

From: [Chelsey True](#)
To: [AdministrativeServices](#)
Subject: Public comment for planning and zoning review - Courtenay and Pioneer
Date: Saturday, November 29, 2025 1:04:39 PM

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To Planning and Zoning for Brevard County

Re: Proposed Rezoning for 11-acre Parcel at Courtenay Pkwy & Pioneer Rd

Parcel ID: 24-36-14-00-259

Dear Members of the Agency,

My name is Chelsey True and I live in the neighborhood directly adjacent to the proposed multifamily development on Courtenay Parkway and Pioneer Road. I am submitting my public comment regarding the rezoning request for the parcel at Courtenay Parkway and Pioneer Road. I understand this item may be scheduled for the upcoming planning and zoning agenda and I would like my comments distributed to the board.

I want to be clear from the start: I am not opposed to development. Growth is inevitable, and it can bring positive improvements to our community. My concern is that this specific project, at this scale, on this particular corner, does not align with safe or responsible planning for Merritt Island.

This is an 11-acre parcel proposed for 222 multifamily units, three stories tall, with multiple access points feeding directly into a two-lane road in a school zone and a heavily congested five-lane arterial operating at 88% of capacity. When I reviewed and researched the data, the concerns fell into three key areas: traffic, compatibility, and environmental impact.

1. Traffic & Safety Concerns

A. Courtenay Parkway is already operating at 0.88 V/C

The Space Coast TPO confirmed that the corridor's current volume-to-capacity ratio is 0.88, meaning it is approaching its allowable limit.

A development generating 1,400–1,600 trips per day (a standard estimate for 222 units) would materially worsen congestion right where:

- A school creates daily queuing
- A drawbridge produces routine traffic backups
- Pioneer Road narrows to two lanes and funnels directly into neighborhoods

It is also worth noting that since 2022 this section of roadway has had an increase in ADT of 42%.

B. Pioneer Rd cannot safely absorb apartment-level traffic

Pioneer is a constrained two-lane road with no room for expansion. It already backs up during school drop-off/pickup. Adding a direct entrance from a 222-unit community would worsen this bottleneck.

C. The bridge, freeway on-ramps, and school traffic create compounding pressure

This is not a normal intersection. It is a stacked conflict zone where several congestion factors overlap. Adding several hundred daily apartment trips to this mix creates an obvious safety and mobility issue for residents, school families, and emergency vehicles.

2. Neighborhood Compatibility & Scale

This proposal changes the parcel from AG/Residential to Multifamily, jumping from very low-density use to one of the densest housing types available. Our surrounding neighborhoods consist of single-family homes with substantially lower density and height.

A three-story, 222-unit complex on an 11-acre site is a drastic departure from the existing pattern. It overwhelms the character, privacy, and scale of the adjacent neighborhoods. This is especially concerning because Merritt Island is unincorporated, and our infrastructure and services were not designed for high-density infill of this magnitude. Parking Demand: The developer is proposing 396 parking spaces for 222 units, or 1.78 spaces per unit. However, every available data source shows this is inadequate for a suburban, car-dependent community like Merritt Island:

- The U.S. Census Bureau ACS shows renter households in suburban areas average 2 vehicles per unit.
- The Institute of Transportation Engineers (ITE) Parking Generation Manual indicates mid-rise suburban apartments generate 2.0–2.3 parked vehicles per unit, well above the 1.78 proposed here.
- FDOT and the UF Shimberg Center report similar suburban averages of 1.9–2.2 vehicles per renter household.

Based on this, the proposed parking ratio is underbuilt by approximately 50–100 parking spaces, which would force overflow parking onto surrounding streets, nearby businesses, and neighborhood entrances. This is not compatible with surrounding single-family communities

3. Environmental & Stormwater Impact

A. Loss of 11 acres of mature tree canopy

Removing essentially the entire canopy will:

- Increase stormwater runoff
- Reduce natural drainage
- Raise localized flood risk
- Increase heat and reduce habitat

While developers may engineer stormwater ponds, engineered systems do not replace lost

natural retention. With recent storms and flooding across the county, removing this many acres of trees needs careful analysis.

B. This area has known drainage challenges

Even with engineered retention, clearcutting this much acreage on a low-lying barrier island, next to residential areas and near the river, carries meaningful impacts that should be fully evaluated before rezoning.

4. About the Developer

RangeWater is a high-volume multifamily developer known for:

- Producing dense, three-story, garden-style apartments
- Maximizing units per acre
- Removing most existing tree canopy
- Using surface parking with high turnover and vehicle demand
- Building “efficient” mid-range communities designed for quick leasing

This model may fit highly urban corridors with excess roadway capacity. It is not typically compatible with single-family neighborhoods or constrained arterial roads already approaching capacity.

This is not an issue with renters or multifamily housing. It is an issue of scale, location, and fit.

Conclusion

I support growth. I support improvement. But it must be responsible growth, aligned with the real conditions on the ground especially in areas already strained by traffic, school congestion, and constrained roadways.

This proposal, in its current form, does not meet that standard.

The applicant has acknowledged that the purchase of this property is contingent upon the approval of a rezoning that would allow significantly higher density than what the current zoning permits. This is a clear indication that the proposed development cannot be supported by the land under its existing constraints. If a project is only financially viable by increasing density threefold, that suggests the underlying capacity of the site (traffic, safety, stormwater, and compatibility) is already stretched.

I respectfully ask the Agency to consider the traffic capacity, neighborhood compatibility, and environmental impacts thoroughly before making a recommendation. We deserve development that enhances Merritt Island; not development that overwhelms it.

Thank you for your time and consideration. I look forward to discussing this further at the rezoning meeting.

Respectfully,

Chelsey True

Merritt Island Resident

Subject: Comprehensive Request for Denial of Zoning Application 25Z00054 – Parcel ID 24-36-14-00-259

Dear Members of the Planning and Zoning Board,

I am writing to formally and respectfully request denial of **Zoning Application No. 25Z00054**, which seeks a change in zoning classification for the property identified as **Parcel ID 24-36-14-00-259 (Tax Account No. 2412106)**, located on North Courtenay Parkway in Merritt Island.

I am a former Chairman of a Local Development Finance Authority in Huron Township, Michigan, where I worked closely with planning staff, zoning boards, and elected officials on land-use, redevelopment, and zoning matters. I am also a Merritt Island resident who owns property in close proximity to the subject parcel. I submit these comments based on that experience and on a careful review of the application materials, staff analyses, mapped resource data, and Brevard County's adopted Comprehensive Plan and zoning framework.

This letter is not an objection to growth or development in principle. Rather, it is a request that the County apply its zoning standards consistently, as it has done in prior cases, and deny a rezoning that is not supported by the record and that raises significant concerns related to plan consistency, compatibility, precedent, and long-term land-use integrity.

I. Inconsistency with the Comprehensive Plan and Classic Spot Zoning Indicators

The requested rezoning from **AU to RU-2-15**, with an associated development intensity of approximately **220 multi-family dwelling units**, represents a substantial increase in density and intensity that is not consistent with the intent, structure, or expectations established by the adopted Comprehensive Plan for this area.

Rezoning actions are intended to **implement** the Comprehensive Plan, not to override it or create parcel-specific exceptions that function as de facto policy changes. When a rezoning request introduces a use or density that materially departs from what the surrounding area has been planned to accommodate, it raises classic **spot zoning** concerns.

Spot zoning is not defined by size alone. It is identified by context: whether a single parcel is being singled out for preferential treatment that is inconsistent with surrounding zoning and land-use patterns, and whether the change advances a broad public purpose or primarily benefits a particular development proposal. In this case, the requested rezoning would single out one parcel for a level of intensity that is not reflected in the surrounding zoning framework, undermining the predictability and coherence of the Comprehensive Plan.

Approval under these circumstances would weaken the Plan's role as a guiding document and invite further requests that rely on exception rather than compliance.

II. Incompatibility with Surrounding Uses and Established Development Pattern

The subject property is located within an area characterized by lower-density residential development and long-established neighborhood patterns. These patterns reflect decades of zoning decisions and planning expectations that residents and property owners have relied upon.

Introducing multi-family development at the proposed density would significantly alter the character of the area and create incompatibilities related to:

- Scale and massing
- Intensity of use
- Traffic generation and circulation impacts
- Long-term land-use expectations

These impacts are not speculative. They are the predictable and cumulative effects of inserting a higher-intensity zoning district into an area that has not been planned, zoned, or built to support it.

In prior zoning cases, the County has routinely cited incompatibility with surrounding uses as a valid and sufficient basis for denial, particularly where a proposal represents a clear departure from the established development pattern.

III. Consistency with Prior Planning and Zoning Board Denials

Brevard County has a well-documented history of recommending and issuing denials where rezoning requests are inconsistent with adopted policy, incompatible with surrounding uses, or likely to set problematic precedent. The current request aligns closely with scenarios in which the Board has previously recommended denial.

A. Merritt Island Rezoning Denial (22Z00033 – August 15, 2022)

On August 15, 2022, the Planning and Zoning Board **unanimously recommended denial** of a rezoning request (**Application 22Z00033**) involving a change from **AU to RU-1-13** for a property located on **North Tropical Trail in Merritt Island**.

In that case, the Board heard testimony that the requested zoning was **out of character, incompatible with the surrounding area**, and would set a precedent encouraging similar requests. A Board member specifically noted that approving the request would “open the door” to additional rezonings and concluded that the proposal was “not conducive to this particular area.” The motion to recommend denial passed unanimously.

This case is directly relevant. It demonstrates the Board’s willingness to recommend denial where increased residential intensity would disrupt established land-use patterns and create precedent pressures—precisely the concerns raised by Application 25Z00054.

B. PUD Rezoning Denial (23PUD00001 – October 14, 2024)

Similarly, on October 14, 2024, the Planning and Zoning Board **unanimously recommended denial of Application 23PUD00001**, which sought to rezone property from **BU-1 and RU-2-10 to PUD**.

The minutes reflect that the request had been previously considered and that the Board had already recommended denial. Upon reconsideration, the Board again voted unanimously to recommend denial, reinforcing the principle that rezoning should not be approved simply because it is requested or resubmitted.

This case underscores that the Board consistently applies its standards and does not hesitate to recommend denial when the record does not support approval.

C. Broader Pattern of Denials to Preserve Plan Integrity

In addition to zoning cases, the Planning and Zoning Board has also recommended denial of **small-scale Comprehensive Plan amendments** where proposals were inconsistent with adopted policy or premature. For example, on August 12, 2024, the Board unanimously recommended denial of multiple plan amendment items, reinforcing the broader principle that the County prioritizes plan consistency over ad hoc changes.

Together, these actions demonstrate a clear and consistent history: when a request undermines adopted planning policy, compatibility, or long-term land-use coherence, **denial is not only appropriate but expected**.

IV. Reasonable and Economically Viable Use Exists Under Current Zoning

Denial of this application does not deprive the property of reasonable or economically viable use. The existing zoning designation allows lawful development that is consistent with surrounding land uses and long-standing planning objectives.

Rezoning is not intended to maximize development yield on a parcel-by-parcel basis, particularly where such maximization conflicts with adopted land-use policy. The existence of viable development options under current zoning weighs strongly against approval of the requested change.

V. Infrastructure Availability Does Not Cure the Land-Use Conflict

It is acknowledged that the subject property is served by an existing sewer system, eliminating the need for septic-based nitrogen mitigation. However, infrastructure availability alone does not

justify a zoning change that is otherwise inconsistent with the Comprehensive Plan or incompatible with surrounding development.

