

November 1, 2018, Agenda Item J.1 – Options

1. Send back to Staff to provide evidence that decreasing density on the 2468.14 acres will reduce flooding.
2. Send back to LPA with direction that all property owners of those 2468.14 acres will be notified of the LPA meeting AND request a recommendation from LPA on the entire SAS.
3. Defer adoption of SAS until the North MI Drainage Study is complete AND then send back to LPA for a recommendation.
4. Adopt the SAS without Recommendation #3.
5. Adopt the SAS with a modified Recommendation #3.
6. Add list of properties submitted to you that have asked to be removed from the impact of the SAS as properties exempted from the SAS, as Appendix C to the SAS.

Brevard County Board of County Commissioners Meeting

November 1, 2018

- PRESENTED ON BEHALF OF -

**Crisafulli Enterprises, Inc., Rcb Family Trust,
Estelle K. Crisafulli as Trustee of the Estelle K.
Crisafulli Living Trust, Wayne Crisafulli,
Joseph Bud Crisafulli, Mary Carol Crisafulli,
Chuck Crisafulli and 782, LLC.**

Item # J.1. Acknowledgment Re: North Merritt Island Small Area Study

KIMBERLY BONDER REZANKA, ESQ.
Cantwell & Goldman, P.A.
96 Willard Street, Suite 302
Cocoa, FL 32922

Planning & Development Department Planning and Zoning

2725 Judge Fran Jamieson Way
Viera, FL 32940

Get Directions



Hours of Operation

Day	Hours
Monday - Friday	8:00AM - 5:00PM
Saturday - Sunday	CLOSED

Contact Us

Erin Sterk , Planning and Zoning Manager

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Brevard County Planning & Development Comprehensive Plan and Studies

The 1988 Brevard County Comprehensive Plan was prepared in accordance with Chapter 163, Part II, Florida Statutes, "The Local Government Comprehensive Planning and Land Development Regulation Act of 1985", and Florida Administrative Code Rule 9J-5, "Minimum Criteria for Review of Local Government Comprehensive Plans and Determination of Compliance". The 1988 Brevard County Comprehensive Plan replaces the current County Comprehensive Plan which was adopted in July of 1981 as mandated by the Local Government Comprehensive Planning Act of 1975.

[Comprehensive Plan Table Of Contents and Preface](#)
PDF, 42.79 KB
[Chapter 06 Potable Water Element](#)
PDF, 474.25 KB
[Chapter 07 Sanitary Sewer Element](#)
PDF, 578.09 KB
[Chapter 09 Transportation Element](#)
PDF, 1.94 MB
[Chapter 04 Historic Preservation Element](#)
PDF, 113.81 KB

Chapter 11 Future Land Use
PDF, 7.17 MB
Chapter 05 Housing Element
PDF, 141.24 KB
Chapter 08 Solid Waste Management Element
PDF, 335.52 KB
Chapter 13 Capital Improvements Element
PDF, 1.17 MB
Chapter 14 Public School Facilities Element
PDF, 634.27 KB
Chapter 12 Intergovernmental Coordination Element
PDF, 302.63 KB
Chapter 10 Coastal Management Element
PDF, 1.04 MB
Chapter 03 Recreation And Open Space Element
PDF, 111.20 KB
Chapter 02 Surface Water Management
PDF, 135.07 KB
Chapter 01 Conservation Element
PDF, 3.88 MB
Comprehensive Plan Glossary
PDF, 252.08 KB

