

North Merritt Island Dependent Special District Board

The North Merritt Island Dependent Special District Board met on Thursday, January 08, 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 were Mary Hillberg, Chris Cook, Jim Carboneau, Gina Lindhorst, and John Speck.

Staff members present were Trina Gilliam, Planning and Zoning Manager; Derrick Hughey, Planner; and Jordan Sagosz, Operations Support Specialist.

EXCERPT OF COMPLETE MINUTES

Item H.2. Erick D. & Pamela S. Martin Trust (Landon Scheer) request a zoning classification change from all BU-1 to BU-1 and BU-2. (25Z00051) (Tax Account 2318710) (District 2)

Derrick Hughey read the application into the record.

Landon Scheer spoke to the application. The principal use of the property is the building shown on the survey. The owner is a Merritt Island resident, and it is a personal hobby shop. It is his retirement project, mancave for himself, and not open to the public. He is going to store his toys and woodworking material, and whatever he wants to put in his building. We are asking to rezone the eastern half of the property to match the property to the north. The owner wants to add 8 RV and 8 boat parking spaces to offset his month-to-month development costs. The RV and boat storage is strategically placed to the rear, east side of the property to protect the aesthetics of the property on Courtenay Parkway. We will be providing type "A" landscape buffers to the south and east of the property, and screening per county code. Stormwater will be provided on the site. It will hold the 25-year, 100-year storm event. There is a perimeter stormwater system. The owner will have motion sensor lighting on the property so it stays dark at night unless there's someone on the property that's not supposed to be there at night, then the lights will flash on. The property is gated. It's a very low traffic generator. The proposed building is an allowable use with the zoning.

Mr. Carboneau inquired if the parking is ancillary for income. And a hobby shop.

Mr. Scheer stated it's his retirement project. He has an RV he will park in his building, maybe an ATV. He has woodworking tools. It is going to be a glorified mancave for himself.

Mr. Carboneau inquired if it's just woodworking and no fiberglass.

Mr. Scheer responded woodworking and whatever his hobbies are. No commercial or retail, or public coming in and out.

Ms. Lindhorst asked what type "A" buffers and plantings are.

Mr. Scheer responded they are typical buffers that are required by the county for any type of development along residential property. 20' wide buffer that requires 6' tall plantings and an opaque screen, which would be fence.

Mr. Carboneau inquired if the property would be fenced.

Mr. Scheer responded yes, all the way around.

Mr. Speck inquired about a flag lot to the east.

Mr. Sheer responded yes, he spoke with them, and they liked it.

Mr. Carboneau stated it's heavily wooded property and we're going to lose a lot of good trees.

Mr. Scheer responded they are going to preserve as many as they can. Unfortunately, the site is very low so the area where you see the stormwater system around the outside, that's the area that's going to remain low, so that's our best bet of saving trees in those areas. We carefully placed it around the outside to keep as many trees around the perimeter as we can.

Ms. Lindhorst asked if you're going to retain all the water that enters here, what will happen to it? It looks like you're hardening all the ground.

Mr. Scheer responded the dashed lines around the perimeter of the site, that's the stormwater pond. Adjacent to FDOT we must model 100-year storm event, and show that we meet pre-, post-, and the 100-year storm event. The site is 1.4 acres, but only 0.6 acres flows offsite. So, our offsite discharge must be the same as the 0.6 acres that flow off site. Pretty much everything is going to stay onsite. We show it staging up for the rainfall event and then it will percolate into the ground. If it does hit the treatment volume elevation at that time then it would start overflowing to the right-of-way, but that would be not until the 100-year event.

Ms. Lindhorst stated it's going to be dark, but you're planning on RV storage or will people be staying in it or

Mr. Scheer responded it's just for people to park their RVs and boats. Storage.

Ms. Lindhorst inquired if they'd want you to have lights on for security.

Mr. Scheer responded the owner doesn't want to have it, so he's the one that gets the say. There is RV and boat storage in the area, and there is BU-2 in the area, so it's not atypical for the surrounding area.

Mr. Cook stated he doesn't have a problem with it, the neighbors are fine with it, but I'm looking at the worst-case scenario. They could sell this property tomorrow like they always usually do, and you're sitting there with BU-2 right next to those peoples' houses. I think when someone wants to put a strip club or a heavy metal shop or an auto shop right next to their house they might suddenly have a problem with that and there's nothing they can do. I would want to put the BU-2 portion in the front with the little hobby shop in the back.

Mr. Scheer stated it is BU-1 right now, so someone could come in and put a gas station there. There are intense commercial uses allowed in BU-1.

Mr. Cook commented on the scrub jay overlay. I'm not a big environmentalist but they're running out of places to go. You must fill out a TIM?

Mr. Scheer responded the environmentalists must do their endangered species survey.

Ms. Gilliam stated when Mr. Scheer came in and spoke with us about this project we discussed the zoning and the BU-2 being in the front or the back. As he stated they're matching what's already existing. BU-1 in the front, BU-2 in the back, to the north. The concern we had was we want to keep the area looking as nice as we possibly can. That's why the hobby shop in the front, a nice little constructed building that will present nice. Landscaping around that, parking in the back and storage in the back. We felt that would be more appropriate and aesthetically pleasing to the area.

Mr. Cook stated they could put an opaque fence up, not chain-link.

Mr. Scheer responded we can do opaque on the north, east and south. But the county coed doesn't allow opaque adjacent to the right-of-way.

Ms. Gilliam stated it must be set back a certain distance.

Ms. Lindhorst asked about the toxic chemicals, oils, etc. seeping out.

Mr. Scheer responded it's just for parking. He's not going to have a washing station. It's just parking.

Motion by Jim Carboneau, seconded by Gina Lindhorst to recommend approval of the request. The motion passed unanimously.

The meeting adjourned at 7:52 p.m.

DRAFT