Environmental considerations—including wetlands, protected species, and tree preservation requirements—remain applicable. More importantly, zoning decisions must be based on land-use compatibility and policy consistency, not solely on the presence or absence of utilities.

VI. Public Interest, Precedent, and Long-Term Consequences

Zoning decisions are cumulative. Each approval sets expectations and shapes future requests. Approving this rezoning would:

- Signal that parcel-specific exceptions are acceptable
- Encourage similar requests in the surrounding area
- Weaken the County's ability to defend future denials

Denial, by contrast, reinforces predictability, fairness, and adherence to adopted policy. It protects both nearby property owners and the County's long-term planning framework.

Conclusion

For the reasons outlined above—including inconsistency with the Comprehensive Plan, classic spot zoning concerns, incompatibility with surrounding uses, a clear history of similar denials by the Planning and Zoning Board, the availability of reasonable use under current zoning, and the absence of a demonstrated public benefit—I respectfully request that **Zoning Application No. 25Z00054** be denied and that the existing zoning classification for **Parcel ID 24-36-14-00-259** remain unchanged.

Such a decision would be consistent with prior County actions, preserve the integrity of the zoning map, and uphold the principles that guide responsible land-use planning in Brevard County.

Respectfully submitted,

John C. Golovich
2540 Raintree Lake Circle
Merritt Island, FL 32953

I. Findings of Fact – Outline Supporting Denial

(Zoning Application No. 25Z00054 | Parcel ID 24-36-14-00-259)

A. Jurisdiction and Application

1. The Board has jurisdiction over **Zoning Application No. 25Z00054**, which requests a change in zoning classification for **Parcel ID 24-36-14-00-259**, located on North Courtenay Parkway, Merritt Island.
 2. The application requests a rezoning from **AU to RU-2-15**, allowing a significant increase in residential density and intensity.
-

B. Comprehensive Plan Consistency

3. The Brevard County Comprehensive Plan serves as the controlling policy framework for zoning decisions.
 4. Rezoning actions are intended to implement the Comprehensive Plan and are not intended to create parcel-specific exceptions or de facto plan amendments.
 5. The requested rezoning would allow a residential density and intensity that is not consistent with the intent and expectations of the adopted Comprehensive Plan for this area.
 6. Approval of the requested rezoning would undermine the role of the Comprehensive Plan as a predictable, guiding document for land-use decisions.
-

C. Spot Zoning Considerations

7. The requested rezoning would single out one parcel for treatment that is materially different from the surrounding zoning framework.
 8. The surrounding area is characterized by lower-density residential development and established land-use patterns.
 9. The requested zoning change exhibits characteristics of **spot zoning**, including preferential treatment of a single parcel without a corresponding public benefit or plan amendment.
 10. Approval of the request would weaken the consistency and integrity of the County's zoning map.
-

D. Compatibility with Surrounding Uses

11. The proposed rezoning would introduce a higher-intensity residential use that is incompatible with surrounding land uses in terms of scale, intensity, and character.
 12. Increased traffic, development intensity, and land-use impacts are foreseeable consequences of the proposed rezoning.
 13. The surrounding infrastructure and neighborhood pattern were not designed to accommodate the level of development intensity proposed.
-

E. Precedent and Consistency with Prior Board Actions

14. The Planning and Zoning Board has previously recommended denial of rezoning requests where increased intensity was incompatible with surrounding uses or inconsistent with adopted planning policy.
 15. Prior Board actions, including unanimous recommendations of denial for similar rezoning requests, demonstrate a consistent application of zoning standards.
 16. Approval of the requested rezoning would depart from this established pattern and make future denials of similar requests more difficult to defend.
-

F. Reasonable Use Under Existing Zoning

17. The subject property retains reasonable and economically viable use under its current zoning classification.
 18. Denial of the requested rezoning does not deprive the property owner of all reasonable use of the land.
 19. Rezoning is not required to ensure reasonable use of the property.
-

G. Infrastructure and Environmental Context

20. The property is served by an existing sewer system; however, infrastructure availability alone does not justify a zoning change that is inconsistent with adopted policy.
 21. Environmental considerations, including wetlands, protected species, and tree preservation requirements, remain applicable to the property.
 22. These considerations further support cautious, plan-consistent land-use decision-making.
-

H. Public Interest and Long-Term Planning

23. Zoning decisions have cumulative impacts and set expectations for future land-use requests.

24. Approval of the requested rezoning would encourage similar requests and erode predictability in the zoning process.
 25. Denial of the application is consistent with the public interest, long-term planning objectives, and the County's responsibility to apply zoning regulations uniformly.
-

I. Conclusion

26. Based on the foregoing findings, the requested rezoning is not consistent with the Comprehensive Plan, is incompatible with surrounding uses, raises spot zoning concerns, and is not required to ensure reasonable use of the property.
27. Denial of **Zoning Application No. 25Z00054** is supported by competent, substantial evidence in the record.

From: [Bob Davis](#)
To: [AdministrativeServices](#)
Cc: [Bob Davis](#)
Subject: Change of Zoning Classification ID# 25Z0054
Date: Sunday, January 11, 2026 9:20:15 AM

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Sadly I am unable to attend the P&Z Board meeting Monday, 12 Jan on the above subject.

I would like to voice my concern of rezoning this area from AU to the proposed RU-2-15 Medium and RU-2-30 High density.

To increase to a medium and high density for this property just adds more traffic to an area that is already saturated due to the nearby public elementary school, single family homes and recently, the assisted living/rehab facility and of course creature comfort businesses (car wash, coffee (yuk) and bank). Try getting around in your car from say 7:00- 9:00a.m. and of course in the afternoon from 2:00-3:30pm. Even during the M-F afternoon rush at the nearby SR 528 traffic can back up to this property. I live in the Villa DePalma subdivision which adjoins this property, making an easterly turn from Southerly SR3 onto Via De La Renia is impossible (so much so I have to traverse to the light at Pioneer). Now it is proposed to add additional traffic?

That said until the Florida State DMV traffic plan for State Road 3 (Courtenay Pkwy) corridor is finalized this property, and all others, should remain at the lowest density. Most definitely NOT high density as proposed! Even if this is approved the developer should be held responsible for accommodating access to and from this property (turn lanes, no left turn to southerly SR3, barrier to prevent, etc.,) and also accommodate homeowner's requests whose property is directly against this property to help soften the massive proposed 3 story facility or parking lots.

Has the P&Z considered looking at traffic accidents at SR 3 and Via De La Renia (Villa DePalmas entrance) or Ventian Way intersections? It should be part of the discussions!

Thank you.

Robert Davis
102 Via Havarre
Merritt Island, FL 32953
321-480-5693

From: [Gayle Allenback](#)
To: [AdministrativeServices](#)
Subject: Request for Denial of Zoning Application 25Z00054 – Parcel ID 24-36-14-00-259
Date: Monday, January 12, 2026 1:23:06 AM

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Dear Members of the Planning and Zoning Board,

My name is Gayle Allenback, and I live here on Merritt Island near the parcel that's the subject of Zoning Application No. 25Z00054, located on North Courtenay Parkway.

I understand that our community will continue to change, and I support development when it's done thoughtfully and responsibly. My concern today isn't about development itself, or even about the possibility of higher-density residential use. It's specifically about the proposal to remove the Building Site Plan requirement.

Building Site Plans exist to give everyone—neighbors, future residents, and the County—some clarity and confidence about how a property will be developed. They help ensure that projects meet safety standards, follow established development rules, and fit reasonably with surrounding properties. From a neighbor's perspective, they provide predictability, and that predictability matters in a community like ours.

Removing that requirement creates uncertainty. It makes it harder for nearby residents to understand what may be built and how it could affect traffic, infrastructure, and neighborhood character over time. Those safeguards don't just protect current homeowners; they also help ensure that any future development on the parcel is successful and well-integrated into the community.

Based on these concerns—along with issues of compatibility, consistency with existing planning policies, previous Board decisions on similar requests, and the fact that the property already has reasonable use under its current zoning—I respectfully ask that this zoning application be denied. I also want to echo concerns already raised by fellow resident John Golovich regarding the lack of a clear public benefit associated with this request.

Thank you for listening and for the work you do on behalf of our community. I appreciate your consideration of the perspectives of those of us who live nearby and care deeply about Merritt Island's future.

Respectfully,

Gayle Allenback

2405 Raintree Lake Circle

Merritt Island, FL 32953





From: Amanda Smith <321smithamanda@gmail.com>
Sent: Thursday, January 15, 2026 4:56 PM
To: Zoning <Zoning@brevardfl.gov>
Subject: Rezoning 25Z00054

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

To: Brevard County Zoning Department
Re: Rezoning Application [25Z00054](#)

To whom it may concern,

I am writing to formally express my strong opposition to Rezoning Application 25Z00054 due to the significant negative impacts it would have on traffic safety, infrastructure capacity, and long-established surrounding neighborhoods.

Courtenay Parkway already experiences heavy traffic congestion throughout the day, particularly during peak commuting hours. Any additional traffic generated by a proposed 222-unit apartment complex would substantially worsen existing conditions. This congestion is not merely inconvenient—it presents serious and ongoing safety concerns for residents who depend on this corridor for daily travel.

Of particular concern is Pioneer Road, which serves as a designated school zone for Lewis Carroll Elementary School. Traffic is already heavy during morning drop-off and afternoon pick-up hours. Adding traffic from a development of this size would further strain this roadway, increasing risks to children, pedestrians, school staff, and residents.

I am a resident of Villa de Palmas, and I experience these issues firsthand. Turning south onto Courtenay Parkway from Via de la Reina is already dangerous due to traffic volume and speed. I am frequently forced to exit the neighborhood from the rear and use the traffic light at Pioneer Road simply to travel south safely. Additional traffic from this development would create even more congestion and delays at an already overburdened intersection, negatively impacting all surrounding communities.

Another major concern is parking inadequacy. The proposed complex provides only 394 parking spaces for 222 units, which is insufficient when accounting for residents, multiple-vehicle households, and visitors. This shortfall will inevitably result in overflow parking along Pioneer Road, which would further disrupt traffic flow and create additional safety hazards for pedestrians and cyclists who use this corridor.

Additionally, stormwater and water management must be carefully considered. Residents in Rain Tree by the Lake and Villa de Palmas already experience flooding issues during heavy storms. Existing pump stations frequently become overwhelmed and back up during significant rainfall events. Increasing impervious surfaces and runoff from a development of this size would place further strain on an already stressed drainage system, increasing the likelihood of flooding for residents who have lived in these neighborhoods for decades.

This rezoning request raises serious concerns regarding traffic safety, school-zone congestion, parking overflow, and flood risk. The existing infrastructure is not equipped to safely or responsibly support a development of this scale.

For these reasons, I respectfully urge the Commissioners to **deny approval of Rezoning Request 25Z00054** and to prioritize the safety, infrastructure limitations, and quality of life of current residents and families in the surrounding communities.

Thank you for your time and consideration.