Small Area Studies

South North Tropical Trail Small Area Study
PDF, 5.63 MB
Mims Area Community Assessment Small Area Study
PDF, 9.72 MB
Barnes to Pineda Small Area Study
PDF, 5.32 MB
East Merritt Island Small Area Study
PDF, 15.97 MB
Broadway to Camp Small Area Study
PDF, 5.37 MB
South Mainland Small Area Study
PDF, 17.70 MB
North Courtenay Parkway Corridor Study
PDF, 3.14 MB
North North Tropical Trail Small Area Study
PDF, 7.22 MB
North Merritt Island Small Area Study
PDF, 182.04 MB
Communication facilities ordinance 10 02 14 ~~strikethrough-underline~~
PDF, 471.57 KB
Tower Master Plan Matrix
PDF, 1.02 MB
Tower Master Plan Executive Summary
PDF, 21.45 MB
Tower Master Plan
PDF, 14.78 MB

South-North Tropical Trail Small Area Study



*Field Manor
Home of J. B. & Eliza Field
(shown here with their son J. E. and daughter Annie)
c. 1890*

**Recommendations of
The South-North Tropical Trail
Citizen Resource Group
Facilitated by
Brevard County Planning and Zoning Office**

**Approved by the Brevard County
Board of County Commissioners
September 25, 2007**

North-North Tropical Trail Small Area Study



*Historic St. Luke's
Episcopal Church*

**Recommendations of
The North-North Tropical Trail
Citizen Resource Group
Facilitated by
Brevard County Planning and Zoning Office**

**Approved by the Brevard County
Board of County Commissioners
September 25, 2007**



Meeting Date
10/14/08



AGENDA	
Section	New Business
Item No.	VIII. A.4.

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT: ADOPTION RE: EAST MERRITT ISLAND SMALL AREA STUDY (EMI SAS)

DEPT. / OFFICE: PLANNING & ZONING OFFICE

Requested Action:
 It is requested that the Board of County Commissioners consider adoption of the East Merritt Island Small Area Study and direct staff to implement the Study's recommendations, if adopted.

Summary Explanation & Background:
 Per the Board of County Commissioners direction, the Planning and Zoning Office undertook preparation of a Small Area Study (SAS) for the East Merritt Island community. The East Merritt Island SAS (EMISAS) is presented in fulfillment of that directive.

The East Merritt Island study area was divided into two sub-areas, north and south of State Road 520. Residents were appointed to serve on the study area advisory committees. A series of public meetings were held in the evenings at Kiwanis Island Park to present information about the study area and gather input from the committee members and the public.

The EMISAS report and the recommendations within the report were developed and refined with public input during combined meetings of the North and South Committees. The report and its recommendations were recommended for approval by the North and South Study Committees on August 14, 2008.

The Local Planning Agency recommended approval of the study at its September 8, 2008 meeting by a vote of 9:1. A follow up community meeting was held on September 18, 2008. Approval of the SAS in October by the Board of County Commissioners will allow the implementation amendments to be included in the Spring 2009 Comprehensive Plan amendment cycle.

Fiscal Impact: FY 08/09 Implementation of Recommendation 6 is anticipated to cost approximately \$7,000.

Staff Contact: Stuart Buchanan, Planner II
 Phone: (321) 633-2069 Fax: (321) 633-2074 e-mail: stuart.buchanan@brevardcounty.us

Exhibits Attached:
 East Merritt Island Small Area Study

Contract /Agreement (If attached): Reviewed by County Attorney Yes No

County Manager's Office
 Peggy Busacca, County Manager

Department
 Robin M. Sobrino, AICP, Director
 Planning & Zoning Office

PREP

*

Meeting Date
11-01-05



AGENDA	
Section	New Business
Item No.	VII.A.3

AGENDA REPORT
 BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT: STAFF DIRECTION RE: NORTH COURTENAY PARKWAY CORRIDOR STUDY
 RECOMMENDATIONS (DISTRICT 2)
 DEPT. / OFFICE: PLANNING AND ZONING OFFICE

Requested Action:

It is requested that the Board of County Commissioners review the recommendations contained within the North Courtenay Parkway Corridor Study and provide direction to staff.

