and Ted Balke.

Planning and Development staff present were: Jeffrey Ball, Planning and Zoning Manager; and Jennifer Jones, Special Projects Coordinator.

Approval of February 10, 2022, Minutes

Motion by Jack Ratterman, seconded by Chris Cook, to approve the minutes from February 10, 2022. The motion passed unanimously.

(22Z00009) TYLER M. AND CRISTINA N. BOUCHER request a change of zoning classification from AU (Agricultural Residential) to RR-1 (Rural Residential), on 2.51 acres Located at the northwest corner of N. Tropical Trail and Littleton Lane. (6245 N. Tropical Trail, Merritt Island) (Tax Account 2316242) (District 2)

Jeffrey Ball - The request before you is to change the zoning classification from AU to RR-1. The RR-1 zoning classification requires a one-acre lot size and 125 feet of width. This property was included in the 2008 Small Area Study where the recommendation was to revert back to one unit per 2.5 acres. The Board did not direct staff to make that change, so the land use remains RES 1, which is one unit per acre.

Tyler Boucher - My name is Tyler Boucher, 6245 N. Tropical Trail, Merritt Island. I purchased the property in 2010, it was just me and my six-year old son at the time. It has been a great house, but now I'm married and have two more children and the house has become a little too small. I didn't know anything about the zoning at the time, I just thought I'd get house plans done, and then I found out it was zoned AU, which is one home per 2.5 acres and the property is 2.51 acres. I'm proposing to rezone to RR-1 so the current house can be on one acre and I can have another 1.51 acres to build a new house.

Jack Ratterman - Do you have a plan on where you're going to put the other house?

Tyler Boucher - I can't change the south side of my house, which is the front yard that faces Tropical Trail, I can't change that footage, so from the corner of Littleton Lane to N. Tropical Trail there is a stop sign and I believe I have to go 180 feet from that corner, back to the north, down Littleton Lane, to make it an acre. There is a row of small trees directly behind my porch behind my house and that would be roughly the property line where I would section it off. The new house would face Littleton Lane.

Kim Smith - My name is Kim Smith, I'm here to speak on behalf of the North Merritt Island Homeowners Association. The North Merritt Island Homeowners Association had no objections to the request.

Chris Cook - Along N. Tropical Trail, a lot of those properties extend to the middle of the street, as far as rights-of-way, does that affect this at all? I think it's because they tried to get a sidewalk and a bike

trail along N. Tropical and they couldn't do that because of all of the rights-of-way because people owned out into the middle of the street.

Jeffrey Ball - From what I see on the zoning map it does look like there is some properties along the south that get close to the centerline of the road, but that issue doesn't have anything to do with this applicant's request.

Chris Cook - Why can't he just build another house on his property and not rezone?

Jeffrey Ball - Because the current zoning of AU has a minimum lot size of 2.5 acres for one home. The land use is RES 1, which is a one-acre lot minimum. It is really a downzoning because AU allows for pretty intensive agricultural uses as far as commercial, such as selling fruits and vegetables and having farm animals; RR-1 zoning is primarily residential and allows horses ancillary to a single-family home.

Motion by Jack Ratterman, seconded by Ted Balke, to recommend approval of the requested change of zoning classification from AU to RR-1.

Catherine Testa - I would like to recuse myself from voting, because Tyler has been maintaining my lawn since 2011.

Mary Hillberg called for a vote on the motion as stated and it passed unanimously, with Catherine Testa abstaining.

Upon consensus, the meeting adjourned at 6:15 p.m.