Sincerely,

Amanda Smith

116 Via Havarre, Merritt Island

Resident/Owner, Villa de Palmas

Greetings Mrs. Katie Delaney and staff,

I am emailing you to state the importance of maintaining Merritt Island's current zoning laws and codes. The proposed development of the lot on Pioneer and Courtney is a grave flooding risk for nearby homes. That wetland absorbs rain water, and is one of the reasons the local neighborhood has been protected from flooding. Housing is a critical issue, and so any development plan which puts current housing at risk as well as reducing the quality of life for current residents is not a smart development plan. I urge to vote against the proposed rezoning.

Thank you.

Best regards,
Ethan Herrell

Merritt Island resident

From: [Dan Tweed](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Cc: [Lynn Tweed](#)
Subject: Rezoning Proposal for Merritt Island Apartment Units at Pioneer Road and Courtenay Parkway
Date: Monday, January 19, 2026 3:03:42 PM

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We are writing in vigorous opposition to subject rezoning proposal and strongly urging you to deny it. We understand that the Merritt Island Redevelopment Agency recommended against the request but that there was a tie vote by the Planning and Zoning Board, and that it is now up to our County Commissioners to disposition the request. PLEASE do the right and sensible thing and kill this project!!

We have lived on Raintree Lake Circle for over 4 decades and have endured countless negative effects due to nearby residential and commercial growth, with a substantial spike in just the past few years with Hampton Manor, Starbucks, Twins Car Wash and Space Coast Credit Union all chipping away at our green spaces and tranquility.

We are all for progress and sensible development but this proposal is a terrible idea. It would exacerbate the already extremely congested and unsafe conditions on both Courtenay Parkway and Pioneer Road. On a daily basis, we witness red light runners at the intersection of Courtenay Parkway and Pioneer Road. Courtenay currently backs up frequently in both directions from SR 528 past Pioneer, and Pioneer already backs up nearly to Courtenay every afternoon with Lewis Carroll Elementary traffic. Dumping additional vehicles from hundreds of new residences would create serious logjams on both roads and preclude the ability to properly and safely manage traffic flow and signal timing. In addition, this project will have a significant impact on existing storm drainage systems and greatly increase the potential for flooding our homes.

I'm sure you have been made aware of a few key points that should make for an easy decision to deny this request:

- Affected roadway(s) already at 88% capacity and this proposed project exceeds the “25% of remaining capacity” rule
- The proposed project is clearly incompatible with our community, with the rezoning report admitting that a complex with 222 units is not consistent with the surrounding single family neighborhoods
- This proposed project represents “spot zoning,” placing a high density apartment complex in a low density residential pocket. Under Administrative Policy #3, this use will significantly diminish the quality of life and the safety of existing neighborhoods through noise and traffic.

We must acknowledge that zoning rules are in place for good reason. Please do your duty, stand up for your constituents, and deny this rezoning proposal.

Thank you for your time and serious attention to this important matter.

Daniel and Lynn Tweed
2855 Raintree Lake Circle

Merritt Island

Sent from my iPad

Commissioner,

Please vote no on re-zoning the property on the corner of Courtney and Pioneer Rd!

Thank you,

David Pratt

1645 Seashell

Merritt Island

From: [Dave P](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Please vote no
Date: Monday, January 19, 2026 10:57:19 AM

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Commissioner,
Please vote no on re-zoning the property on the corner of Courtney and Pioneer Rd!

Thank you,
David Pratt
1645 Seashell
Merritt Island

From: [Dan Tweed](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Cc: [Lynn Tweed](#)
Subject: Rezoning Proposal for Merritt Island Apartment Units at Pioneer Road and Courtenay Parkway
Date: Monday, January 19, 2026 3:03:42 PM

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We are all for progress and sensible development but this proposal is a terrible idea. It would exacerbate the already extremely congested and unsafe conditions on both Courtenay Parkway and Pioneer Road. On a daily basis, we witness red light runners at the intersection of Courtenay Parkway and Pioneer Road. Courtenay currently backs up frequently in both directions from SR 528 past Pioneer, and Pioneer already backs up nearly to Courtenay every afternoon with Lewis Carroll Elementary traffic. Dumping additional vehicles from hundreds of new residences would create serious logjams on both roads and preclude the ability to properly and safely manage traffic flow and signal timing. In addition, this project will have a significant impact on existing storm drainage systems and greatly increase the potential for flooding our homes.

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Thank you for your time and serious attention to this important matter.

Daniel and Lynn Tweed
2855 Raintree Lake Circle

Merritt Island

Sent from my iPad

From: [Ethan Guthrie Herrell](#)
To: [Commissioner, D4](#)
Subject: Vote Against Merritt Island Rezoning
Date: Monday, January 19, 2026 4:32:35 PM

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Greetings Mr. Rob Feltner and staff,
I am emailing you to state the importance of maintaining Merritt Island's current zoning laws and codes. The proposed development of the lot on Pioneer and Courtney is a grave flooding risk for nearby homes. That wetland absorbs rain water, and is one of the reasons the local neighborhood has been protected from flooding. Housing is a critical issue, and so any development plan which puts current housing at risk as well as reducing the quality of life for current residents is not a smart development plan. I urge you to vote against the proposed rezoning.
Thank you.

Best regards,
Ethan Herrell
Merritt Island resident

From: [Chelsey Bjork](#)
To: [AdministrativeServices](#)
Cc: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Public comment for record - rezoning application 25Z00054
Date: Tuesday, January 20, 2026 11:42:11 AM

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

Dear Planning and Zoning Staff,

Please include the following statement as part of the public record for the referenced rezoning application:

“For clarity, the proposed three-story height reflects the maximum height permitted under the requested zoning and should not be characterized as a voluntary reduction or mitigation measure. Compliance with height limitations does not reduce the intensity, traffic generation, or infrastructure demands associated with the proposed density.”

Thank you for ensuring this clarification is included in the official record.

Respectfully,

Chelsey True

Merritt Island Resident

From: [Marlene Corbett](#)
To: [Commissioner, D1](#); [Commissioner, D5](#); [Commissioner, D4](#); [Commissioner, D3](#); [Commissioner, D2](#)
Subject: NO to Rezoning on Merritt Island
Date: Tuesday, January 20, 2026 12:20:24 PM

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

Urge Brevard County Commissioners to oppose rezoning on Merritt Island.

From: [Teresa Nick](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Rezoning 25Z00054
Date: Tuesday, January 20, 2026 12:49:56 PM

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

Dear Commissioners,

I have been made aware of a rezoning meeting/ vote that will be occurring on February 5th for the land north of pioneer road. I encourage you to leave this land alone. These rare parcels of land are needed for wildlife corridors and are detrimental to maintaining Florida's natural beauty and endangered habitats. This is one of the few areas that exist for wildlife to pass from Ulumay Sanctuary to north of the barge and potential up to Pine Island Sanctuary and Merritt Island National Wildlife Refuge.

LEWIS Carroll Elementary School families will also be negatively impacted by the extra traffic and congestion and construction. This area is already a mess during pickup and drop off times. I URGE you to be an advocate for Merritt Islands minimal untouched lands. Thank you!

The local advisory boards (MIRA and P&Z) couldn't find a majority to support this project. As representatives of the entire county, the Commissioners should not override the local experts and the very residents who will be most impacted by this decision.

- The road is already at 88% capacity and this project exceeds the "25% of remaining capacity" rule
- Compatibility: The report admits 222 units is "not consistent" with the surrounding single-family neighborhoods.
- This project represents 'Spot Zoning'—placing a high-density apartment complex in a low-density residential pocket. Under Administrative Policy #3, this use will significantly diminish the quality of life and safety of the existing neighborhood through noise and congestion.



REZONING NOTICE

25Z00054

The Brevard County Planning & Zoning Board will hold a public hearing at 3:00 P.M., on JANUARY 12, 2026, at the Brevard County Government Center, Building C, 2725 Judge Fran Jamieson Way, Viera, FL, to consider the proposed zoning action on the property as indicated below:

Owner: Merritt Bidco SPV LLC (Kim Rezanka)

Present Zoning: AU with BSP

Acreage: 11.24 ACRES

Requested Action(s): RU-2-15 (Medium-Density Multiple-Family Residential) & RU-2-30 (High-Density Multiple-Family Residential with removal of BSP)

The recommendations from the aforementioned public hearing will be presented to the County Commission at 5:00 P.M., on FEBRUARY 05, 2026, at the Brevard County Government Center, Building C, 2725 Judge Fran Jamieson Way, Viera. Interested parties are invited to appear and be heard. Written comments filed with the Brevard County Zoning Official, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, FL 32940 will be considered.

Removal of this sign prior to FEBRUARY 05, 2026, is illegal and subject to prosecution.

RESIDENTIAL NEIGHBORHOOD COMMUNITY CENTER

CLUB HOUSE

RETENTION POND

TRASH

BUILDING #1 TYPE 4

BUILDING #2 TYPE 2

BUILDING #3 TYPE 4

BUILDING #4 TYPE 2

BUILDING #5 TYPE 3

BUILDING #6 TYPE 4

BUILDING #7 TYPE 2

BUILDING #8 TYPE 2

SW-1 (0.14 ac.±)

N Courtenay Pkwy

Merritt Island

1 Density Study - Option 1

Scale: 1" = 100'-0"

PIC·COLLA

25 Poole & Poole Architecture, LLC, 4240 Park Place Court, Glen Allen, Virginia, 23060

Warm Regards,
Teresa V. Nick
321-704-4161

"To love a place is not enough. We must find ways to heal it."

– Robin Wall Kimmerer, *Braiding Sweetgrass: Indigenous Wisdom, Scientific Knowledge and the Teachings of Plants*

From: [Thomas Dixon](#)
To: [Commissioner, D4](#)
Date: Friday, January 23, 2026 7:28:03 PM
Attachments: [.png](#)
[.png](#)
[.png](#)
[.png](#)

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

We are closing in on 1,500 signatures to stop the 222-apartment complex at the corner of Pioneer and N. Courtenay. This location cannot support this project 🚫

We are so close! Our petition is gaining major traction, and we've confirmed the County Commissioners are officially paying attention. To protect our island, we are aiming for 1,500+ signatures by next week!

If you can't attend the upcoming meeting, your email is your vote. Please take 60 seconds to send a quick message to the Commissioners letting them know we demand Smart Growth, not dangerous over-development.

Why this project is wrong for Merritt Island:

⚠️ PUBLIC SAFETY: The Staff Report (p. 10) explicitly warns of a "Material Danger to Public Safety."

🚗 TRAFFIC: Our roads are already at 88% capacity. This project violates the "25% remaining capacity" rule.

🏠 INCOMPATIBLE: Even the county admits 222 units is NOT consistent with our single-family neighborhoods.

🚫 NO LOCAL SUPPORT: Our local advisory boards (MIRA/P&Z) refused to back this project
Sent from my iPad

From: [Greg McClasky](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Please reject the 222-apartment complex at the corner of Pioneer and N. Courtenay
Date: Friday, January 23, 2026 9:44:42 PM

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

Please reject the 222-apartment complex at the corner of Pioneer and N. Courtenay.

Why this project is wrong for Merritt Island:

⚠️ **PUBLIC SAFETY:** The Staff Report (p. 10) explicitly warns of a "Material Danger to Public Safety." If you've ever tried to drive on Pioneer or turn onto Courtenay when the elementary school children are being dropped off and picked up, you'd have a better understanding of one of the safety issues. I also know that it is very risky trying to turn left (southbound) on Courtenay from Venetian Way.

TRAFFIC: North Courtenay is already at 88% capacity. This project violates the "25% remaining capacity" rule.