Summary Explanation & Background:

The Board of County Commissioners directed staff to assist the North Courtenay Parkway Citizen Resource Group (NCPCRG) in the development of a corridor study for SR 3 (North Courtenay Parkway). Staff requests that the Board review the recommendations made by the NCPCRG and provide direction to staff. A summary of the recommendations is attached to this report.

Any modifications to the Land Development Regulations (LDRs) will be advertised according to Statutory requirements. All LDR changes generated from the small area study will be reviewed by the County Attorney's Office, the Building and Construction Advisory Committee, and the Local Planning Agency/Planning and Zoning Board.

POSSIBLE BOARD ACTIONS

- 1) Direct staff to prepare code changes based upon the contents of the study.
- 2) Direct staff to prepare selected recommendations contained within the study
- 3) Request staff to reevaluate (or reconsider) portions of the study
- 4) Decline to take action

COST BENEFIT ANALYSIS

The economic and fiscal impact of this matter is not determinable at this time. The corridor study should be reviewed in terms of supporting a quality lifestyle for Brevard County citizens.

Contact Person: Todd Corwin, Planner III, Planning and Zoning Office E-Mail Address: @BCC@Viera Phone: 633-2069 Fax: 633-2074

Exhibits Attached:

Small Area Study and a Summary of the Proposed Recommendations

County Manager's Office
 Peggy Busacca, County Manager

Department
 Robin M. Sobrino, AICP, Director
 Planning and Zoning Office

November 1, 2005

**PUBLIC HEARING, RE: RESOLUTION VACATING PALM AVENUE IN RESUBDIVISION
OF BLOCKS IN BURCHFIELD AND BRUNERS ADDITION TO CRESCENT BEACH
- CRESCENT BEACH VENTURES, LLC (CONTINUED)**

Motion by Commissioner Scarborough, seconded by Commissioner Voltz, to adopt Resolution vacating right-of-way (Palm Avenue) in Resubdivision of Blocks in Burchfield and Bruners Addition to Crescent Beach, as petitioned by Crescent Beach Ventures, LLC. Motion carried and ordered unanimously. (See page _____ for Resolution No. 05-294.)

**CITIZEN REQUEST - GRADY STEWART, RE: REIMBURSEMENT FOR OVERPAYMENT
OF IMPACT FEE**

Grady Stewart advised the house was completed in June, which can be verified by Melbourne Beach Building Department.

The Board and staff discussed the issues and lack of information.

Motion by Commissioner Scarborough, seconded by Commissioner Carlson, to approve reimbursement of \$4,488.59 to Grady Stewart for overpayment of impact fee, subject to Mr. Grady providing staff with appropriate information. Motion carried and ordered unanimously.



**STAFF DIRECTION, RE: NORTH COURTENAY PARKWAY CORRIDOR STUDY
RECOMMENDATIONS**

Chairman Pritchard passed the gavel to Vice Chairman Voltz.

Motion by Commissioner Pritchard, seconded for discussion by Commissioner Carlson, to approve the recommendations of the North Courtenay Parkway Citizen Resource Group's North Courtenay Parkway Corridor Study.

Commissioner Pritchard advised of possible funding resources, including not six-laning North Courtenay Parkway. Planner III Todd Corwin explained the issues. Commissioner Carlson inquired if the Code changes would only apply to the North Courtenay Parkway corridor.

Vice Chairman Voltz called for a vote on the motion. Motion carried and ordered unanimously.

Vice Chairman Voltz passed the gavel to Chairman Pritchard.



Meeting Date
3/3/05



AGENDA	
Section	NEW BUSINESS ADD ON
Item No.	VII.A.2

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT: STAFF DIRECTION RE: SMALL AREA STUDY FOR THE EAST SIDE OF U.S. HIGHWAY 1 FROM BARNES BOULEVARD TO PINEDA CAUSEWAY

DEPT. / OFFICE: PLANNING & ZONING OFFICE

Requested Action:

It is requested that the Board consider the subject Small Area Study and provide direction to staff regarding the options set forth in the study concerning land use densities for to subject area.

