

From: [Sherry Randolph](#)
To: [Jones, Jennifer](#)
Subject: ID# 22PUD00001
Date: Thursday, May 5, 2022 8:52:40 AM

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The following are my comments for the May 9, 2022 public hearing/ meeting of the Planning and Zoning Board regarding Health First, Inc. and Health First Shared Services, Inc. request for a change in zoning with waivers.

The primary areas of concern for this development are noise, traffic, the environment and potential expansion.

Harbor Del Rio residents live close to the proposed hospital complex site. We reside in a quiet neighborhood and enjoy nature and wildlife in the surrounding area.

The first concern is noise. How does Health First plan to mitigate noise from construction and ultimately operation of this complex?

There is only one entrance/exit to Harbor Del Rio condominiums, and it is on Merritt Avenue. Currently, there are times when traffic is heavier, such as early morning and afternoon, with work and school traffic. Hospital employees will add significantly to the influx on Merritt Avenue at the beginning and end of shift. How will this be alleviated, so that residents can get in and out of the Harbor Del Rio development?

There are wetlands and wildlife concentrated on both sides of Merritt Avenue. There are nesting birds. This is part of the beauty of the area. How will two years of construction noise affect nature in the surrounding area? And finally, Health First will want to expand at some point. Where? There are wetlands close to their site, which are protected. If waivers are granted for anything Health First wants to do, what is to prevent them from going after the wetlands? We need an honest assessment of the big picture for this proposed Wellness Village concept.

Thank you,
Sherry Randolph

Harbor Del Rio (HDR) Residents Request for Consideration ID# 22PUD00001

As residents that will be affected when Health First builds their new facilities with planned unit development with Waiver we have some major concerns that need to be taken into consideration. This is not a complete list but some of the major concerns. We feel we need to be represented in the planning to make sure these concerns are adequately addressed.

- There has been no traffic survey completed at this time. The existing road, Merritt Avenue is **not** sufficient to support the additional traffic **cannot** be expanded due to conservation areas. There are already issues with residents safely entering and exiting the HDR driveway.
- There are 3 proposed entrances for Ambulances and ER traffic from Merritt Avenue. Why wasn't this put elsewhere? This proposes extra traffic that is usually going at higher speeds than normal. This puts residents in even higher risk of accidents.
- Noise, the proposed Mechanical Plant is 480' from the first HDR building. These plants generate a loud noise to the point that hearing protection is worn when working in them. We are concerned that the noise is going to eliminate the peaceful environment that most people moved here for. In addition to this, there is the noise from helicopters, ambulances, etc.

| Name | Bldg/Unit | Name | Bldg/Unit |
|-------------------|---------------|---------------|-----------|
| Irene Nelson | Bldg 801-#304 | Nat Kumbel | 801/203 |
| Nanette Carver | 801/404 | Jane Kerschel | 801/203 |
| Paula L. Heidrich | 801/401 | | |
| John Miller | 801/603 | | |
| BILL LATON | 801/204 | | |
| Whipley George | 801/502 | | |
| Sandi Miller | 801/603 | | |
| Joren Nelson | 801/207 | | |
| Jayson Benoit | 801/602 | | |
| ADA LAWREN | 801/302 | | |
| Michael Furgu | 801/504 | | |
| MICHAEL SHOTWELL | 801/201 | | |
| Lyta Wied | 801/402 | | |
| Lucia Quinten | 801/303 | | |
| | | | |

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| Name | Bldg/Unit | Name | Bldg/Unit |
|------------------|--------------|-------------------|-----------|
| A Susan S. Hayes | 811/304 | Sally Barry | 811/302 |
| Stephen Hayes | 811/304 | Martha McQuinn | 811/202 |
| Ronald Hayes | 811/604 | Edie McQuinn | 811/202 |
| Kathy Newton | 811-501 | Paula R. Upton | 811/303 |
| Mike Newton | 811-501 | Tom Anderson | 811/301 |
| Sherry Randolph | 811-502 | Carolyn Clark | 811/204 |
| Lilly C. Melton | 811-504 | Sharon Stewart | 811 2403 |
| Sharon K. Kucala | 811 unit 404 | Romania I. Zyeman | 811/603 |
| Edie | 811-402 | | |
| Sally Zyeman | 811-402 | | |
| John Jay | 811-503 | | |
| Walter Perry | 811-503 | | |
| Harold Ivory | 811-601 | | |
| Josie Ivory | 811-601 | | |
| Sally S. Horvath | 811-302 | | |

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| Name | Bldg/Unit | Name | Bldg/Unit |
|------------------|-----------|------|-----------|
| Glenora Adams | 820/304 | | |
| Cathy Caplan | 820/304 | | |
| Robert Julian | 820/403 | | |
| David Long | 820/504 | | |
| Ann Berger | 820/603 | | |
| Reginald King | 820/501 | | |
| Timothy Hays | 820/604 | | |
| Ray Hirsan | 820/402 | | |
| Heidi Rehm-Water | 820/302 | | |
| Shelby Nolan | 820/202 | | |
| NICK KULCZYCKI | 820 203 | | |
| Susan Neyland | 820/401 | | |
| Clara Anderson | 820/603 | | |
| | | | |
| | | | |

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| Name | Bldg/Unit | Name | Bldg/Unit |
|----------------------------|---------------------------|------|-----------|
| <i>Travis Indaba</i> | <i>Bldg 821 3 404</i> | | |
| <i>Michael Lattin</i> | <i>3 203</i> | | |
| <i>Asila Matar</i> | <i>3203</i> | | |
| <i>Peter Alrough</i> | <i>3201</i> | | |
| <i>Myra Auguste</i> | <i>3302</i> | | |
| <i>John M. Matus</i> | <i>3-301</i> | | |
| <i>John M. Matus</i> | <i>3503</i> | | |
| <i>John Matus</i> | <i>3501</i> | | |
| <i>Barbara O'Brien</i> | <i>3501</i> | | |
| <i>Stephen B. O'Brien</i> | <i>3501</i> | | |
| <i>John Peg B. O'Brien</i> | <i>601</i> | | |
| <i>William Epinos</i> | <i>3504</i> | | |
| <i>Tris Epinos</i> | <i>3504</i> | | |
| <i>Jersey Davis</i> | <i>3-403</i> | | |
| <i>Shirley Kinsler</i> | <i>3-402</i> | | |

From: [Calkins, Tad](#)
To: [Jones, Jennifer](#)
Subject: FW: Healthfirst wellness village pud
Date: Monday, May 16, 2022 2:16:26 PM

FYI

From: G E G <gailgeg@bellsouth.net>
Sent: Thursday, May 12, 2022 7:54 PM
To: Calkins, Tad <tad.calkins@brevardfl.gov>
Subject: Healthfirst wellness village pud

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According to the county planning and zoning meeting 5/9/2022, no one mentioned that of these 15 acres, the hospital bed capacity is only 115 beds! The old hospital has 150 beds. With 1,000 people relocating here every day why would developers downsize the only hospital within 20 miles of Merritt Island.

Would appreciate your input to the board at your next meeting.

Thank you

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