

NORTH MERRITT ISLAND

DEPENDENT SPECIAL DISTRICT BOARD MINUTES

The North Merritt Island Dependent Special District Board met in regular session on **Thursday, April 13, 2023**, 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; Chris Cook; and John Speck, Jr.

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

Approval of February 9, 2023, Minutes

Motion by Chris Cook, seconded by John Speck, to approve the minutes from September 8, 2022. The motion passed unanimously.

Lake Geneva Group, LLC (Bruce Moia) requests the following: 1.) a change of zoning classification from PIP (Planned Industrial Park) & BU-2 (Retail, Warehousing, and Wholesale Commercial) with an existing BDP (Binding Development Plan), to all BU-2, retaining existing BDP; 2.) a CUP (Conditional Use Permit) for Overnight Commercial Parking Lot, on 6.51 acres, located on the southeast corner of N. Courtenay Parkway and Smith Rd. (3050 N. Courtenay Pkwy., Merritt Island) (23Z00014) (Tax Account 2411749 - part) (District 2)

Jeffrey Ball - The applicant has asked to be tabled to the June 8th meeting to update their traffic study. The queueing analysis that is required as part of the CUP process wasn't included in the traffic study, so tabling will give extra time for the applicant, Bruce Moia, to provide that analysis and staff can look at it.

Gina Lindhorst - What will that tell us?

Mary Hillberg - I understand it was a couple of years old already.

Jeffrey Ball - The existing part. This request on the agenda is for the adjacent property.

Mary Hillberg - Why would we have a traffic study for the adjacent property?

Chris Cook - Because it was done.

Jeffrey Ball - If you look at the site plan, the property to the south is already being operated as cruise parking, and that was permitted prior to the Code being updated to require a CUP, which is what is before you to provide a recommendation for. The traffic study that was included doesn't address the turn lane analysis that is needed and the driveway analysis. Part of the standard for a CUP for cruise parking requires them to do a queueing analysis, and that is to make sure they have enough queueing distance for the cars they are anticipating per hour.

Mary Hillberg - Is the distance affected by the size of the vehicle?

Jeffrey Ball - That is engineering.

Mary Hillberg - If they have RV's, some of them are large.

Jeffrey Ball - They will have to provide that data, so hopefully that will get submitted and staff can review that. Bruce Moia will be here in June to explain the specifics of the traffic study and what it shows.

John Speck - And all the data that goes with it?

Jeffrey Ball - Yes, all of the data. That way, the board can make an educated decision on if to support it or not.

John Speck - Can we bring in videos of traffic jams as examples to counteract some of the models that are done?

Jennifer Jones - Photos do better in the public record than videos.

John Speck - It's atrocious. Models are models.

Chris Cook - Just so you know, Babcock Street.....no, [Highway] 192 in Melbourne is still a LOS C.

John Speck - Still compliant?

Chris Cook - Yes.

Mary Hillberg - That's what we're going to be, a C. We don't have any further business, do we?

Jeffrey Ball - You need to make a recommendation to table it, so there is a request, and I would ask that you take a vote to table it to the June 8th meeting.

Chris Cook - This also moves it back from the Commission, as well?

Jeffrey Ball - yes, it does.

Chris Cook - I'll make a motion to table.

Jeffrey Ball - To June 8th.

Chris Cook - To June 8th.

Gina Lindhorst - Second.

John Speck - Is it pending the new information you're going to provide?

Jeffrey Ball - Correct.

John Speck - That's the only thing that I would add.

Gina Lindhorst - And at their request.

Mary Hillberg - Pending the info requested.

Jeffrey Ball - To update their traffic study to include a turn lane analysis and the driveway.

Mary Hillberg - It's a motion to move the meeting to June 8th and to add the requested information by the applicant to update the traffic study.

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

Mary Hillberg - If no further business, we're adjourned. Thank you for coming.

Gerald Watkins [audience member] - I have a question. I believe in the policy of trust but verify. If Geneva is doing the study, how do we know how accurate it's going to be? They are going to do the study in their favor, rather in favor of North Merritt Island Homeowners Association.

Mary Hillberg - It would be difficult to assess that, but these are professionals.

Gerald Watkins - There must be a formula, though, or a standard.

John Speck - There is an outside engineering firm that they contract to do this.

Mary Hillberg - There are engineering parameters, I believe.

Jeffrey Ball - What happens is that Bruce Moia will - and I don't know who did the original one.....

Mary Hillberg - And Mr. Moia is an attorney, correct?

Jeffrey Ball - No, he's a professional engineer.

Mary Hillberg - He's a professional engineer, he's a developer, a developer/engineer.

Jeffrey Ball - No, he's a professional engineer and he works for developers. The traffic study will be updated to include the information that he needs, and once he does that it will be reviewed by Traffic Operations in Public Works and they will provide us with comments, whether it's to - and it could be a wide variety of things - it could be to increase the length of the turn lane. It could be a multitude of things, so I will bring forward whatever their recommendation or comments are, and then this board can make a recommendation as far as what they want to do.

Mary Hillberg - How will this be advertised to the public?

Jennifer Jones - It will be advertised on our website.

Mary Hillberg - It doesn't go in the paper again?

Jennifer Jones - No ads from Brevard County are in the paper any more.

Mary Hillberg - That is really inappropriate.

Jennifer Jones - That is brand new.

Mary Hillberg - So, people who don't go to the website to look for ads for meetings have no idea what the meetings are.

Jennifer Jones - We still send out courtesy notices.

Mary Hillberg - Still within the 500 feet?

Jennifer Jones - Yes, and the property was posted along Courtenay Parkway and Smith Road.

