



Courtenay Notes

of the North Merritt Island Homeowners Association

Next Meeting

Monday, October 1, 2018, 7pm

St. Luke's meeting hall, 5555 North Tropical Trail
All meetings are open to the public

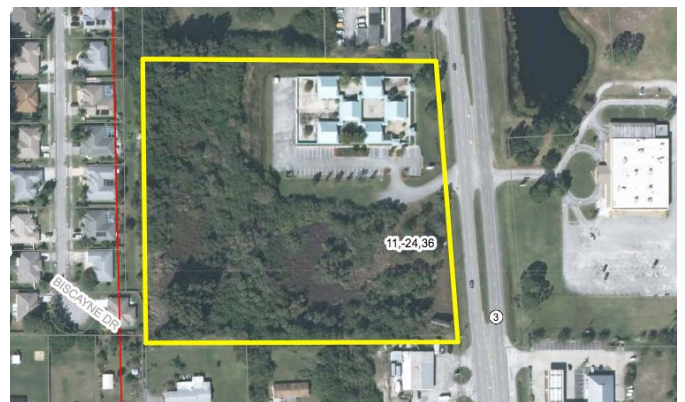
NMI Cruise Terminal Parking Site Enters Phase 2 of Construction

The cruise terminal parking at Animal Wellness World on Courtenay Parkway is getting ready to enter Phase 2 of construction.

According to a permit recently filed with the St. Johns River Management, the application is to construct and operate a stormwater management system to serve a +/- 3.6 acre commercial parking facility. Phases 1 and 2 each have separate stormwater management systems each consisting of a wet detention pond and outfall structure which discharge to the existing dry ditch in the SR 3 Right-of-Way. .

Allen Engineering, Inc. based in Cocoa Beach will be constructing the project. The parking facility will be operated by Park Play Cruise, LLC. Work on this second phase will not start until this permit is approved.

Since the permit hasn't been approved yet, there is still time to make your concerns known. Email comments to Katie Caudill: kcaudill@sjrwmd.com, Kris Herbert: kherbert@sjrwmd.com, or Office Director, Office of Business & Administrative Services: applicationsupport@sjrwmd.com. Cite the application number 24176-3, applicant name-Ragona Enterprises, LLC, engineer-Allen Engineering, and project name-Park Play Cruise.



Aerial photograph of Animal Wellness World property marked with yellow lines. located across from the Moose Lodge.



North Merritt Island Homeowners Association, Inc.
www.nmihoa.org

27th Annual Community Picnic

(Sams House Nature Center, 6195 N. Tropical Trail)

Saturday, October 27

11:00 to 3:00 p.m.

(food served 12 to 2)

Menu: Shuttles Pulled Pork, Hibachi Chicken, Baked Beans, Cole Slaw, Potato Salad, Vegetarian Lasagna Alfredo, Rolls, Dessert
(Food prepared by **Shuttles Restaurant**)

Tickets: \$10.00 Adults, \$7.00 children (3 to 12)

(Tickets purchased in advance \$9 and \$6)

(May purchase at **Shuttles Restaurant or Shell Station** on NMI)

Drinks: Free Tea (sodas, beer & wine - \$1.00 to \$2.00)

- Music by "Canaan and Kelmarié"
- Children's games
- Antique Fire Truck & Fire Truck #40
- Sheriff's Dept. canine demonstration
- Community exhibits
- Door prizes
- 50/50 Drawing, raffles
- Hay rides
- Historic House tours and more!!!