INCOMPATIBLE: Even the county admits 222 units is NOT consistent with our single-family neighborhoods.

NO LOCAL SUPPORT: Our local advisory boards (MIRA/P&Z) refused to back this project. Many residents in the area are also concerned about lower property values and privacy issues with being so close to the 3-story buildings. After increase issues with flooding since developers built Starbucks, Hampton Manor, and the car wash on the southwest corner, many concerned about flooding issues even though this developer says "trust us".

From: [Tina McClasky](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Please reject the 222-apartment complex at the corner of Pioneer and N. Courtenay.
Date: Friday, January 23, 2026 9:52:37 PM

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

Please reject the 222-apartment complex at the corner of Pioneer and N. Courtenay.

Why this project is wrong for Merritt Island:

⚠️ **PUBLIC SAFETY:** The Staff Report (p. 10) explicitly warns of a "Material Danger to Public Safety." If you've ever tried to drive on Pioneer or turn onto Courtenay when the elementary school children are being dropped off and picked up, you'd have a better understanding of one of the safety issues. I also know that it is already very risky trying to turn left (southbound) on Courtenay from Venetian Way.

TRAFFIC: North Courtenay is already at 88% capacity. This project violates the "25% remaining capacity" rule.

INCOMPATIBLE: Even the county admits 222 units is NOT consistent with our single-family neighborhoods.

NO LOCAL SUPPORT: Our local advisory boards (MIRA/P&Z) refused to back this project. Many residents in the area are also concerned about lower property values and privacy issues with being so close to the 3-story buildings. After increased issues with flooding since developers built Starbucks, Hampton Manor, and the car wash on the southwest corner, many residents are concerned about flooding issues even though this developer says "trust us", as I suspect the other developer also said.

Dear Members of the Planning Commission,

I am writing to formally oppose the proposed apartment development planned for my neighborhood.

First, the traffic impact alone makes this project inappropriate. The primary roadway serving this area is already operating at approximately 88% capacity. Approving a development of this size would exceed the established policy limiting projects to no more than 25% of remaining roadway capacity. This is not a theoretical concern—it directly affects daily safety, emergency response times, and overall livability for current residents.

Second, the project fails the most basic test of compatibility. The development report itself acknowledges that 222 apartment units are “not consistent” with the surrounding single-family residential neighborhoods. This admission alone should disqualify the proposal. Introducing high-density housing into a clearly low-density area disregards the existing character and long-term planning intentions for this neighborhood.

Finally, this proposal conflicts with Administrative Policy #3, which exists specifically to prevent situations like this. Placing a high-density apartment complex within a low-density residential pocket will significantly diminish the quality of life and safety of the existing neighborhood. Increased traffic congestion, noise, and overcrowding are unavoidable consequences that current residents will be forced to absorb.

Growth should be intentional, compatible, and infrastructure-supported. This project is none of those. I respectfully urge the Commission to deny approval and protect the safety, character, and quality of life of our neighborhood.

Thank you for your time and consideration.

Sincerely,

Amanda Palmer

Concerned Resident

ts and concerns regarding the zoning request on Merritt Island.

1. Property values. Please see the attached photo. This home is for sale in Raintree. You can see in the background beautiful live oak trees and other foliage. This homes property line borders the proposed site of a towering apartment complex. Won't that be a lovely sight when everything is cleared from that lot and viewing that home, instead of nature, you will see tall buildings with a direct view of everything you do. Gatherings in back yard, pool time, etc. No privacy whatsoever. Values for homes bordering that complex will plummet. I would venture to say all homes in Raintree will suffer. Who will want to purchase in there when as soon as you enter the neighborhood the entire length of the road you enter borders towering apartment buildings.
2. Traffic. The proposed main entrance appears to be via Courtenay. Since there are 0 grocery stores, 0 retail shops, 0 restaurants to the north of there, it only makes sense 200+ car owners will be using Pioneer as the exit point from that complex if they want to go south. Only someone with a death wish try's to make a left turn onto Courtenay without a light. Pioneer is heavily travelled. There is only one way in/out of Raintree, that is via Pioneer. Lewis Carroll grade school is only about 1/4 mile down off Pioneer. Traffic backs up terribly, and with Pioneer and Courtenay light being a school crossing, there are numerous walkers/riders of grade school age as well as cars both at drop off and pickup. Courtenay in itself is sometimes a nightmare. With drawbridge only 1/2 mile north of Pioneer, I have seen traffic back up south of Pioneer.
3. Safety. In event of evacuation, we are talking possibility of an extra 300 cars or more trying to exit the island, all jammed right at the Beachline. Is our small island Fire department equipped to handle a major emergency such as fire in a complex this size, especially with homes in such close proximity?
4. Schools. Possible impact to our schools. They already use trailers placed for extra classrooms.
5. I fail to see any benefit whatsoever for rezoning this land to multi family. Too many vehicles, too much impact on our roads and schools, and possible devastation to property values. Towering apartments are meant for people who want water views, not looking into people's backyards and onto a busy road.

Thank you for taking these thoughts into consideration when you vote.

PLEASE vote NO!




©2025 Space Coast MLS


For sale: \$375,000 (3 beds, 2 baths, 1,572 Square Feet)


Sent from my iPad


Please Stop this action for the following reasons (to name a few)...

Why this project is wrong for Merritt Island:

 **PUBLIC SAFETY:** The Staff Report (p. 10) explicitly warns of a "Material Danger to Public Safety."

 **TRAFFIC:** Our roads are already at 88% capacity. This project violates the "25% remaining capacity" rule.

 **INCOMPATIBLE:** Even the county admits 222 units is NOT consistent with our single-family neighborhoods.

 **NO LOCAL SUPPORT:** Our local advisory boards (MIRA/P&Z) refused to back this project.

And don't forget the growing flooding issue in this area...

Sincerely
Jean Nordfors

Sandra Muller called our office to say she is opposed to the proposed apartment complex on or near Courtney and Pioneer.



From: [Debbie Montgomery](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Fwd: Rezoning
Date: Wednesday, January 28, 2026 9:30:01 PM
Attachments: [Screenshot 2026-01-27 at 1.59.08 PM.png](#)

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

Sent from my iPad

Begin forwarded message:

From: Debbie Montgomery <debmontgomery09@gmail.com>
Date: January 28, 2026 at 9:06:05 PM EST
To: Debbie Montgomery <debmontgomery09@gmail.com>
Subject: Rezoning

ts and concerns regarding the zoning request on Merritt Island.

1. Property values. Please see the attached photo. This home is for sale in Raintree. You can see in the background beautiful live oak trees and other foliage. This homes property line borders the proposed site of a towering apartment complex. Won't that be a lovely sight when everything is cleared from that lot and viewing that home, instead of nature, you will see tall buildings with a direct view of everything you do. Gatherings in back yard, pool time, etc. No privacy whatsoever. Values for homes bordering that complex will plummet. I would venture to say all homes in Raintree will suffer. Who will want to purchase in there when as soon as you enter the neighborhood the entire length of the road you enter borders towering apartment buildings.
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age as well as cars both at drop off and pickup. Courtenay in itself is sometimes a nightmare. With drawbridge only 1/2 mile north of Pioneer, I have seen traffic back up south of Pioneer.

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Thank you for taking these thoughts into consideration when you vote.
PLEASE vote NO!

Sent from my iPad

From: [gigi nordfors](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Proposed 222 Unit Apartment complex, Corner of Pioneer and Courtenay, Merritt Island
Date: Wednesday, January 28, 2026 7:47:48 PM

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

Please Stop this action for the following reasons (to name a few)...

Why this project is wrong for Merritt Island:

PUBLIC SAFETY: The Staff Report (p. 10) explicitly warns of a "Material Danger to Public Safety."
TRAFFIC: Our roads are already at 88% capacity. This project violates the "25% remaining capacity" rule.
INCOMPATIBLE: Even the county admits 222 units is NOT consistent with our single-family neighborhoods.
NO LOCAL SUPPORT: Our local advisory boards (MIRA/P&Z) refused to back this project.

And don't forget the growing flooding issue in this area...

Sincerely
Jean Nordfors

Sent from my iPad

From: [Thomas Dixon](#)
To: [Commissioner, D2](#)
Date: Friday, January 23, 2026 7:27:25 PM
Attachments: [.png](#)
[.png](#)
[.png](#)
[.png](#)

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

We are closing in on 1,500 signatures to stop the 222-apartment complex at the corner of Pioneer and N. Courtenay. This location cannot support this project

We are so close! Our petition is gaining major traction, and we've confirmed the County Commissioners are officially paying attention. To protect our island, we are aiming for 1,500+ signatures by next week!

If you can't attend the upcoming meeting, your email is your vote. Please take 60 seconds to send a quick message to the Commissioners letting them know we demand Smart Growth, not dangerous over-development.

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TRAFFIC: Our roads are already at 88% capacity. This project violates the "25% remaining capacity" rule.

INCOMPATIBLE: Even the county admits 222 units is NOT consistent with our single-family neighborhoods.

NO LOCAL SUPPORT: Our local advisory boards (MIRA/P&Z) refused to back this project
Sent from my iPad

From: [Chelsey Bjork](#)
To: [Chelsey True](#)
Cc: [Commissioner, D2](#)
Subject: Re: Request for brief meeting regarding the Courtenay and Pioneer rezoning: Application 25Z00054
Date: Wednesday, January 21, 2026 1:03:44 PM

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

Dear Commissioner,

I wanted to follow up on my earlier email regarding the rezoning application scheduled for a vote on February 5.

I know schedules are full, but I wanted to reiterate my interest in briefly sharing concerns related to concurrency, environmental review timing, and the potential loss of County leverage if the rezoning proceeds prior to completion of key analyses.

I have meetings scheduled with other commissioners this week and wanted to be sure you had the same opportunity to hear these concerns if your availability allows.

Thank you again for your time and consideration.

Respectfully,
Chelsey True
206-300-0013

Sent from my iPhone

On Jan 16, 2026, at 8:14 PM, Chelsey True <bjork.chelsey@gmail.com> wrote:

Dear Commissioner Goodson,

My name is Chelsey True and I live immediately adjacent to the proposed rezoning at Courtenay Parkway and Pioneer Road.

I attended the developer outreach meeting, the MIRA meeting and the planning and zoning hearing. Based on Staff analysis identifying potential traffic concurrency deficiencies, unresolved environmental constraints and compatibility concerns, I am respectfully requesting a brief meeting or call prior to the upcoming vote to share my perspective as a nearby resident.

I'm not opposed to development, my concerns are specific to whether this rezoning meets County's adopted standards at this stage.

If you or your staff have availability next week I would appreciate the opportunity to speak for a few minutes.