Summary Explanation & Background:

On October 7, 2004, the Board of County Commissioners requested that staff prepare a Small Area Study for the properties lying east of U.S. Highway 1 between Barnes Boulevard and the Pineda Causeway. Issues for consideration included protection of residential riverside lands per Policy 1.12 of the Future Land Use Element, development concerns associated with the Coastal High Hazard Area, and examination of existing and proposed density allowances within the study area. After evaluating the area between Barnes Boulevard and the intersection of Rockledge Drive with U.S. Highway 1, staff has determined that the current FLUM allowances align with existing zoning/development trends in this area. Therefore, staff recommends that said portion of the study area be excluded from Options 2 through 5 listed below.

The options outlined in the report are:

- Option #1: Maintain the current Future Land Use Map (FLUM) designations (up to 15 units per acres) and zoning patterns.
- Option #2: Reduce the FLUM density allowance from Residential 15 for properties that are developed to reflect their actual build-out densities.
- Option #3: Reduce the FLUM density allowance for vacant properties from Residential 15 to a maximum of 6 units per acre.
- Option #4: Amend the FLUM designation for the Portofino Bay residential subdivision from Neighborhood Commercial to Residential 4.
- Option #5: Allow consideration of higher densities on properties between the Pineda Causeway and Suntree Boulevard that may be appropriate for re-development.

If the Board does not wish to maintain the current FLUM density designations (Option #1), then one or more of the remaining four options may be selected. Any density reductions to the FLUM directed by the Board would be followed by companion Comprehensive Plan amendments and administrative rezoning applications.

Relevance to the Vision Statement: Protecting and conserving our valuable natural resources and supporting a quality lifestyle for our citizens.

Contact Person: Todd Corwin, Planner III, Planning and Zoning Office E-Mail Address: Todd Corwin@BCC@Viera Phone: 633-2069 Fax: 633-2074

Exhibits Attached:

Small Area Study

Contract /Agreement (If attached): Reviewed by County Attorney Yes No N/A

County Manager's Office

Peggy Busacca, Interim County Manager

Department

Robin M. Sobrino, AICP
Interim Director, Planning & Zoning Office

March 3, 2005

REPORT, RE: ZONING HEARING PROCEDURES (CONTINUED)

address; but it understands that it is difficult when there is an emotional tie to an issue to not become emotional; however, the Board is not an extension of the homeowners association. He noted in a court, the judge does not poll the audience to see if it is murder one or manslaughter; he listens to facts; he throws out irrelevant testimony; and then he makes a decision based on the facts and the application of the facts to the rules, which is what the Board does. He stated this is not emotion driven; it is not a question of whether the Board supports or does not support what people have to say; but it is a question of the applicability of what the Board has to say and the rules the Board has to follow; otherwise, when the Board is sued, it will lose. He requested all cell phones be turned off and that there be no applause tonight.



STAFF DIRECTION, RE: SMALL AREA STUDY FOR EAST SIDE OF U.S. 1, BARNES BOULEVARD TO PINEDA CAUSEWAY

Commissioner Carlson stated hopefully the Commissioners have gotten a chance to review the Small Area Study; and there are options; and she would like staff to give an overview of the process, what the options are, and what they mean.