For information or tickets call Phil Bennardo 321 266-5135 or Nanette Carboneau 321 305-4349

County Approves Funding of New FEMA Stormwater Model for NMI

One of the recommendations of the NMI Small Area Study (SAS) prompted a proposal by Commissioner Barfield to upgrade the Federal Emergency Management Agency (FEMA) flood model for NMI. The proposal was discussed at Board of County Commission (BCC) meetings during August and a final vote approving funding for the upgrade was held on August 21, 2018. The cost is estimated at \$450,000. An initial \$150,000 is for surveying of existing drainage infrastructure and an additional \$300,000 to update the FEMA Flood Model for NMI, produce updated floodplain maps, and provide a final report as well as working documents to be used by developers and development review staff to prevent new development from increasing drainage impacts to this vulnerable area of the County. The floodplains for various recurrence interval storms would be delineated by the drainage model results. The upgraded stormwater model can be used to demonstrate whether proposed development would pose any adverse flooding impact to offsite properties or streets. The timeline for this upgrade is estimated at 18 to 21 months.

NMI Homeowners Assn., Inc. 2018-2019 Board Members

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President: Jack Ratterman, 452-9989

Vice President: Chris Cook, 453-7022

Secretary: Earl McMillin 453-0429

Treasurer: Cathy Testa 615-1374

Sgt. at Arms: Darleen Hunt 452-8433

Past President: Chris Cook, 453-7022

District Representatives

Dist. 1: Tamy Dabu, 474-4315 (Barge Canal on both sides of Courtenay to Hall Rd.)

Dist. 2: Phil Bannardo, 266-5135 (W. Hall Rd. to and including W. Crisafulli Rd. and W. side of Courtenay)

Dist. 3: Sandy Pesce, 455-6378 (E. Hall Rd. to and including E. Crisafulli and E. side of Courtenay)

Dist. 4: John Schantzen, 394-6685 and Josh Cox, 863-4951 (N. of Crisafulli to KSC)

Committees:

Zoning: Kim Smith, 449-0060 & Chris Minerva, 449-4004

Membership: Nancy Minerva, 449-4004 NMIHOA@gmail.com; and Sandy Pesce, 455-6378

Wildlife Sightings: Gina Lindhorst, 720-7783

Courtenay Notes:

Editorial Team: Beth Matsoukis courtenaynoteseditor@gmail.com, 307-8227, Darleen Hunt, dhunt125@aol.com, 452-8433; Jan Salmon, newfishmail@gmail.com,

Newsletter USPS mailings: Sandy Pesce, 455-6378;

E-Mailings: Nancy Minerva, NMIHOA@gmail.com

Published monthly for residents of North Merritt Island from the Barge Canal to the Kennedy Space Center. Deadline for input is 1st Monday during the Association monthly meeting. Past editions can be viewed at the Merritt Island Library, Reference Dept., or downloaded at <http://bit.ly/1rotAD>

Webmaster: Chris Cook, 453-7022

Website: www.NMIHOA.org

St. Luke's Quilt Raffle

Five members of St. Luke's Episcopal Church have been working all summer to sew an original quilt. This year's design is a library bookshelf with some favorite book titles hand embroidered along with a number of other favorite things. The queen-size quilt is reversible and comes with two pillow shams.

This quilt will be on display at the NMIHOA Community Picnic on Saturday, October. 27. Raffle tickets will also be on sale at the picnic. The tickets are \$1 each or six for \$5. All proceeds benefit the Sharing Center of Central Brevard.

The raffle drawing will be held on Nov. 3 at St. Luke's 34th Annual Holiday Fair.



Sams House Oct Activities

Sams House at Pine Island, 6195 N. Tropical Trail. Open Tuesday-Sunday, 9 am-5 pm.. For reservations call 321-449-4720. [facebook.com/samshousepineisland](https://www.facebook.com/samshousepineisland) or www.eelbrevard.com

Fruits of Fall - Fri, Oct 12, 11 am to 1 pm, Join Sams descendant Chef Sandee for a cooking demonstration at the Sams House. She will make fruit compote and whole cranberry sauce. All supplies provided. Material cost \$8. Call 321-449-4720 to reserve your spot.

Master Naturalist Hike - Sun, Oct 28, 10 am to 12 pm. Meet at the Sams House to caravan up to the South Flatwoods trail on Pine Island. Mark Prynoski, Florida Master Naturalist, will be leading the hike. Bring closed toed shoes, sunscreen, and binoculars. Call 321-449-4720 to reserve your spot.