Thank you for your time and consideration,

Chelsey True
Merritt Island resident

From: [Commissioner, D2](#)
To: [Smith, Susan](#)
Subject: Fw: Rezoning notice 25Z00054
Date: Wednesday, January 21, 2026 9:28:01 AM

From: Bill Cauffman <otisdog361@gmail.com>
Sent: Wednesday, January 14, 2026 10:52 AM
To: Commissioner, D2 <D2.Commissioner@brevardfl.gov>
Subject: Rezoning notice 25Z00054

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

Hello Tom, the proposed zoning change for 10 acres to medium and high density residential at Pioneer and Courtenay is extreme and will cause many problems. I understand that there must be growth, but 3 story high density dwellings in such an already busy area doesn't appear to be well planned. Please try to convince your fellow Commissioner to reject the proposal. Best regards, Bill Cauffman

From: mmcb23@comcast.net
To: [Commissioner, D2](#)
Subject: RangeWater apartment complex
Date: Tuesday, January 20, 2026 8:14:49 PM

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

Good Evening Mr. Goodson,

I am a resident in your district and am among the thousands of local residents who oppose the zoning change and the proposed apartment complex by RangeWater. I live on Oak Park Circle and use Pioneer road as my way of going north on Courtenay to get to Route 528 for both work and recreation. It would be closer for me to use Venetian Way to get onto Courtenay but it's a hazard trying to make a left onto Courtenay most times of the day. As it stands now, it is often a stressful frenzy of traffic in the immediate area trying to get from my house to 528. There is significantly more traffic in this area since I purchased the house in 2017. I cannot fathom additional traffic.

Additionally, seeing our beautiful trees razed and our landscape raped by never ending development is sickening. It's one of the reasons I moved from Philadelphia suburbs to what was a little piece of heaven here on Merritt Island. The urban sprawl took over the suburbs and our voices at the community meetings fell on deaf ears.

Please hear our voices and vote no on this project. Also, I have been a real estate appraiser for over 30 years and can assure you that there is only an adverse effect on value and marketability of our current properties in this area from this proposed project.

Thank you for your time,

Marie Vassalotti

625 Oak Park Cir

Merritt Island

From: [Jason via Change.org](#)
To: [Commissioner, D2](#)
Subject: You've been identified on a petition: Urge Brevard County Commissioners to oppose rezoning on Merritt Island
Date: Monday, January 19, 2026 7:16:28 PM

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



Hi Tom Goodson,

My name is Jason, and I'm reaching out from Change.org to let you know that you've been tagged on a petition on our platform: '**Urge Brevard County Commissioners to oppose rezoning on Merritt Island**'.

[View the petition](#)

With over 500 million users worldwide, Change.org is the world's largest platform for civic participation. Every day, people use our nonpartisan platform to speak up about the issues that matter to them and reach the elected officials who can make change happen.

Being tagged on a petition means that **people believe you have the power to influence this issue**. It's a sign that your leadership is needed, and **your constituents are eager to engage**.

If you'd like to learn more about the petition or discuss next steps, we're here to help. You can reach our team anytime at decision.makers@change.org or by phone at 415-907-4737.

Thank you for your time and consideration. We look forward to connecting with you soon.

Best,

Photo of Jason



Jason Barnaby
Decision Maker Outreach
415-907-4737
jason@change.org

This is an informational notification sent to the email address listed as the decision maker for this petition. If you are not the decision maker, let us know by replying directly to this email.

[Privacy policy](#)

We'd love to hear from you! [Contact us](#) through our help center.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

From: [Jason Barnaby](#)
To: [Commissioner, D2](#)
Subject: Tom, can you share a quick update?
Date: Monday, January 19, 2026 9:31:11 AM
Attachments: [Screenshot 2025-07-02 at 2.49.06 PM.png](#)

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

Hello Tom — I know you're busy, and that our outreach is just one of many you receive each day from people across the community. We also know you work hard on behalf of the community you serve and may have preferences or rules for how constituents share feedback on the issue elevated in the petition.

Before you close this email, **would you review the summary below and reply with a brief statement noting that you've seen and reviewed the petition, or clarify if you'd rather constituents share feedback directly with you?** Petition starters and signers appreciate hearing from public officials like you — even a quick acknowledgment that you've seen the petition.

We're also happy to share a link or statement if you've already addressed this issue elsewhere.

Even a sentence or two we can pass along would mean a lot. Thank you!

Petition Title: Urge Brevard County Commissioners to oppose rezoning on Merritt Island

Summary: This petition urges Brevard County Commissioners to oppose a proposed rezoning on Merritt Island, citing concerns over increased traffic congestion, potential flooding, and the loss of vital green spaces that contribute to the community's unique character. It matters to the petition signers as they seek to protect their home environment and ensure that future developments align with the existing infrastructure and the safety of residents.

Link: <https://change.org/p/urge-brevard-county-commissioners-to-oppose-rezoning-on-merritt-island>



Jason Barnaby
Senior Civic Engagement Specialist
jason@change.org
(415) 907-4737

--

Is this email not relevant to you? Click [here](#)

From: [Don Peplow](#)
To: [Commissioner, D2](#)
Subject: please reject rezoning the parcel along SR 3 just south of the beachline
Date: Friday, January 16, 2026 9:02:59 PM

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

Don Peplow

From: [Budd Fisher](#)
To: [Commissioner, D2](#)
Subject: Apartment complex between Pioneer and Courtenay
Date: Thursday, January 15, 2026 6:42:37 PM

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

Dear Mr. Goodson

I wanted to make sure you are aware of the petition against this new development. Over 800 local residents have already signed a petition against. While we know you voted for the development we are respectfully asking you to reverse your decision. We do not want the added cars and congestion especially around Lewis Carroll elementary. .

I trust you will respect your constituents wishes.

Sincerely

Budd Fisher

1893 Sykes Creek Dr.

Merritt Island,Fl

[Sent from Yahoo Mail for iPad](#)

From: [Jason Barnaby](#)
To: [Commissioner, D2](#)
Subject: Response Requested: 652 Constituents Oppose Rezoning on N. Courtenay Parkway
Date: Thursday, January 15, 2026 6:01:21 AM
Attachments: [Screenshot 2025-06-30 at 11.48.42 AM-3.png](#)
[Screenshot 2025-07-02 at 2.49.06 PM.png](#)

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

Hello Tom Goodson,

My name is Jason, and I'm part of the Civic Engagement team at Change.org. Nice to meet you! I'm reaching out because a petition on our platform is currently trending among your constituents: Urge Brevard County Commissioners to oppose rezoning on Merritt Island <https://change.org/p/urge-brevard-county-commissioners-to-oppose-rezoning-on-merritt-island>



Because you haven't publicly responded to the petition, your status currently appears as unresponsive. **Would you like to update your response status? You can simply reply to this email with the message you'd like to share, and I'll post it on your behalf.** This would let your constituents know that you're aware of the issue, engaged, and listening.

A response does not mean you endorse the petition. In your response, you can:

- Acknowledge you've seen the petition, aware of the concerns raised, and share any relevant updates
- Share details for the next public meeting where constituents can share their views
- Any relevant updates, resources, or information

If you have any questions, please feel free to reach me directly at +1 415-907-4737. Look forward to hearing from you soon!

Best,
Jason



Jason Barnaby
Senior Civic Engagement Specialist
jason@change.org
(415) 907-4737

--

Is this email not relevant to you? Click [here](#)

From: [Chelsey Bjork](#)
To: [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D1](#); [Commissioner, D4](#)
Subject: Rezoning application 25Z00054 - Public Comment
Date: Wednesday, January 14, 2026 7:58:43 PM

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

Dear Commissioner Goodson and fellow Commissioners,

My name is Chelsey True, and I am a Merritt Island resident who lives immediately adjacent to the proposed rezoning at Courtenay Parkway and Pioneer Road.

As a resident who attended the developer meeting held on November 24, 2025, the MIRA meeting, and the Planning and Zoning hearing, I am writing ahead of the upcoming Board of County Commissioners hearing to respectfully share my concerns and provide context for my position. I also want to note that I spoke with Marcus Herman, a board member of the Merritt Island Redevelopment Agency (MIRA), following the Planning and Zoning meeting. He encouraged me to reach out directly and to continue grounding my comments in fact and adopted policy, which I have attempted to do throughout this process.

I want to be clear from the start: I am not opposed to multifamily housing. I have worked professionally within multifamily development in the past. My concerns here are specific to location, intensity, and infrastructure compatibility.

Staff analysis indicates that the proposed development does not align with the existing or recent development pattern of the surrounding area. Adjacent land uses are predominantly single-family residential to the east, with institutional and commercial uses along Courtenay Parkway. Notably, no multifamily residential development has been approved or constructed within the immediate area in recent years, which undermines the claim that this proposal represents a natural continuation of established land use patterns.

From an infrastructure standpoint, staff has identified potential traffic concurrency deficiencies. Courtenay Parkway is already operating above the 85% threshold required for concurrency vesting, and the proposed development would exceed the 25% remaining capacity limitation. Staff further notes that this could result in a concurrency deficiency at the site plan stage. These findings suggest that concurrency issues are not hypothetical, but a real risk at this stage. As stated in the staff analysis, "the proposed development has the potential to cause traffic capacity issues that could impact design capabilities or a de facto change in functional classification."

Staff analysis also indicates that the proposed development has the potential to generate approximately 2,308 trips per day. Given the existing operating level of this corridor and the added trip generation, my concern is that the rezoning is being requested prior to the completion of the evaluations required under the County's

adopted concurrency policies.

These concerns are compounded by existing constraints, including school-related congestion, proximity to the SR-528 interchange, drawbridge operations, and the scheduled 2027 FDOT median and signalization project, which will alter traffic patterns in ways current studies cannot fully capture. A development cannot assume capacity from future roadway projects. Because these improvements are not yet constructed, they cannot be relied upon for concurrency or mitigation purposes. Approving a rezoning before these changes are operational and their impacts understood creates additional uncertainty for an already constrained roadway.

Additionally, I contacted Brevard County Natural Resources Management to confirm whether a formal wetland delineation has been completed for the subject property. Staff confirmed in writing that a site-specific wetland delineation has not yet been performed and would only be required at the site plan stage. As a result, current review relies on mapped resources rather than field-verified conditions. Given the presence of mapped wetlands and hydric soils, the site's location within the Indian River Lagoon Nitrogen Reduction Overlay, and proximity to a documented bald eagle nest, the full environmental constraints of the site are not yet known. Advancing a rezoning prior to completion of this analysis shifts risk forward and limits the County's ability to evaluate environmental impacts at the appropriate stage.

I would also like to acknowledge the applicant's revised site plan, which includes a 100-foot buffer along the east side and a 50-foot buffer along the north side of the property. While these revisions reflect an effort to reduce impacts, the updated plan also removes the previously proposed retention pond and instead relies on dry stormwater mitigation. Given the site's environmental context, I respectfully ask that these stormwater revisions be carefully evaluated for long-term performance, maintenance, and cumulative impact. Buffer enhancements alone do not resolve the outstanding infrastructure, traffic, and environmental concerns identified in the staff analysis.

I respectfully ask that you give weight to the Planning and Zoning staff findings, MIRA's recommendation, and the unresolved infrastructure and compatibility concerns when considering this rezoning request. My goal is not to oppose growth, but to advocate for development that aligns with adopted standards and protects the long-term functionality and character of our community. Planning and Zoning could not reach a majority in favor of approval, staff analysis raised multiple substantive concerns, and MIRA formally recommended against the proposal. Advancing this rezoning under these conditions would transfer unresolved risk to the surrounding community rather than address it at the appropriate stage.

Thank you for your time and consideration.

Respectfully,

Chelsey True

Merritt Island Resident

Sources:

Brevard County Planning and Zoning Staff Analysis

Space Coast Transportation Planning Organization (TPO)

From: [Marie-Claire Villanueva, DPM](#)
To: [Commissioner, D2](#)
Subject: Please vote NO
Date: Wednesday, January 14, 2026 4:22:02 PM

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

Dear Commissioner Goodson,
Please vote NO on the rezoning of Merritt Island off Pioneer Rd. and N. Courtenay Blvd. As a long time resident, our community is vehemently opposed to the proposed changes.
Thank you very much for your time and service.

