

NORTH MERRITT ISLAND

DEPENDENT SPECIAL DISTRICT BOARD MINUTES

The North Merritt Island Dependent Special District Board met in regular session on **Thursday, September 8, 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; and Chris Cook.

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

Approval of August 11, 2022, Minutes

Motion by Gina Lindhorst, seconded by Jim Carbonneau, to approve the minutes from August 11, 2022. The motion passed unanimously.

Wayne Frank Crisafulli and Sonja Anette Crisafulli Living Trust (Kim Rezanka)

A change of zoning classification from AU (Agricultural Residential) to RR-1 (Rural Residential). The property is 1.15 +/- acres, located on the south side of N. Courtenay Parkway, approx. 104 ft. east of N. Tropical Trail. (No assigned address. In the North Merritt Island area.) (22Z00038) (Tax Account 2316453) (District 2)

Kim Rezanka, Lacey Lyons Rezanka, 1290 U.S. Highway 1, Rockledge - The applicants are requesting a rezoning from AU to RR-1. A survey was submitted with the application showing what the property would look like after it is split for their daughter to build her home. [Ms. Rezanka submitted a survey of the subject property to the board and to staff. The survey can be found in file 22Z00038, located in the Planning & Development Department.] As stated, this is a request from AU to RR-1, carving out a 1.15-acre parcel from a 6.83-acre parcel. The remainder of the larger parcel will be joined with the parcel to the south, so there will be no more nonconforming lots remaining. The reason for the request is to allow their daughter to have a piece of property to build a home. The request is consistent with the Future Land Use of Residential 1, and it is consistent with the variety of houses and uses in the neighborhood. The parcel has residential to the east, residential to the north, residential to the west, and a mix of residential and commercial to the south. The acreage of parcels in the area range from the Crisafulli's property of 6.83 acres, to some of the manufactured homes to the north, in Colony Park, from .20 to 1/3 of an acre, and going to the east along N. Tropical Trail there are a variety of lot sizes and uses, and this is just to allow one more home. To the east of this property is the Baptist church and manufactured homes, to the west is the Crisafulli homestead, and to the north is manufactured homes as well. We believe this is consistent with the Comprehensive Plan, it meets the Land Development Regulations for creating a 1.15-acre parcel. We would ask that you approve the rezoning request.

Mary Hillberg - You're combining the other properties into one?

Kim Rezanka - That will have to happen, we are not rezoning anything else, and if that would be a condition of the rezoning, or if you need a BDP to that extent, it could be done.

Mary Hillberg - I just wondered if you're including that one.

Kim Rezanka - It has to be done, otherwise the parcel to the south would be landlocked, so it's not being rezoned, only the 1.15 acres is being rezoned. There is RR-1 to the south and southwest, and there is a variety of other residential zonings in the area.

Chris Cook - When was the property split?

Kim Rezanka - It hasn't been split yet. That will occur if the zoning is approved.

Public comment.

Kim Smith - I'm here representing the North Merritt Island Homeowners Association, PO Box 542372, Merritt Island. Regarding this request of the Crisafulli's application, 22Z00038, the homeowner's association had no objections.

Mary Hillberg - Ok, back to the board. Is there a motion?

Jim Carbonneau - I make a motion to approve.

Jack Ratterman - I'll second.

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

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