Welcome New Member

The North Merritt Island Homeowners Association is pleased to welcome our newest member: Frank Golan.



Bridge Repairs Will Linger into 2020

Sykes Creek Bridge at Sea Ray Drive on Merritt Island will remain closed to traffic into 2020 based on the latest projection of how long it will take the County to recoup nearly \$3 million in federal funding to complete permanent repairs.

The bridge has been closed since Hurricane Irma caused severe damage around the bridge's pilings, threatening the bridge with potential collapse and raising concerns about an attached water main that the City of Cocoa uses to provide service to water customers on the barrier island. An estimated \$1.3 million in temporary repairs were completed in June by the U.S. Army Corps of Engineers. The temporary repair ensures the stabilization of the water main, provided the bridge is not used for traffic.

Commissioners were recently informed that the County is working to maintain eligibility for FEMA reimbursement for permanent repairs, and that's lengthened plans for a design-build on the project. It's estimated requests for proposals could be advertised within the next month or so. Once that process is completed, a qualified design-build team will be solicited, followed by permitting and actual construction. The timetable lengthens the potential completion of the project into 2020.

Small Area Study Completed

The NMI Small Area Study (SAS) outlines recommendations for future growth of the area from the Barge Canal to KSC. A final Board review schedule for the SAS is: Oct. 11, 6:00 p.m., NMI Dependent Special District, M.I. Service Complex; Oct. 22, 3:00 p.m. Local Planning Agency, Government Complex, Viera; and Nov. 1, 6:00 p.m. Board of County Commission, Viera.

Membership Year - July 1 through June 30

Mail \$10 per individual to: North Merritt Island Homeowners Association, Inc.
P.O. Box 542372, Merritt Island, FL 32954-2372

Please Print:

Name(s): _____

Residential Address: _____

Address if different from residence: _____

Phone: (home) _____ (work/cell) _____

☐ Email: _____

☐ New Member ☐ 1 year renewal \$10per individual

☐ I own a residence and live on Merritt Island North of the Barge Canal

☐ Associate Member

Amount Enclosed _____ \$/PP/check # _____

Signed _____ Date: _____

☐ Added donation for color newsletters

\$ _____

Comments: _____

NMI Zoning Updates

To date, 421 houses in 2018 alone have been approved by the commissioners to be built on NMI.

17PZ00158 - WK&R Groves Inc. of Boynton Beach, FL/Chad Genomi, Beachland Mgrs., LLC contactor, request a change of zoning on 110.97 AC, 1430 E. Crisafulli Rd and parcels north of E. Crisafulli Rd., approx. 320' west of Broad Acres Rd., 32953.

Original request - 12/22/17 from AU to RR-1, FLU to remain Residential 1, for a single family subdivision [approx. 85 houses] located north of E. Crisafulli Rd., 320' west of Broad Acres Rd. NMIDSDB denied 3/8/18, LPA board denied 3/19/18 due to density impacts. Tabled from BCC 4/5/18, 5/3/18, 8/2/18, 10/4/18. Request amended before 10/4/18 meeting.

Current request - Amended 8/28/18 - FLU still Res-1 but now rezone from AU to SR [220 houses poss.] with B D P for sewer hookup required/ subdivision of 110 houses.

Must be heard again by the NMIDSDB 10/11/18 6PM, the P&Z board on 10/22/18, 3PM, then final decision by the BCC on 11/1/18, 5PM.

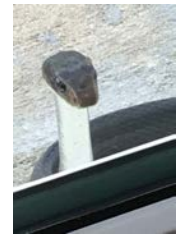
18PZ00120 - Stephen & Jessica Paglialonga request a change of zoning from AU and EU to EU on 1.33 AC, 470 Gail's Way, 32953 to be able to build a guest house with kitchen. Will be heard by the NMIDSDB on 11/8/18, then the BCC on 12/6/18.