Comprehensive Planning Manager Todd Corwin stated this particular Small Area Study examines the residential lands from Barnes Boulevard to the Pineda Causeway, east of U.S. 1; and it looked at a variety of different issues such as land use compatibility, character, concurrency, infrastructure, and environmental issues. He stated the study also examined various Comprehensive Plan Policies and how they interrelated with the zonings and other appropriate factors; and it looked at the developed character of the area as well as the existing zoning, and examined what the built character and the zoned character of the area was as well as what the existing Future Land Use Map density is for the area. He stated there was a community meeting on February 9, 2005; there was public comment at the end of the study; and a significant number of folks from the Rockledge Drive area had concerns about the study. He stated when the Board reviews the options portion of the study tonight, it will see that has been revised to show that none of the recommendations affect that area as the recommendations all affect an area south of Rockledge Drive to the Pineda Causeway. He stated the study also examined the environmental characteristics showing that a portion of the area lies within the Coastal High Hazard Area; that would be the area immediately adjacent to the Indian River Lagoon; and there are several options. He stated the first option is to maintain the Future Land Use Map and zoning patterns, which are four units per acre north of Rockledge Drive, fifteen units per acre south of Rockledge Drive to approximately the Indian River Isles Subdivision, and then Neighborhood Commercial and Community Commercial southward to the Pineda Causeway. He stated another option is to amend the Future Land Use Map for those properties that are currently fifteen units per acre to a Future Land Use Map designation consistent with their developed character; in other words, if a subdivision is currently built at four units per acre, through a Comprehensive Plan Amendment the designation could be four units per acre instead of the current fifteen units per acre. Mr. Corwin stated another option is to amend the Future Land Use Map designation for vacant properties from Residential 15 to six units per acre; and the density in this particular option was arrived at by looking at the zoned and built densities of the area. He stated under this particular option, an analysis may have to be done further to

March 3, 2005

STAFF DIRECTION, RE: SMALL AREA STUDY FOR EAST SIDE OF U.S. 1, BARNES BOULEVARD TO PINEDA CAUSEWAY (CONTINUED)

determine if any transitional zonings need to be done between the vacant Residential 6 properties and some built properties at lower densities. He stated there is some AU zoning in the area, which is probably a remnant agricultural residential from the time when agricultural uses were prevalent in the area; and those uses will probably not be the ones that define the character of the area in the future. He stated the fourth option is to amend the Future Land Use Map to Residential 4 for the Portofino Bay Subdivision, because it is currently designated as Neighborhood Commercial; the analysis of the Future Land Map shows that particular development is already developed as residential; and therefore, Neighborhood Commercial is inconsistent with the developed character. He advised option five is to create a Future Land Use Element directive that would provide an incentive for redevelopment on properties between Suntree Boulevard and the Pineda Causeway of 25% bonus over the existing Future Land Use Map designation.

Commissioner Carlson stated they had a good community meeting with a lot of folks in attendance; the majority of them were from Rockledge Drive and were concerned that the Board was interested in increasing density; and they made it fairly clear that they had taken that portion of the plan and extracted it. He stated it has a Residential 4 future land use on it; and that is sufficient for what they were looking for; and then going further south to the Indian River Isles Subdivision, there is a large area of AU/EU and other things with a mix of Neighborhood Commercial and some RU-2-10 with a cap of six. She stated she does not feel option one is appropriate; that would keep the current residential fifteen dwelling units to the acre; and that is unrealistic to keep that in a Coastal High Hazard Area. She stated even though they have extracted the Rockledge Drive piece, they are aware of the damage that occurred there during the hurricanes, the low level of the road system there, and how the water inundated that area; and they would not want to see that in the rest of the coastline if there was another hurricane pattern like there was last year. She stated option two makes a lot of sense; that is to change the future land use from Residential 15 to the appropriate built density for those properties that are already developed; and as Mr. Corwin said, whatever they are developed at, they would get an equivalent land use, so she will support option two. She stated option three is to amend the Future Land Use from Residential 15 to Residential 6 for vacant properties; most of the properties are zoned for a maximum density of six dwelling units per acre; and reducing the residential density allowances on vacant properties will encourage development to trend toward lower density residential uses such as single-family, lower density multifamily, and that sort of thing. She stated she would like to add a caveat, which was suggested by Mr. Corwin, to see vacant properties adjacent to developed residential properties get a land use of Residential 4 to provide a transitional area so the County is protecting those folks who are there. She stated she is uncomfortable allowing Residential 6 next to EU or something existing like that; and there are a couple of places in the vicinity where that would apply. She stated option four is obviously important; Portofino Bay Subdivision is Neighborhood Commercial, but should be designated Residential 4; that is a no brainer; and she would like to see that done. She stated she suggested option five; she is not sure whether they can do it; but they could provide incentives for redevelopment in areas that are blighted or in older communities that need facelifts; and the language that was drafted was based on her interest in the area from Suntree Boulevard to Pineda Causeway, which has the most commercialization, older development, older homes, and