Kim Smith - So, there will not be a notification?

Jennifer Jones - There will be within a 500-foot radius.

Mary Hillberg - The 500-foot rule, when you have an area that isn't populated by very many people, you have maybe three people who got the notice. Somehow, we need to have some heads up so we can let people know that they need to go look on the website, because everybody doesn't check the website regularly once a month to see which high-rise is coming next to their home.

Jennifer Jones - Do items still go to the Homeowners Association?

Kim Smith - We contact you, and we take what you tell us and put it in the Courtenay Notes.

Mary Hillberg - But it has to be far enough ahead for the Courtenay Notes.

Mercedes Cataldo - The Courtenay Notes had it wrong, the Courtenay Notes said it was at Woody Simpson, but I got a notice that it was here.

Jennifer Jones - We held the February meeting at Woody Simpson and five or six people showed up.

Mercedes Cataldo - I'm sure if a lot of people, if they go.....I don't know, we were at the last meeting and there weren't too many people there.

Jeffrey Ball - It's a double-edged sword when we anticipate a large crowd.

Jennifer Jones - The June meeting will be moved because there will be a couple of items on the agenda.

Jeffrey Ball - Yes, there are a couple of items.

Mary Hillberg - There are two other items on the June agenda?

Jennifer Jones - As of right now.

John Speck - So you think the meeting on June 8th is going to move already again?

Mary Hillberg - No, June will have three items.

Gina Lindhorst - Just a different building.

Mary Hillberg - There probably will be more people because there will be three items. Still, this information goes ahead enough in time so that the Notes will be able to include them, right? We need to coordinate between, because otherwise people aren't going to know what's happening in the community. Why we're not putting them in the newspaper, I understand it was someone's decision, but why is an odd thing, why they would do that.

Gerald Watkins - Can you put a note like that in Next Door?

Mary Hillberg - That's a blog thing and we don't want to be putting our... Beth, you're a good person to ask. Each month, prior to the Courtenay Notes - Beth is the Editor of the Courtenay Notes - what is the time limit between the Courtenay Notes going to the printer prior to the beginning of the next month?

Beth Matsoukis - There are so many things that could mess it all up. I'm going to be working on it this weekend; it's going to go to the printers on Monday, and they could have it done in a couple of days or a week.

Mary Hillberg - The reason we're asking is because they are not going to be printing any notices in the newspaper anymore. The Commissioners decided to not....

Jennifer Jones - I think it was the State.

Jeffrey Ball - The State allowed the counties to advertise notices that have been traditionally put in the newspapers, now we can advertise on our website.

Mary Hillberg - Did the State require you not to, or did the State just say you didn't have to?

Jeffrey Ball - I don't remember the exact language.

Beth Matsoukis - I remember Randy Fine pushing that to save the counties money.

Mary Hillberg - Is this something that the County could do if they wanted to?

Jeffrey Ball - I don't remember the exact language on it.

Mary Hillberg - Can we find out?

Jennifer Jones - We can try.

Mary Hillberg - The reason we're asking is because, for example, this meeting is going to be changed now to June 8th, this meeting is moved to June 8th and the applicant requested to be tabled. Now, nobody knows except this little group here. If there were 50 people here they would know, too, but otherwise nobody knows. Now, June 8th comes up, so when do you send out the Courtenay Notes to the printer so that we would know how far ahead of time, is it two weeks?

Beth Matsoukis - Since I'm here and I know this now, it will be in the paper.

Kim Smith - It seems like there is a three week lag.

Mary Hillberg - What does that mean?

Kim Smith - From knowing the information just in time to get it printed.

Gina Lindhorst - At least three weeks is what she needs.

Mary Hillberg - You need to know three weeks ahead of time?

Beth Matsoukis - The meeting for the Association in June would be the 5th, so I would want it in homes the week of May 29th, so it will be to the printers on May 22nd.

Gina Lindhorst - Your goal is to make sure everybody knows about the HOA meetings, so we could add it to that.

Beth Matsoukis - This will be tagged onto it because it always seems to come after.

Mary Hillberg - What we're interested in is when this meeting is going to be held so that all the people on North Merritt Island who are interested in the topic, whatever it is, will know about it, because otherwise no one will understand.

Jeffrey Ball - I can tell you, and you can put this in your newsletter, the next meeting on June 8th will have this item on the agenda and at least two others. Unless something happens between now and then where an applicant would request to be tabled.

Gina Lindhorst - Beth tries to get the Courtenay Notes done so that everybody is notified about the HOA meetings.

Mary Hillberg - That isn't the only reason....

Gina Lindhorst - That is her plan.

Mercedes Cataldo - Will the meeting be here or at the Woody Simpson.

Mary Hillberg - Here.

Jennifer Jones - We don't know yet, it is to be determined.

Mary Hillberg - Well, how will the people find out?

Jennifer Jones - I will let Kim know, I can let Beth know, it will be online, it will be in the courtesy notices, it will be on the agenda that goes out two weeks in advance, it will be on the signs that are posted on the property. Short of going door to door, I don't know what else we can do.

Gina Lindhorst - Beth and Kim would be good.

Jeffrey Ball - The problem is, just so everyone understands, we like to have these meetings here; however, when we anticipate a large crowd, this room does not support a large crowd. We try to anticipate that and move it.

Jennifer Jones - I reached out to the community center yesterday and have not heard back yet.

Mary Hillberg - It's very nice over there, and there is a lot of space. It's just that people don't....a lot of people don't even know it exists. You need to put the actual address down, because I've never heard of it. I was born here and I've never heard of it. If we have no more business, we're adjourned.

Upon consensus, the meeting adjourned at 6:16 p.m.