

North Merritt Island Dependent Special District Board

The North Merritt Island Dependent Special District Board met on Thursday, July 09, 2026, at 6:00 p.m., at the Merritt Island Service Complex, 2575 N. Courtenay Pkwy., Second Floor, Merritt Island, Florida.

The meeting was called to order at 6:00 p.m.

Board members present: Mary Hillberg, Chris Cook, Gina Lindhorst, John Speck and Frank Golan.

Staff members present: Tania Ramos, Planner; and Alice Randall, Operations Support Specialist.

EXCERPT OF COMPLETE AGENDA

Item H.1. Anthony J. Falanga requests a zoning classification change from AU (Agricultural Residential) to RR-1 (Rural Residential). (26Z00017) (Tax Account 2316489) (District 2)

Tania Ramos read the application into the record.

Anthony Falanga spoke to the application. He gave a brief history of his ownership of the subject property and his desire to build on it. The lot is nonconforming and needs to be 2.5 acres to build on it in the AU zoning classification. So, to build a home on it, it needs to be changed to RR-1. He also discussed concerns about access to the parcel.

Mary Hillberg asked Mr. Falanga if he owned other properties on Courtenay.

Mr. Falanga responded he owns 2 to the south and 2 to the north. They are commercial and he doesn't want a 7-Eleven built next door to his retirement home.

Discussion followed concerning access to the parcel.

Frank Golan confirmed the location of the parcels with North Courtenay.

Mr. Falanga stated that to get a permit is to rezone the 2 acres that are agricultural to rural residential. This would make it a conforming lot.

John Speck asked if Mr. Campbell had done the survey for access to the parcel.

Mr. Falanga responded with correct.

Chris Cook asked if the properties to the south could use the same easement.

Mr. Falanga stated he had no problem with that. He continued that his next battle was with the City of Cocoa and a water line.

Mr. Cook inquired as to any issues with the access being to North Courtenay.

Ms. Ramos stated the easement will go through a separate review if the rezoning gets approved. And that is administrative.

Ms. Hillberg inquired if the survey would be included in the packet.

Alice Randall responded she would be sure to forward it to the Planning and Zoning Board.

NO PUBLIC COMMENT

Mr. Cook stated his concern was with the old growth trees on the property with the specimen and heritage trees.

Motion to recommend approval of Item H.1. by Gina Lindhorst, seconded by Frank Golan. Motion passed unanimously.

The meeting adjourned at 7:25 p.m.

DRAFT