March 3, 2005

STAFF DIRECTION, RE: SMALL AREA STUDY FOR EAST SIDE OF U.S. 1, BARNES BOULEVARD TO PINEDA CAUSEWAY (CONTINUED)

area; currently the Conservation Element Policy 3.8 states that septic tanks and drainfields shall be set back at least 100 feet from the shoreline of the lagoon; and it also states for lots with insufficient depth, that can go to 75 feet. She inquired from a Natural Resources perspective, if anyone wanted to build a condominium, multistory structure, or anything like that, would they be qualified to have septic tanks or would they have to have County water and sewer. Sherry Williams of Natural Resources Management responded they would have to have County sewer.

Motion by Commissioner Carlson, seconded by Commissioner Colon, to request staff go forward with a Comprehensive Plan amendment that will include certain options; to submit Comprehensive Plan amendments that utilize option number two, which is Residential 15 changed to the density that exists on developed properties; option 3 change Residential 15 designation to Residential 6 for vacant properties, with the caveat that vacant properties that abut residential properties that are developed have a transition use such as Residential 4 or whatever is appropriate to provide an appropriate transitional buffer to the existing homes; and option 4 to change the current designation of Portofino Bay residential subdivision from Neighborhood Commercial to Residential 4 which is to make it compatible with the Comp Plan. Motion carried and ordered unanimously.

Commissioner Carlson stated at this point she is not sure if the Board wants to go forward with option five or whether it should request staff bring back a report on opportunities for looking at an ordinance that would define areas in the community and what that would entail. She stated it needs to be brought back with some legislative intent; she would like to see it come back in terms of time and dollars for the redevelopment density bonus, etc; and it may not be a 25% density increase, but might be something else that would be considered an incentive to redevelop in an urbanized area instead of sprawling out in the more rural areas.

Motion by Commissioner Carlson, seconded by Commissioner Colon, to direct staff to bring back a report and legislative intent on Option 5, on opportunities to look at an ordinance that would define areas in the community appropriate for redevelopment, what it would entail in time and dollars, and options for incentives including, but not limited to density bonuses.

Chairman Pritchard stated he is not too wild about increasing the density; and that is the one thing he has been talking against. Commissioner Carlson stated she understands that, but the Board talked about incentives for redevelopment. Chairman Pritchard reiterated he does not know if that should be an incentive. Commissioner Carlson stated that is fine; and if the Board wants to bring it back, it can discuss it more fully with other options. Chairman Pritchard stated he would like to see the other options; his point is they should provide incentives for blighted and disturbed properties for redevelopment; he has no problem with that; but there may be some other type of incentive and not necessarily 25%, but perhaps 5% or maybe no percent increase in density but other features that might be built into that, so he would like staff to review other alternatives. Commissioner Carlson stated that is fine; and they can strike the 25% and have staff bring back options so everybody will be comfortable. Chairman Pritchard stated that would be fine.

March 3, 2005

STAFF DIRECTION, RE: SMALL AREA STUDY FOR EAST SIDE OF U.S. 1, BARNES BOULEVARD TO PINEDA CAUSEWAY (CONTINUED)

Chairman Pritchard called for a vote on the motion. Motion carried and ordered unanimously.

Commissioner Carlson stated there are five tabled items, which will take a while; and there is a 6:30 p.m. time certain. Chairman Pritchard stated he would like to go to the time certain.

