



July 14, 2025

SENT BY EMAIL TO:
administrativeservices@brevardfl.gov

Brevard County Planning and Zoning Board

Dear Members of the Board,

Please consider this response to the variance requested by **Now Consultants LLC ID 25Z0008**.

I am writing to formally oppose the proposed zoning variance for the referenced parcel, which seeks to rezone from agricultural to RR1 residential. That property is immediately adjacent to my property (3625 Coral Avenue). The main issue I have is the requested variance would permit the owner to divide the property into lots as small as one acre in size. As a resident whose property directly borders this parcel, I have significant concerns about the potential impacts of this variance on our community, particularly regarding water quality, environmental integrity, and the character of our neighborhood.

The majority of homes in our area, including my own, are situated on lots of approximately 2.5 acres or larger. This lot size has helped maintain a rural character and supports the functionality of individual septic systems and wells, which are critical in the absence of public water and sewer infrastructure. Approving a variance to allow one dwelling per acre would significantly increase the density of development, placing additional strain on our already challenged groundwater resources.

Our community has experienced ongoing issues with deteriorating water quality, a concern that has been raised by multiple residents. The increased density proposed by this variance would exacerbate these problems, as each new dwelling would require its own well and septic system. Higher density increases the risk of groundwater contamination, particularly given the lack of centralized utilities to manage waste and water supply effectively.

I have observed large scale digging and excavation at the subject property over the last several months. I am also troubled by reports of unpermitted excavation activities on another large lot

owned by the same developer further down our street. I have heard many in this neighborhood complain that the extensive digging of ponds and hauling off has occurred without proper permits. Such activities raise serious concerns about compliance with environmental regulations and their potential contribution to the degradation of our water quality. These actions warrant thorough investigation before any zoning changes are considered, as they may already be impacting the local ecosystem.

The proposed rezoning to allow one-acre lots does not align with the established character of our neighborhood, where larger lot sizes have preserved open space and supported sustainable land use. Approving this variance could set a precedent for further fragmentation of agricultural land, undermining the rural quality that defines our community.

I respectfully urge the Board to maintain the current agricultural zoning or, at a minimum, **require lot sizes of at least 2.5 acres to ensure consistency with the surrounding area and to mitigate environmental impacts.**

I request that the Board thoroughly review the developer's compliance with existing regulations, particularly regarding unpermitted excavation, and consider the long-term implications of increased residential density on our water resources and community character. Thank you for your consideration of my position and for your commitment to serving the best interests of our county. I am happy to provide additional information or participate in any future public hearings related to this variance.

Sincerely,
Darren Meacham

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321.274.3103

From: [Jason McKune](#)
To: info@scottsmoor.org
Cc: [AdministrativeServices](#)
Subject: Rezoning ID (25Z0008)
Date: Monday, July 14, 2025 11:19:27 AM

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Brevard County Planning and Zoning Board

Dear Board Members,

I am writing in response to the variance request by **NDW Consultants LLC ID 25Z0008**

I want to formally oppose the zoning variance proposed to change to RR1. The property is immediately adjacent to my property 6265 Mangrove St. Currently the NDW Consultants have been digging and removing fill dirt from the parcel. Within a few weeks of this event taking place, my family's water quality has greatly diminished. This would be the first action of many that would vastly change my households water quality. If this proposal passed, there would be roughly 17 more wells, 17 more septic tanks and 17 more instances of runoff into the most valuable necessity any family could have. That is our water quality. I as well as other neighbors have spent several hours of additional maintenance, labor cost and just all around major concern for my family's health.

Currently almost every site this developer has purchased, an extensive amount of fill dirt is removed. Most if not all of those areas have also had extreme water quality decline. Some of these have even had a no water issue due to the depth of the ponds where all the fill dirt has been removed.

In addition to the surrounding home owners water quality, the property is bordered by multiple drainage ditches that all run directly into the **Indian River Lagoon**. The impact to an already struggling ecosystems will be tremendous. I know how important this river is for the economy as well as the wildlife. Please do not allow this to be damaged further.

Another major concern would be the huge increase in traffic. We moved to the edge of the county due to the preferred zoning of 2.5 acre parcels. My children finally had a place they could play outside and truly enjoy life. This would be stripped from them if this proposal passed. We have already had a huge increase in heavy equipment and dump truck speeding up and down the streets. I simply cannot let them ride bike or play in the

front yard any longer. The dust alone is ruining this.

Please take into consideration the local communities health, the already struggling ecosystem of the Indian River Lagoon and our children's ability to simply just be children.

Formally

Jason McKune

From: David Laney <David.Laney@ucf.edu>
Sent: Tuesday, August 5, 2025 5:15 PM
To: Gilliam, Trina <Trina.Gilliam@brevardfl.gov>
Cc: David Laney <David.Laney@ucf.edu>
Subject: Scottsmoor Rezoning Request

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon Ms. Gilliam,

As a long-time resident of Scottsmoor I'm once again concerned about a rezoning request, 25Z00008. This request, if approved, would constitute a 150% increase in zoned residential density (and septic tanks) in an area of North Brevard critical to the Indian River Lagoon.

There are numerous aspects of this request which run counter to both the Florida State Statutes Chapter 163 Part II, and the Brevard County Long Range Comprehensive Plan. I won't dwell on those here since members of the Scottsmoor community and Brevard County will be presenting many of those concerns before the next Planning Advisory Committee meeting on 18 August.

You may or may not be aware of our successful efforts to prevent a similar request 6 ½ years ago, request 18PZ00154. If you're interested you can check the Brevard County Commission Zoning meeting 4 April 2019, and the Findings of Fact Agenda Report submitted by the Brevard County Attorney Office May 30, 2019. Many of those documented impacting concerns are applicable to the current request to rezone the property from AU 2 1/2 to RR-1. The County Commission voted unanimously, 5 - 0, to deny that request. This decision was later upheld unanimously by the Florida Appellate Court.

If I may, a couple of questions:

1. Since the Scottsmoor rezoning request was tabled at the last meeting, will members of the community be allowed to provide additional Public Comment at the August 18 meeting where this request is scheduled for additional consideration?
2. When do you expect the additional information related to the applicant's assertion re: "non-conforming" lot status to be made available? As you recall the applicant introduced this additional information after the Public Comment period had closed, and the acting Chairman did not ask members of the community for input regarding this late information.
3. And last for now, how can I find out how many additional residential wells have been added North of the Brevard Mims Water Service area 2000?

Trina You In Advance Trina,

David Laney

3800 Sams Lane, Scottsmoor

386-405-3893

MMCM/SS, U.S.N. (Ret)

M.P.A., PhD, A.B.D.

A.V.P., U.C.F. (Ret)