

NORTH MERRITT ISLAND

DEPENDENT SPECIAL DISTRICT BOARD MINUTES

The North Merritt Island Dependent Special District Board met in regular session on **Thursday, August 12, 2021**, 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; Catherine Testa; Jack Ratterman, Vice Chair; Jim Carbonneau; Chris Cook; and Ted Balke.

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

Excerpt of Complete Minutes

Joseph A. Calderone

A change of zoning classification from TR-3 (Mobile Home Park) to TR-1-A (Single-Family Mobile Home). The property is 0.14 acre, located on the northeast corner of Whaley Road and Mangrove Drive. (6810 Whaley Road, Merritt Island) (21Z00021) (Tax Account 2315419) (District 2)

Joseph Calderone - My name is Joseph Calderone, I'm the owner of this property and my address is 637 Orange Court, Rockledge. The property was originally presented to me as buildable, but I ended up getting into this to convert it, so that's what I'm doing. The zoning is currently TR-3 and I was told it needs to be TR-1-A to make it buildable. I applied, and was approved, for a variance so that something can be put on the property. It has power and water and sewer line that hook into the sewage that exists for the Colony Park Mobile Home Park, so there are no improvements that need to be done on the property. I spoke to the sewer company already and I can hook up whenever something is built there.

Ted Balke - What is your potential future plan?

Joseph Calderone - To put a small building on the property. The property is about 6,000 square feet and is comparable to Colony Park.

Jim Carbonneau - What is your intended use of the building?

Joseph Calderone - A single-family residence.

Chris Cook - The building next to it on the aerial map, is that the old sewage treatment plant that was there? Just to the east.

Joseph Calderone - That was a laundromat, but it has been torn down.

Jack Ratterman - That laundromat used to serve Colony Park.

Jeffrey Ball - This property was part of Colony Park, and sometime in 1969 it was broken off, and TR-3 requires 10 acres minimum, and that was one of the reasons Mr. Calderone has to rezone it, and also because of the size of the property. I want to provide clarification for you all, part of the building permit process is that Mr. Calderone will have to get a permit from the Health Department for the septic system.

Mary Hillberg - So, he isn't going onto sewer?

Jeffrey Ball - There is no central sewer there.

Joseph Calderone - There is sewer that services Colony Park.

Jeffrey Ball - That is a package plant, it's not central sewer.

Joseph Calderone - I spoke to the supervisor of the sewage plant and he said there is a hook up to the main and as far as he's concerned there is no problem with hooking up to the sewage system as long as I'm paying the town, which I'm doing right now.

Jeffrey Ball - It's up to the Health Department to issue the permit.

Joseph Calderone - I don't see why they wouldn't.

Jack Ratterman - I know there has been a great effort in trying to redevelop that area.

Jeffrey Ball - This is a unique request; staff worked with the applicant to bring this property into a usable property. The next step after zoning is the building permit process.

Jack Ratterman - Will it be a building or will it be pre-fabricated?

Jeffrey Ball - That's up to the applicant. The zoning allows for both a site built and a mobile home.

Public Comment.

Kim Smith - My name is Kim Smith, P.O. Box 542372, Merritt Island. I'm speaking for the North Merritt Island Homeowners Association, and in regards to this zoning change, the HOA had no objections.

Mary Hillberg - I bring it back to the board. Is there a motion?

Jack Ratterman - I make a motion that we accept Item H.3.

Jim Carbonneau - I'll second.

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

Upon consensus, the meeting adjourned at 6:20 p.m.