Commissioner Carlson stated she would like to reinforce and clarify, the Board is sending this forward for Comprehensive Plan amendments; for the zoning items that are going to come before the Board, it will have to take those into consideration; and they have to take each zoning item and look at it for compatibility purposes in terms of the discussion it just had.

Chairman Pritchard stated the small area plan came up months ago; Commissioner Scarborough had a small area plan for a couple of areas of Titusville; and he had a couple in District 2 on Merritt Island. He stated even though these plans have not come to fruition in his case, one of the Planning and Zoning staff left temporarily, that staff person is now back and they can get moving on the small area plan for the Tropical Trail area, both north and south. He stated the plans are in the works in some fashion or another; and they need to get the plan back before they can make a good determination as to where they can go. He encouraged Planning and Zoning to move forward; stated staff already has the names for the participants on Tropical Trail, north and south; and noted when he says south he means south of SR 528, which is still North Tropical Trail. He recommended moving forward with those plans so the neighborhood will know what is being talked about. Mr. Corwin advised there was a recent addition to staff; that staff person will be looking at small area studies; and those plans should all be underway fairly shortly.

CITIZEN REQUEST - DONNA KEPPEM, RE: SOUTH TROPICAL TRAIL ISSUE

Donna Keppen stated she lives on South Tropical Trail; a number of neighbors are present and would like to speak as well; and what they are hoping to do is protect the Banana River Aquatic Preserve the way the Governor intended it to be protected. She stated it was declared an aquatic preserve in 1971 by the Governor of the State of Florida; and there are a number of issues right now, such as derelict boats and people living on boats anchored in the Banana River, which is not healthy for the aquatic preserve. She stated they know they are dumping; but there are not ordinances or funding for enforcement to protect the Preserve. She stated they have done a lot of research on the subject; there is one EPA study; and she would like to read from the study so the audience will hear a little bit about it. She read aloud, "Have you ever considered the impact of one boater's untreated sewage? Our coastal resources are a national treasure . . . Did you know that the amount of bacterial pollution from one weekend boater's discharge of untreated sewage is equal to the amount from the treated sewage of 10,000 people during the same period." She stated it then goes on about all of the health and other issues that it can cause to preserves; and what they would hope is that they can declare the Banana River Aquatic Preserve a non-anchorage area so it is protected, and at the same time declare areas in the County where boaters can anchor.

North Merritt Island Homeowner's Association



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[Pioneer Day 2017 Images](#) [2017 Christmas Golf Cart Parade Images](#)

[2017 NMIHOA Community Picnic – Images](#) [Pioneer Day Feb. 10, 2018 Images](#)

Newsletter

ASSOCIATION NEWSLETTER

"*Courtenay Notes*" has been the monthly Association newsletter for 25 years. The current interim Editor of the newsletter is Darleen Hunt. The HOA is seeking another editor for the newsletter or an editorial "team" to work together to provide this service. Anyone interested in this community work

North Merritt Island
Homeowner's Association
Important Links

Brevard County Government

*Merritt Island Redevelopment
Agency*

may call Chris Cook, President, or Darleen Hunt, current interim editor. Contact info for the board members and other volunteer positions is in that section of this site.

Issues are currently mailed to the approximately 400 Association members each month, and to all residents of North Merritt Island two or three times a year. Email editions may be sent to those who request such. Past editions may be viewed at the Merritt Island Library.

This all-volunteer organization strives to inform the community and always welcomes resident's input. Residents of NMI who wish to provide input for the "Notes" may contact the current interim editor, Darleen Hunt at DHunt125@aol.com. Also if you wish to receive newsletters by email, contact Darleen and she will refer you to the correct person. It is less expensive to email, and helps us save funds for other services.