--

Marie-Claire Villanueva, D.P.M.
mobile (321) 213-0249
fax (866) 590-7237

From: [Heike Jahnert](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Rezoning on North Courtenay Pkwy
Date: Wednesday, January 14, 2026 9:26:42 AM

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

Good Morning Commissioners !

Ask any resident on Merritt Island and they will tell you that Merritt Island is getting too crowded and too busy.

Rezoning a property on the East Side of North Courtenay Pkwy just 420 ft South of Via DeLa Reina is not in the best interest of Merritt Island residents.

As our Representatives I urge you to listen to your Constituents and not rezone above mentioned property.

We have enough housing on Merritt Island. In addition, due to enforcements of immigration laws more housing will be available to U.S. citizens.

Commissioners, please remember the oath you took and your role as a Public Servant which both command you to represent your constituents and not special interest.

Respectfully,

Heike Jahnert
6729 Mangrove Dr.
Merritt Island

From: [Giles Malone](#)
To: [Commissioner, D2](#)
Subject: Fwd: Urge Commissioner Goodson to oppose rezoning on Merritt Island
Date: Tuesday, January 13, 2026 2:33:30 PM

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GILES MALONE M.B.A.

PARTNER
MAVERICK MULTIMEDIA INC.
BREVARD PRODUCTION INC..
Tel: (321) - 323- 4460
GilesMalone@GMail.com



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----- Forwarded message -----

From: **Giles Malone** <gilesmalone1@icloud.com>
Date: Mon, Jan 12, 2026 at 11:39 PM
Subject: Urge Commissioner Goodson to oppose rezoning on Merritt Island
To: GILES MALONE <gilesmalone@gmail.com>

Hey,

I just signed the petition “Urge Commissioner Goodson to oppose rezoning on Merritt Island” and wanted to see if you could help by adding your name.

Our goal is to reach 500 signatures and we need more support. You can read more and sign the petition here:

<https://c.org/FzXMFB9qjH>

Thanks!

Giles

Sent from my iPhone

From: [Chelsey True](#)
To: [Commissioner, D2](#)
Subject: Request for brief meeting regarding the Courtenay and Pioneer rezoning: Application 25Z00054
Date: Friday, January 16, 2026 8:15:04 PM

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

Dear Commissioner Goodson,

My name is Chelsey True and I live immediately adjacent to the proposed rezoning at Courtenay Parkway and Pioneer Road.

I attended the developer outreach meeting, the MIRA meeting and the planning and zoning hearing. Based on Staff analysis identifying potential traffic concurrency deficiencies, unresolved environmental constraints and compatibility concerns, I am respectfully requesting a brief meeting or call prior to the upcoming vote to share my perspective as a nearby resident.

I'm not opposed to development, my concerns are specific to whether this rezoning meets County's adopted standards at this stage.

If you or your staff have availability next week I would appreciate the opportunity to speak for a few minutes.

Thank you for your time and consideration,

Chelsey True
Merritt Island resident

From: [Erica Miller Cochran](#)
To: [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Rezoning Pioneer/Courtenay Pkwy
Date: Thursday, January 29, 2026 8:04:47 PM

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

I plead with you all to deny the rezoning of the property at Pioneer and N. Courtenay Pkwy in Merritt Island. Courtenay cannot support this influx of growth. With the apartments being built behind the Merritt Island mall we're looking at 100's of more cars on the road already. This large project of multi-family units would be devastating to this island. I know growth is inevitable but this isn't the right project for this specific area. This would not be beneficial to the small island community that Merritt Island has been known for since as long as I've lived here.

Thank you for your time.

[Erica Cochran](#)

From: [AmyBrooke Muir](#)
To: [Commissioner, D4](#)
Subject: Deny Rezoning 142 Acres off E Crisafulli
Date: Friday, January 30, 2026 9:14:18 AM

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

Dear Mr. Feltner,

I am writing to you as a resident of North Merritt Island and as someone who deeply cares about the place my family calls home.

I respectfully ask that you **vote NO on the proposed rezoning of the 142 acres off East Crisafulli Road**. This request is not about being anti-growth — it is about protecting an area that simply is not equipped to handle higher-density development.

Those of us who live here already experience significant flooding. We have watched roads become impassable after storms and worry every rainy season about water levels rising higher and staying longer. Increasing density on agricultural land means more pavement, more runoff, and more displaced water — and that water has to go somewhere. Once flooding patterns change, they cannot be undone.

Traffic and safety are also real concerns. East Crisafulli Road is narrow, rural, and was never designed to support suburban-level traffic. Additional daily traffic and construction vehicles will make the road less safe for residents, children, and emergency responders.

Most importantly, this land has long been designated as agricultural. Rezoning it to higher-density residential development fundamentally changes the character of our community and sets a precedent that cannot be reversed. Once the land is rezoned and developed, the rural nature of this area is gone forever.

Maronda's current design has a house 30 feet from my barn filled with pigs, goats, and chickens. I don't think 1/2 acre lots are compatible with being so close to farm animals.

I believe your role as a commissioner requires balancing development with the long-term well-being of existing residents. In this case, the risks — flooding, safety, infrastructure strain, and loss of rural character — outweigh the benefits.

Thank you for taking the time to listen to those of us who live here and will bear the consequences of this decision for decades to come. I respectfully urge you to stand with our community and please **vote NO on this rezoning**.

Sincerely,

Amy Muir

1100 E Crisafulli Road

Merritt Island

From: [Kathy Brandt](#)
To: [Commissioner, D4](#)
Subject: rezoning on Merritt Island
Date: Friday, January 30, 2026 10:24:05 AM

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

Please oppose the rezoning on Merritt Island. The area at Pionee Rd. and Courtnenay Parkway will be harmfully impacted if this goes through. The high desity apartment complex in single family neighborhoods will compromise safety and traffic flow.

Thank you,
Kathleen Brandt

From: [Karie Hanselman](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: STOP THE DEVELOPMENT!
Date: Saturday, January 31, 2026 9:42:16 AM

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

Over the past 40 years, the once-quiet drive from Cocoa into Merritt Island has transformed dramatically. What used to be a peaceful, natural sanctuary has become increasingly congested, especially on weekends, when out-of-town visitors crowd the unpaved shoulders as if they were public parks—camping, grilling, selling items, and often interfering with traffic flow.

Simultaneously, Port Canaveral has expanded from a small cruise hub into the largest port in Florida, yet the surrounding infrastructure has not kept pace. Weekend traffic jams on the Beachline are now almost guaranteed as thousands of cruise passengers rush to the port, frequently causing accidents or gridlock. Much of the remaining open land has been converted into cruise parking lots, further intensifying traffic pressures without meaningful road improvements.

As drivers exit the Beachline onto Courtney Parkway, they encounter additional congestion from Kennedy Space Center traffic, daily launch activity, and drivers racing to beat poorly timed lights. The nearby drawbridge often rises at the worst possible moment, pushing traffic backups well beyond the Pioneer/Courtney intersection. In the immediate vicinity of the proposed apartment development, three residential neighborhoods, an elementary school, a nursing home, Starbucks, a car wash, a bank, and a medical plaza all share a single narrow roadway. This road already struggles with backups, lacks turn lanes, and experiences frequent accidents as drivers take risks to avoid delays. It sits within half a mile of both the chronically congested Beachline interchange and the drawbridge that routinely traps vehicles for miles.

Adding a 225-unit apartment complex—introducing more than 250 additional vehicles—would create dangerous conditions for residents, schoolchildren, parents, teachers, and emergency responders. It would further complicate evacuation routes and increase risks in an area already beyond its infrastructure and environmental capacity.

After four decades of living on this small island, it is clear that Merritt Island has exceeded sustainable growth. Recent developments have already caused flooding in older neighborhoods, degraded water quality, and strained natural systems. Approving another high-density project in a location unable to support it is not progress—it is a failure of responsible urban planning and a decision driven purely by profit, not community well-being.

Apartments are not an ideal fit for this area due to several key factors related to infrastructure capacity, community character, and long-term planning considerations. I would strongly recommend you go to this area at 7:30-7:45am, 2:30pm or 5:30 pm and experience the congestion and craziness yourself before you vote for this madness.

Regards,
Karie Hanselman, concerned resident of area

From: [Rebecca Hauser](#)
To: [Commissioner, D4](#)
Subject: Opposition to Rezoning Case #25Z00054 – Public Safety Danger, Flooding Risks, & 1,800+ Residents Opposed
Date: Friday, January 30, 2026 5:37:51 PM

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

Dear Commissioner Rob Feltner,

I am writing to formally request that you **DENY Rezoning Application #25Z00054** (RangeWater/Pioneer Rd). This proposal is not merely a "neighborhood concern"; it is a documented risk to the infrastructure, environmental stability, and life safety of the Merritt Island community.

As a resident and taxpayer, I urge you to consider the following critical facts:

1. Staff Report Warning: “Material Danger to Public Safety” The County’s own Staff Report (page 10) explicitly warns that this project creates a **“material danger to public safety.”** It is rare for staff to use such definitive language. For the Commission to override this warning would be to knowingly ignore a documented safety hazard regarding traffic flow and emergency access in a failing corridor.

2. Extreme Risk to School Zone Safety (Lewis Carroll Elementary) Pioneer Road is a primary corridor for children walking and biking to Lewis Carroll Elementary. During drop-off and pick-up, this area already experiences severe congestion and gridlock. Adding **400+ cars** (approx. 1,379 to 3,000 daily trips) into this specific intersection creates an unacceptable safety crisis.

3. Environmental Hazard: Myakka and Anclote Hydric Soils The project site consists of **Myakka and Anclote hydric soils**, which serve as a critical natural "sponge" for the area due to their high water table. Paving over 11 acres of these soils will displace massive volumes of groundwater, forcing runoff into surrounding low-lying neighborhoods that are **already prone to flooding**. We cannot replace a natural drainage basin with 11 acres of asphalt without causing major flooding for existing homeowners.

4. Overwhelming Community Opposition (1,800+ Signatures) The community has spoken with a unified voice. I have initiated a petition that currently has **over 1,800 residents** (online and on paper) who are formally opposed to this project. This number grows daily, reflecting the deep-seated concern of your constituents.

5. Violation of Administrative Policy #3 & Infrastructure

Failure Under **Administrative Policy #3**, the County must protect the quality of life of existing residents from "Land Use Shocks." North Courtenay Parkway is already at **88% capacity**. This project alone would consume **24.95% of the total remaining capacity**, violating the spirit of our concurrency rules and diminishing the safety of our neighborhoods through noise and transient traffic.

6. Unanimous Denial by MIRA (7-0) The Merritt Island Redevelopment Agency (MIRA) board—the local body that best understands our island's unique constraints—voted **unanimously (7-0)** to recommend denial.

The Planning and Zoning Board's **7-7 tie** reflects the deep flaws in this application. With 1,800 residents standing in opposition, a Staff Report warning of "**material danger to public safety**," and the severe risks to our school children and environment, there is no justification for approval.

I urge you to follow the recommendation of MIRA and Staff and **deny this rezoning**.

