

NORTH MERRITT ISLAND

DEPENDENT SPECIAL DISTRICT BOARD MINUTES

The North Merritt Island Dependent Special District Board met in regular session on **Thursday, June 11, 2020**, at 6:00 p.m., at the Brevard County Government Complex, 2725 Judge Fran Jamieson Way, Building C, Commission Room, Viera, Florida.

Board members present were: Mary Hillberg, Chair; Jack Ratterman, Vice Chair; Gina Lindhorst; Chris Cook; Jim Carbonneau; and Catherine Testa.

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

Excerpt of Complete Minutes

William Clarke (Kim Rezanka)

A change of zoning classification from BU-1-A (Restricted Neighborhood Commercial) and BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is 0.80 acres, located on the east side of North Courtenay Parkway, approximately 0.18 mile south of Hall Road. (4140 North Courtenay Parkway, Merritt Island) (20PZ00038) (Tax Account 2410519) (District 2)

Kim Rezanka – My name is Kim Rezanka, with Cantwell and Goldman, and I'm here on behalf of Mr. Clarke. This is a rezoning of an existing building that was built in 2012. It's in an area that has BU-1, BU-2, and BU-1-A; the reason for the change of zoning to BU-2 is because Mr. Clarke wishes to do wholesale, a sales room, and storage rooms for marine fabricated materials. I have some information for you so you know exactly what that is. (The information submitted by the applicant can be found in File 20PZ00038, located in the Planning and Development Department). He owns a company called Transworld Distributing International, Inc., and I have pictures of the building and what he's planning to distribute. What I've provided to you is the property detail card for Mr. Clarke's property that shows this was built in 2012; also, his company's Sunbiz Transworld Distributing International, Inc. record, and pictures of his building currently zoned BU-1. This area, I know you're all familiar with, to the north of this is vacant property; to the south of it is Standard Marine, and they do fabricating and shift repair; to the south of that is Ivey's Construction; on the other side is an electrical company, a pest control company, warehousing, KDI, and Santa Cruz Construction. The reason this is requested is so he can distribute wholesale his fasteners, and that's only allowed in BU-2. With that, I would request that you approve the rezoning from BU-1 to BU-2.

Mary Hillberg – Does anyone have any questions of the applicant?

Jim Carbonneau – This is just for storing and distributing, no manufacturing?

Kim Rezanka – Correct.

Mary Hillberg – It says here there are wetlands and it says in the outline there are wetlands, hydric soils, aquifer recharge, protected species, and landscaping and tree preservations reservations. I don't think all of those are applicable, but the aquifer recharge, the wetlands, and the hydric soils, are they a lot?

Kim Rezanka – This is already a built building, so there's nothing new going on the property. He is not putting in new warehouses or containers; it's an existing building and he's just using what's there, and trying to zone it appropriately to do what he would like to do.

Kim Smith – Kim Smith, North Merritt Island Homeowners Association, PO Box 542372, Merritt Island. If, as specified, all storage is in the back, to the east of the property, then there is no objection.

Mary Hillberg – Is there anyone else who would like to speak to this item? Seeing none, I bring it back to the board.

Jim Carbonneau – Motion to approve. I don't think there is anything strange about this, it meets the uses in the area.

Catherine Testa – I second.

Mary Hillberg – Open to discussion from the board.

Gina Lindhorst – I have no issues.

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