A New sample, the October 2018 Courtenay Notes may be viewed below:

[Courtney Notes 378 October 2018](#)

As a sample, from October 2017 Courtenay Notes may be viewed below:

[Courtenay Notes 366 October 2017](#)

The 30th Anniversary issue (August 2016) of the Courtenay Notes may be viewed below:

[Courtenay Notes 352 Aug 2016 – 30th Anniv.](#)



Marine Resources Council

Brevard Parks/Recreation

<http://MyFWC.com/alligator>

Brevard County Recycling

Brevard County Code Enforcement

Brevard County Sheriff

Merritt Island National Wildlife Refuge

Indian River Lagoon

Environmentally Endangered Lands Program

Florida Clean Water Network

League of Women Voters of the Space Coast

West's Florida Statutes Annotated

Title XXVIII. Natural Resources; Conservation, Reclamation, and Use (Chapters 369-380)

Chapter 369. Conservation

Part III. Wekiva Parkway and Protection Act (Refs & Annos)

West's F.S.A. § 369.322

369.322. Coordination of land use and water supply within the Wekiva Study Area

Effective: July 1, 2011

Currentness

(1) In their review of local government comprehensive plan amendments for property located within the Wekiva Study Area pursuant to s. 163.3184, the Department of Economic Opportunity and the St. Johns River Water Management District shall assure that amendments that increase development potential demonstrate that adequate potable water consumptive use permit capacity is available.

(2) Local governments located within the Wekiva Study Area shall coordinate with the St. Johns River Water Management District and other public and private utilities, on a countywide or multicounty basis, to implement cooperative solutions for development of alternative water sources necessary to supplement groundwater supplies consistent with the St. Johns River Water Management District Regional Water Supply Plan.

(3) In recognition of the need to balance resource protection, existing infrastructure and improvements planned or committed as part of approved development, consistent with existing municipal or county comprehensive plans and economic development opportunities, planned community development initiatives that assure protection of surface and groundwater resources while promoting compact, ecologically and economically sustainable growth should be encouraged. Small area studies, sector plans, or similar planning tools should support these community development initiatives. In addition, the Department of Economic Opportunity may make available best practice guides that demonstrate how to balance resource protection and economic development opportunities.

Credits

Added by Laws 2004, c. 2004-384, § 1, eff. July 1, 2004. Amended by Laws 2011, c. 2011-142, § 245, eff. July 1, 2011.

West's F. S. A. § 369.322, FL ST § 369.322

Current through the 2018 Second Regular Session of the 25th Legislature.

End of Document

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Stuart A. Buchanan
P.O. Box 1545
Titusville, Florida 32781

October 31, 2018

Ms. Kimberly Bonder Rezanka, Esq.
96 Willard Street, Suite 302
Cocoa, Florida 32922

RE: North Merritt Island Small Area Study,

Dear Ms. Rezanka,

Thank you for the opportunity to review the North Merritt Island Small Area Study (SAS) which recently appeared before the Local Planning Agency (LPA) for acknowledgement. As we discussed, I was contacted by individual LPA members after the meeting who were unhappy that staff did not permit them the opportunity to recommend the Study for approval or denial to the Board of County Commissioners. Previously, I was the County staff member responsible for preparing the Small Area Studies and bringing them before the LPA and BOCC.

In review of the last seven Small Area Studies that were performed, the LPA was asked to make a recommendation for approval or denial along with changes to the studies prior to being sent before the Board of County Commissioners. The BOCC was then given the opportunity to adopt or not to adopt the study. In doing so the study becomes part of the data and analysis utilized for future Large Scale Comprehensive Plan Amendments (LSCPA) to the Future Land Use Map (FLUM) as well as other localized decisions.

By not allowing the LPA to vote a recommendation, and by not allowing the County Commissioners to adopt the Study, it brings into doubt the status of the study itself and its use in any future zoning or land use decisions. Clearly, the simplest course of action is to take the Study back before the LPA for formal recommendation or approval or denial to the Board of County Commissioner's.

Please contact me if I may be of further assistance.

Yours truly,


Stuart Buchanan