Sincerely,

Rebecca Hauser

815-608-8451

Petition can be found here: <https://www.change.org/p/urge-brevard-county-commissioners-to-oppose-rezoning-on-merritt-island>

From: [Gayle Allenback](#)
To: [Commissioner, D4](#)
Subject: Request for Denial of Zoning Application 25Z00054 – Parcel ID 24-36-14-00-259
Date: Saturday, January 31, 2026 4:21:28 PM

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

Dear Commissioner Feltner,

I am writing as a concerned resident of Merritt Island to respectfully urge you not to approve the proposed zoning change (zoning application 25Z00054) that would allow medium- to high-density housing at the property located on the east side of N. Courtenay Parkway, approximately 420 feet south of Via De La Reina (parcel ID 24-36-14-00-259).

While growth can be beneficial when thoughtfully planned, this particular proposal threatens the safety, infrastructure, environmental balance, and character of the immediate neighborhood as well as the whole island in ways that are already well documented in the official reports on record.

Public safety must be paramount. One of the reports explicitly warns that this project presents a “material danger to public safety.” This is not merely a speculative concern, but a formal conclusion based on the project’s own analysis. Approving a development identified as posing such a risk would place current residents, future occupants, and first responders in jeopardy.

Traffic and infrastructure capacity are already strained. Many are familiar with the daily congestion along N. Courtenay Parkway. According to the report, local roads are operating at approximately 88% capacity, leaving very little margin for additional traffic. The proposed development exceeds the established “25% of remaining capacity” guideline; thus, rezoning this property would only exacerbate an already dangerous situation—raising the likelihood of accidents and posing increased risks to both drivers and adult and child pedestrians, particularly as the area awaits roadway redesign to place a raised median.

In addition, flooding concerns cannot be ignored. Natural drainage systems on Merritt Island are already under stress, and increased density at this location would further burden those systems. The result could be heightened flood risk for nearby homes and businesses, creating long-term consequences that are difficult and costly to reverse.

The proposal is also incompatible with surrounding land use. The report itself acknowledges that the planned 222 units are not consistent with the adjacent single-family neighborhoods. Such incompatibility threatens the stability, character, and quality of life of communities that residents, including myself, have invested in for decades.

Equally concerning is the loss of green space, especially wetlands and wildlife habitats, which would be irreversible. Our community has worked hard to preserve these areas, recognizing their importance to our ecosystem, natural drainage, and as a buffer against overdevelopment. Once lost, this land—and the balance it provides—cannot be restored. Preserving these spaces is essential to maintaining what makes Merritt Island a unique and cherished place to live.

Finally, there is clear local opposition and advisory concern. The Merritt Island Redevelopment Agency (MIRA) has already demonstrated its support for preserving our community by voting against the rezoning proposal, and even the Brevard County Planning & Zoning board was not able to reach a majority in favor of this project, after hearing both sides. As one of our elected representatives, I respectfully ask that you honor the judgment of local advisory boards and the residents they serve, rather than overriding their recommendations.

I support smart, appropriately scaled growth—but not this specific project, particularly in this specific location. The proposed density cannot be sustained without compromising safety, traffic flow, environmental resilience, and neighborhood compatibility.

For these reasons, I respectfully ask that you vote no on this zoning change and help protect the safety, environment, and long-term well-being of Merritt Island and its residents.

Thank you for your time, consideration, and service to our community.

Respectfully,

Gayle Allenback

2405 Raintree Lake Circle

Merritt Island, FL 32953

From: [Diane Duclos](#)
To: [Commissioner, D4](#)
Subject: Fwd: Brevard reasoning on Merritt island
Date: Monday, February 2, 2026 8:18:52 AM

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

Sent from my iPhone

Begin forwarded message:

From: Diane Duclos <duclos1957@yahoo.com>
Date: February 2, 2026 at 8:16:01 AM EST
To: D1.Commissioner@brevardfl.gov
Subject: Brevard reasoning on Merritt island

Good Day Commissioner-

I am a resident of Villa de Palma neighborhood on Merritt Island.

It has come to my attention that the Brevard County commissioner's office is contemplating rezoning the area off Pioneer Road on Merritt Island for an apartment complex.

The decision to rezone would be a huge mistake. Pioneer Road is already so busy between the three neighborhoods that are adjacent to it plus the school that has daily traffic in the morning and the afternoon that Pioneer Road cannot carry this much traffic. Plus all the neighborhoods surrounding the area for rebuild are all single family homes. An apartment complex just does not go with the complexion of the area. The area for rebuild is so small for the number of apartments that you want to put in.

Let alone losing more green space on Merritt Island that has over 50,000 people now living on it and losing the green space for all the animals that inhabit the area on Pioneer, which houses the endangered gopher turtles.

Putting up more apartments on Merritt Island is going to tax on the school system, the fire department and the police department along with all of our road wear.

Please reconsider your opinion on this rezoning for Merritt Island.

Thank you
Michael Duclos
Diane Duclos

Sent from my iPhone

From: [Chelsey True](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Request for Clarification and Record Accuracy from the P&Z Vote Procedure (January 12, APP 25Z00054)
Date: Friday, January 30, 2026 10:25:06 AM

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

Dear Commissioners,

My name is Chelsey True, a Merritt Island resident who has been actively following and participating in the public process regarding Application 25Z00054.

I am writing to respectfully flag a procedural concern from the Planning & Zoning Board meeting on January 12, which I believe is important for the County Commission to be aware of as this application moves forward.

While rewatching the meeting video, I observed confusion during the vote count related to the Chair's participation in the vote. A headcount appeared to reflect a 7-6 vote; however, there was audible discussion on the record indicating that the Chair would only vote in the event of a tie. Despite this, the outcome was ultimately announced as a 7-7 tie, followed by a second vote without a clearly stated tally.

I am not alleging misconduct. My concern is that the procedure created ambiguity on the record regarding how the final vote count was reached. Given the significance of this application and the level of public interest, clarity in voting procedure and documentation is important for public confidence and for the Commission's review.

I have raised this question with staff and understand that the approved minutes will reflect the official tally. My intent in contacting you directly is simply to ensure that Commissioners are aware of the procedural confusion observed on the video record as you consider this item.

I appreciate your time and your service, and I look forward to discussing this and other substantive infrastructure and safety concerns related to this application in upcoming meetings.

Chelsey True
Merritt Island Resident

Dear Commissioner Goodson,

I am writing regarding the upcoming vote on the rezoning request for the property located at Pioneer Road and Courtenay Parkway. I am a resident of the Palmetto neighborhood, which lies north of Villa De Palmas and just south of State Road 528.

I respectfully urge you to vote **against** this rezoning request to allow multi-family development in what is currently a single-family area. My primary concern is traffic, which has already reached an unsafe and congested level along Courtenay Parkway.

As a resident who travels this corridor daily, I can attest that **turning left from the Palmetto neighborhood onto Courtenay Parkway (southbound) or turning left into the Palmetto Neighborhood onto Venetian Way from Courtenay Parkway (southbound)** is difficult at most times of day and becomes nearly impossible when the bridge is raised and traffic backs up. According to the developer, the project would include an average of 1.75 parking spaces per unit, potentially adding approximately 389 additional vehicles to Courtenay Parkway. This figure does not account for visitor traffic or service vehicles.

Anyone familiar with this corridor during **school drop-off and pick-up hours, rush hour, or Space Center shift changes** knows that Courtenay Parkway is already operating at or near capacity. Traffic has increased significantly since I moved into my home in 2017, due in part to multiple large developments approved north of SR 528. Each new project adds to an already overburdened roadway.

This raises an important question: when was the most recent traffic capacity study conducted for Courtenay Parkway, and does it adequately account for the cumulative impact of these developments? Beyond traffic, increased density places additional strain on emergency services and contributes to overcrowding that affects the safety and quality of life of existing residents.

I am also aware that the Merritt Island Redevelopment Agency (MIRA) voted against this project. I respectfully ask that you and your fellow commissioners stand with the residents of Merritt Island and vote no on this rezoning request.

Thank you for your time, consideration, and service to our community.

Sincerely,

Marie Chiaino

321-591-1663 (cell)

From: [Marie Chiaino](#)
To: [Commissioner, D2](#)
Cc: [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Opposition to Rezoning Notice 2500054 on Merritt Island
Date: Tuesday, February 3, 2026 7:17:59 PM

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

Dear Commissioner Goodson,

I am writing regarding the upcoming vote on the rezoning request for the property located at Pioneer Road and Courtenay Parkway. I am a resident of the Palmetto neighborhood, which lies north of Villa De Palmas and just south of State Road 528.

I respectfully urge you to vote **against** this rezoning request to allow multi-family development in what is currently a single-family area. My primary concern is traffic, which has already reached an unsafe and congested level along Courtenay Parkway.

As a resident who travels this corridor daily, I can attest that **turning left from the Palmetto neighborhood onto Courtenay Parkway (southbound) or turning left into the Palmetto Neighborhood onto Venetian Way from Courtenay Parkway (southbound)** is difficult at most times of day and becomes nearly impossible when the bridge is raised and traffic backs up. According to the developer, the project would include an average of 1.75 parking spaces per unit, potentially adding approximately 389 additional vehicles to Courtenay Parkway. This figure does not account for visitor traffic or service vehicles.

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This raises an important question: when was the most recent traffic capacity study conducted for Courtenay Parkway, and does it adequately account for the cumulative impact of these developments? Beyond traffic, increased density places additional strain on emergency services and contributes to overcrowding that affects the safety and quality of life of existing residents.

I am also aware that the Merritt Island Redevelopment Agency (MIRA) voted against this project. I respectfully ask that you and your fellow commissioners stand with the residents of Merritt Island and vote no on this rezoning request.

Thank you for your time, consideration, and service to our community.

Sincerely,

Marie Chiaino
321-591-1663 (cell)

From: [Diane Duclos](#)
To: [Commissioner, D2](#)
Subject: Fwd: Brevard reasoning on Merritt island
Date: Monday, February 2, 2026 8:17:17 AM

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Sent from my iPhone

Begin forwarded message:

From: Diane Duclos <duclos1957@yahoo.com>
Date: February 2, 2026 at 8:16:01 AM EST
To: D1.Commissioner@brevardfl.gov
Subject: Brevard reasoning on Merritt island

Good Day Commissioner-

I am a resident of Villa de Palma neighborhood on Merritt Island.

It has come to my attention that the Brevard County commissioner's office is contemplating rezoning the area off Pioneer Road on Merritt Island for an apartment complex.

The decision to rezone would be a huge mistake. Pioneer Road is already so busy between the three neighborhoods that are adjacent to it plus the school that has daily traffic in the morning and the afternoon that Pioneer Road cannot carry this much traffic. Plus all the neighborhoods surrounding the area for rebuild are all single family homes. An apartment complex just does not go with the complexion of the area. The area for rebuild is so small for the number of apartments that you want to put in.

Let alone losing more green space on Merritt Island that has over 50,000 people now living on it and losing the green space for all the animals that inhabit the area on Pioneer, which houses the endangered gopher turtles.

Putting up more apartments on Merritt Island is going to tax on the school system, the fire department and the police department along with all of our road wear.

Please reconsider your opinion on this rezoning for Merritt Island.

Thank you
Michael Duclos
Diane Duclos

Sent from my iPhone

From: [Gayle Allenback](#)
To: [Commissioner, D2](#)
Subject: Request for Denial of Zoning Application 25Z00054 – Parcel ID 24-36-14-00-259
Date: Saturday, January 31, 2026 4:18:54 PM

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

Dear Commissioner Goodson,

I am writing as a concerned resident of Merritt Island to respectfully urge you not to approve the proposed zoning change (zoning application 25Z00054) that would allow medium- to high-density housing at the property located on the east side of N. Courtenay Parkway, approximately 420 feet south of Via De La Reina (parcel ID 24-36-14-00-259).