New NMI rezoning requests are heard by the NMIDSDB (NMI Dependent Special District Board) at the Merritt Island Service Complex, 2nd floor, 2575 N. Courtenay Pkwy., MI 32953 at 6P the second Thurs. of the month. Both the 3PM LPA [Local Planning Agency] meeting, usually on the 3rd Mon each month, and the 5PM BCC (Board of County Commissioners) zoning meeting the first Thurs. of the following month, take place at the Brevard County Government Center, Bldg. C, 2725 Judge Fran Jamieson Way, Viera FL 32940.

They can be viewed online approx. 2 weeks prior to the first hearing at <https://www.brevardfl.gov/PlanningDev/Boards/NMISpecialDistrict>; scroll down to the date under Agendas. Zoning requests and agenda packets going before the LPA or county commissioners can be viewed online approx. 2 weeks before that hearing at brevardcountyfl.igw2.com/Citizens/Calendar.aspx; scroll to Agenda packet. Check meeting times/dates for changes.

This month's Courtenay Notes was mailed to all 3,600 plus addresses from the Barge Canal to KSC compliments of the NMIHOA. Please join & stay informed about local issues.

Recent Wildlife Sightings



Bottom row: Coyote by Steve Chase, Butterfly by Barbara Kovac, Bat by Sandra Day. Top row: Great Horned Owl by Cindi Salyer, Alligator by Bill Talley, & Black Racer by Dona Leeming..

Thank you to those who sent in wildlife sightings. Please continue to send your sightings/pictures to Gina at ginalindhorst.77@gmail.com or text (321) 720-7783.

Date	Time	Species	Location	Observer
Jan.23, '18	Evening	Coyote	N. Tropical Tr.	Doug Robertson
Jun.18, '18	9:57 a.m.	Bat	Country Lane	Sandra Day
Jul.14, '18	11:00 a.m.	Black Racer	Spartina Ave.	Dona Leeming
Jul.15, '18	Evening	Wood Stork	Lake Shore Dr.	Bill Talley
Aug.18, '18	9:30 a.m.	Coyote	N. Trop. Tr. N of Porcher Rd.	Judi Davis
Aug.18, '18	Morning	Coyote	N. Trop. Tr. & Porcher Rd.	Steve Chase
Aug.19, '18	12:49 p.m.	Great Horned Owl	River Oaks Plantation	Cindi Salyer
Aug.25, '18	12:35 p.m.	Butterfly	Cheyenne Trail	Barbara Kovac
Sep.3, '18	Evening	Alligator	Lake Shore Dr.	Bill Talley

Letter from the President

Greetings North Merritt Islanders,

North Merritt Island is facing a number of very important issues. The Cruise Terminal Parking lots near the Barge Canal; the bridge repairs over Sykes Creek on Sea Ray Drive; the newly approved funding for a FEMA storm water model for NMI which will help to determine how development can take place without creating adverse flooding on current neighboring parcels; the finalization of the Small Area Study for NMI; and finally an unusually high number of zoning changes for NMI that far exceed zoning requests for any other part of the County.

It is gratifying to see that more residents are attending our monthly meetings to learn about what is going on and add their voices to our issues at Zoning and County Commission meetings. With the general election on the horizon, I urge you to become informed of the qualifications and platforms of the candidates, keeping in mind what our special issues are on NMI.

Our picnic planners are organizing a fabulous fun filled NMIHOA community picnic for Saturday, Oct. 27. I look forward to seeing you there.

Regards,
Jack Ratterman
President, NMIHOA



Photo by Chris Minerva



St. Luke's Episcopal Church

5555 North Tropical Trail, Merritt Island

The Reverend Peter F. Roberts

Sundays: 8:00 a.m. Holy Eucharist
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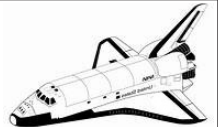
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