

## Jackson, Desiree

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**From:** Stefani Maduskuie <stefani220@gmail.com>  
**Sent:** Thursday, November 14, 2024 12:17 PM  
**To:** AdministrativeServices  
**Subject:** Re: Rezoning Request 24Z000051  
**Attachments:** Staff Comments.pdf

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

Hello,

Please see my comment below about the attached request for rezoning. Jennifer Jones's email is listed on the NMI Dependent Special District website, which is why I sent it to her in an attempt to get it to the board. Who else should I contact to get my comment to the NMIDSD board?

Thank you,  
Stefani

On Thu, Nov 14, 2024, 11:43 AM AdministrativeServices <[administrativeservices@brevardfl.gov](mailto:administrativeservices@brevardfl.gov)> wrote:

Aloha,

Please see response below noted in [blue](#):

I live in Egrets Landing on north Merritt Island, and I just saw that there is a proposed rezoning for property 2318721, a parcel the lies within the neighborhood. I'm curious if a notice was sent out to notify those who live close to the parcel. This is a development I'm sure they'd want to be made aware of. My initial thought is that the proposal doesn't fit with the character of the neighborhood being that townhomes are not single family homes like the rest of the neighborhood. Would the developer consider single family homes that meet the style and layout of the rest of the community? [I defer to the developer to respond. There may be zoning or future land use restrictions that apply to the property. To find out more please contact the Zoning Office at 321-633-2070.](#) Would these new residents fall within the same HOA as Egrets Landing? [I do not have the answer. The Planning and Development Department does not regulate HOAs.](#) I'm concerned that adding townhomes to the entrance would reduce the value of the neighboring properties, and if any new properties go on that parcel, it would be crucial to integrate them into the HOA to ensure they are meeting the same standards that the rest of the neighborhood must follow to achieve the nice character that we all invested in. [Good questions.](#)

I am personally opposed to this rezone until the neighbors and Egrets Landing HOA have had the opportunity to ask the developers questions and work out these details. [Understood. Which application is this for? Please respond to \[administrativeservices@brevardfl.gov\]\(mailto:administrativeservices@brevardfl.gov\) by referencing the application number in the subject line of the email and reiterating your public comment to whichever application it applies to.](#)

Thank you



**Main: (321) 724-1230**

**Brevard County Planning & Development Department**

**[2725 Judge Fran Jamieson Way](#)**

**[Building A, Room 114](#)**

**Viera, FL 32940**

This office can only provide zoning and comprehensive plan information. You may wish to contact other County agencies to fully determine the development potential of this property. This letter does not establish a right to develop or redevelop the property and does not constitute a waiver to any other applicable land development regulations. At the time of development, this property will be subject to all such regulations. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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**From:** Jones, Jennifer <[jennifer.jones@brevardfl.gov](mailto:jennifer.jones@brevardfl.gov)>

**Sent:** Thursday, November 14, 2024 10:41 AM

**To:** Stefani Maduskuie <[stefani220@gmail.com](mailto:stefani220@gmail.com)>

**Cc:** Jackson, Desiree <[Desiree.Jackson@brevardfl.gov](mailto:Desiree.Jackson@brevardfl.gov)>; King, Jeff <[Jeff.King@brevardfl.gov](mailto:Jeff.King@brevardfl.gov)>

**Subject:** RE: Rezoning Request

Hi, Stefani! I hope you are also doing well.

I no longer work in Planning & Development, but I am forwarding your email to the new POC for the NMI Dependent Special District, Desiree Jackson.

Regards,

Jennifer

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**From:** Stefani Maduskuie <[stefani220@gmail.com](mailto:stefani220@gmail.com)>

**Sent:** Thursday, November 14, 2024 10:33 AM

**To:** Jones, Jennifer <[jennifer.jones@brevardfl.gov](mailto:jennifer.jones@brevardfl.gov)>

**Subject:** Rezoning Request

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

Hi Jennifer! I hope you are doing well.

I wonder if you can help me with something. Your email was listed as the POC for the NMI Dependent Special District.

I live in Egrets Landing on north Merritt Island, and I just saw that there is a proposed rezoning for property 2318721, a parcel the lies within the neighborhood. I'm curious if a notice was sent out to notify those who live close to the parcel. This is a development I'm sure they'd want to be made aware of. My initial thought is that the proposal doesn't fit with the character of the neighborhood being that townhomes are not single family homes like the rest of the neighborhood. Would the developer consider single family homes that meet the style and layout of the rest of the community? Would these new residents fall within the same HOA as Egrets Landing? I'm concerned that adding

townhomes to the entrance would reduce the value of the neighboring properties, and if any new properties go on that parcel, it would be crucial to integrate them into the HOA to ensure they are meeting the same standards that the rest of the neighborhood must follow to achieve the nice character that we all invested in.

I am personally opposed to this rezone until the neighbors and Egrets Landing HOA have had the opportunity to ask the developers questions and work out these details.

I appreciate any help you can provide!

Kind regards,

Stefani Maduskuie

Stefani Maduskuie