

NORTH MERRITT ISLAND

DEPENDENT SPECIAL DISTRICT BOARD MINUTES

The North Merritt Island Dependent Special District Board met in regular session on **Thursday, August 11, 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; and Ted Balke.

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

Excerpt of Complete Agenda

(22Z00026) Laura and Earl McCullough

A change of zoning classification from SR (Suburban Residential), with an existing BSP (Binding Site Plan), to RR-1 (Rural Residential), retaining the existing BSP. The property is 2.35 acres, located on the north side of Hall Rd., approx. 285 ft. east of Wood Duck Lane. (4400 Sea Island Dr., Merritt Island) (Tax Account 2320550) (District 2)

Jeffrey Ball - For those of you who don't know, a BSP is a Binding Site Plan which are pre-cursors to Binding Development Plans. A few years ago, all of the existing BSP's were converted to Binding Development Plans, so they are the same thing. This is a rezoning request to RR-1 and there are revised staff comments for you, with a couple of changes. The first change in the comments is that this request will not be heard by the Planning & Zoning Board because it is not an increase in density. Also, RR-1 does not allow for farm animals and fowl other than horses. In order to have farm animals and fowl, the applicants would need to apply for a conditional use permit and also have a minimum of 2.5 acres.

Colin McCullough - I'm here on behalf of my parents, who are requesting a rezoning to RR-1 for the purpose of having one horse for personal use. Nearby is agricultural zoning as well as SR. One of the adjacent lots is a large lot that has farm animals that frequently cross over to my parents' property.

Public comment.

Chris Minerva, North Merritt Island Homeowners Association, PO BOX 542372, Merritt Island - Regarding the rezoning request by Earl and Laura McCollough, the homeowner's association has no objections.

Mary Hillberg - I think the property is in the floodplain, so remind your parents that horses hate standing in water.

Motion by Jim Carbonneau, seconded by Ted Balke, to recommend approval of the change of zoning classification from SR, with an existing BSP, to RR-1, retaining the existing BSP. The motion passed unanimously.