While growth can be beneficial when thoughtfully planned, this particular proposal threatens the safety, infrastructure, environmental balance, and character of the immediate neighborhood as well as the whole island in ways that are already well documented in the official reports on record.

Public safety must be paramount. One of the reports explicitly warns that this project presents a “material danger to public safety.” This is not merely a speculative concern, but a formal conclusion based on the project’s own analysis. Approving a development identified as posing such a risk would place current residents, future occupants, and first responders in jeopardy.

Traffic and infrastructure capacity are already strained. Many are familiar with the daily congestion along N. Courtenay Parkway. According to the report, local roads are operating at approximately 88% capacity, leaving very little margin for additional traffic. The proposed development exceeds the established “25% of remaining capacity” guideline; thus, rezoning this property would only exacerbate an already dangerous situation—raising the likelihood of accidents and posing increased risks to both drivers and adult and child pedestrians, particularly as the area awaits roadway redesign to place a raised median.

In addition, flooding concerns cannot be ignored. Natural drainage systems on Merritt Island are already under stress, and increased density at this location would further burden those systems. The result could be heightened flood risk for nearby homes and businesses, creating long-term consequences that are difficult and costly to reverse.

The proposal is also incompatible with surrounding land use. The report itself acknowledges that the planned 222 units are not consistent with the adjacent single-family neighborhoods. Such incompatibility threatens the stability, character, and quality of life of communities that residents, including myself, have invested in for decades.

Equally concerning is the loss of green space, especially wetlands and wildlife habitats, which would be irreversible. Our community has worked hard to preserve these areas, recognizing their importance to our ecosystem, natural drainage, and as a buffer against overdevelopment. Once lost, this land—and the balance it provides—cannot be restored. Preserving these spaces is essential to maintaining what makes Merritt Island a unique and cherished place to live.

Finally, there is clear local opposition and advisory concern. The Merritt Island Redevelopment Agency (MIRA) has already demonstrated its support for preserving our community by voting against the rezoning proposal, and even the Brevard County Planning & Zoning board was not able to reach a majority in favor of this project, after hearing both sides. As one of our elected representatives, I respectfully ask that you honor the judgment of local advisory boards and the residents they serve, rather than overriding their recommendations.

I support smart, appropriately scaled growth—but not this specific project, particularly in this specific location. The proposed density cannot be sustained without compromising safety, traffic flow, environmental resilience, and neighborhood compatibility.

For these reasons, I respectfully ask that you vote no on this zoning change and help protect the safety, environment, and long-term well-being of Merritt Island and its residents.

Thank you for your time, consideration, and service to our community.

Respectfully,

Gayle Allenback

2405 Raintree Lake Circle

Merritt Island, FL 32953

From: [Karie Hanselman](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: STOP THE DEVELOPMENT!
Date: Saturday, January 31, 2026 9:42:18 AM

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

Over the past 40 years, the once-quiet drive from Cocoa into Merritt Island has transformed dramatically. What used to be a peaceful, natural sanctuary has become increasingly congested, especially on weekends, when out-of-town visitors crowd the unpaved shoulders as if they were public parks—camping, grilling, selling items, and often interfering with traffic flow.

Simultaneously, Port Canaveral has expanded from a small cruise hub into the largest port in Florida, yet the surrounding infrastructure has not kept pace. Weekend traffic jams on the Beachline are now almost guaranteed as thousands of cruise passengers rush to the port, frequently causing accidents or gridlock. Much of the remaining open land has been converted into cruise parking lots, further intensifying traffic pressures without meaningful road improvements.

As drivers exit the Beachline onto Courtney Parkway, they encounter additional congestion from Kennedy Space Center traffic, daily launch activity, and drivers racing to beat poorly timed lights. The nearby drawbridge often rises at the worst possible moment, pushing traffic backups well beyond the Pioneer/Courtney intersection. In the immediate vicinity of the proposed apartment development, three residential neighborhoods, an elementary school, a nursing home, Starbucks, a car wash, a bank, and a medical plaza all share a single narrow roadway. This road already struggles with backups, lacks turn lanes, and experiences frequent accidents as drivers take risks to avoid delays. It sits within half a mile of both the chronically congested Beachline interchange and the drawbridge that routinely traps vehicles for miles.

Adding a 225-unit apartment complex—introducing more than 250 additional vehicles—would create dangerous conditions for residents, schoolchildren, parents, teachers, and emergency responders. It would further complicate evacuation routes and increase risks in an area already beyond its infrastructure and environmental capacity.

After four decades of living on this small island, it is clear that Merritt Island has exceeded sustainable growth. Recent developments have already caused flooding in older neighborhoods, degraded water quality, and strained natural systems. Approving another high-density project in a location unable to support it is not progress—it is a failure of responsible urban planning and a decision driven purely by profit, not community well-being.

Apartments are not an ideal fit for this area due to several key factors related to infrastructure capacity, community character, and long-term planning considerations. I would strongly recommend you go to this area at 7:30-7:45am, 2:30pm or 5:30 pm and experience the congestion and craziness yourself before you vote for this madness.

Regards,
Karie Hanselman, concerned resident of area

From: [Rebecca Hauser](#)
To: [Commissioner, D2](#)
Subject: Opposition to Rezoning Case #25Z00054 – Public Safety Danger, Flooding Risks, & 1,800+ Residents Opposed
Date: Friday, January 30, 2026 5:34:15 PM

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

Dear Commissioner Tom Goodson,

I am writing to formally request that you **DENY Rezoning Application #25Z00054** (RangeWater/Pioneer Rd). This proposal is not merely a "neighborhood concern"; it is a documented risk to the infrastructure, environmental stability, and life safety of the Merritt Island community.

As a resident and taxpayer, I urge you to consider the following critical facts:

1. Staff Report Warning: “Material Danger to Public Safety” The County’s own Staff Report (page 10) explicitly warns that this project creates a **“material danger to public safety.”** It is rare for staff to use such definitive language. For the Commission to override this warning would be to knowingly ignore a documented safety hazard regarding traffic flow and emergency access in a failing corridor.

2. Extreme Risk to School Zone Safety (Lewis Carroll Elementary) Pioneer Road is a primary corridor for children walking and biking to Lewis Carroll Elementary. During drop-off and pick-up, this area already experiences severe congestion and gridlock. Adding **400+ cars** (approx. 1,379 to 3,000 daily trips) into this specific intersection creates an unacceptable safety crisis.

3. Environmental Hazard: Myakka and Anclote Hydric Soils The project site consists of **Myakka and Anclote hydric soils**, which serve as a critical natural "sponge" for the area due to their high water table. Paving over 11 acres of these soils will displace massive volumes of groundwater, forcing runoff into surrounding low-lying neighborhoods that are **already prone to flooding**. We cannot replace a natural drainage basin with 11 acres of asphalt without causing major flooding for existing homeowners.

4. Overwhelming Community Opposition (1,800+ Signatures) The community has spoken with a unified voice. I have initiated a petition that currently has **over 1,800 residents** (online and on paper) who are formally opposed to this project. This number grows daily, reflecting the deep-seated concern of your constituents.

5. Violation of Administrative Policy #3 & Infrastructure

Failure Under **Administrative Policy #3**, the County must protect the quality of life of existing residents from "Land Use Shocks." North Courtenay Parkway is already at **88% capacity**. This project alone would consume **24.95% of the total remaining capacity**, violating the spirit of our concurrency rules and diminishing the safety of our neighborhoods through noise and transient traffic.

6. Unanimous Denial by MIRA (7-0) The Merritt Island Redevelopment Agency (MIRA) board—the local body that best understands our island's unique constraints—voted **unanimously (7-0)** to recommend denial.

The Planning and Zoning Board's **7-7 tie** reflects the deep flaws in this application. With 1,800 residents standing in opposition, a Staff Report warning of "**material danger to public safety**," and the severe risks to our school children and environment, there is no justification for approval.

I urge you to follow the recommendation of MIRA and Staff and **deny this rezoning**.

Sincerely,

Rebecca Hauser

815-608-8451

Petition can be found here: <https://www.change.org/p/urge-brevard-county-commissioners-to-oppose-rezoning-on-merritt-island>

From: [Kathy Brandt](#)
To: [Commissioner, D2](#)
Subject: rezoning on Merritt Island
Date: Friday, January 30, 2026 10:19:18 AM

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

Please oppose the rezoning on Merritt Island. The area at Pionee Rd. and Courtnenay Parkway will be harmfully impacted if this goes through. The high desity apartment complex in single family neighborhoods will compromise safety and traffic flow.

Thank you,
Kathleen Brandt

From: [Erica Miller Cochran](#)
To: [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Rezoning Pioneer/Courtenay Pkwy
Date: Thursday, January 29, 2026 8:04:47 PM

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

I plead with you all to deny the rezoning of the property at Pioneer and N. Courtenay Pkwy in Merritt Island. Courtenay cannot support this influx of growth. With the apartments being built behind the Merritt Island mall we're looking at 100's of more cars on the road already. This large project of multi-family units would be devastating to this island. I know growth is inevitable but this isn't the right project for this specific area. This would not be beneficial to the small island community that Merritt Island has been known for since as long as I've lived here.

Thank you for your time.

[Erica Cochran](#)

Subject: Comprehensive Request for Denial of Zoning Application 25Z00054 – Parcel ID 24-36-14-00-259

Dear Members of the Planning and Zoning Board,

I am writing to formally and respectfully request denial of **Zoning Application No. 25Z00054**, which seeks a change in zoning classification for the property identified as **Parcel ID 24-36-14-00-259 (Tax Account No. 2412106)**, located on North Courtenay Parkway in Merritt Island.

I am a former Chairman of a Local Development Finance Authority in Huron Township, Michigan, where I worked closely with planning staff, zoning boards, and elected officials on land-use, redevelopment, and zoning matters. I am also a Merritt Island resident who owns property in close proximity to the subject parcel. I submit these comments based on that experience and on a careful review of the application materials, staff analyses, mapped resource data, and Brevard County's adopted Comprehensive Plan and zoning framework.

This letter is not an objection to growth or development in principle. Rather, it is a request that the County apply its zoning standards consistently, as it has done in prior cases, and deny a rezoning that is not supported by the record and that raises significant concerns related to plan consistency, compatibility, precedent, and long-term land-use integrity.

I. Inconsistency with the Comprehensive Plan and Classic Spot Zoning Indicators

The requested rezoning from **AU to RU-2-15**, with an associated development intensity of approximately **220 multi-family dwelling units**, represents a substantial increase in density and intensity that is not consistent with the intent, structure, or expectations established by the adopted Comprehensive Plan for this area.

Rezoning actions are intended to **implement** the Comprehensive Plan, not to override it or create parcel-specific exceptions that function as de facto policy changes. When a rezoning request introduces a use or density that materially departs from what the surrounding area has been planned to accommodate, it raises classic **spot zoning** concerns.

Spot zoning is not defined by size alone. It is identified by context: whether a single parcel is being singled out for preferential treatment that is inconsistent with surrounding zoning and land-use patterns, and whether the change advances a broad public purpose or primarily benefits a particular development proposal. In this case, the requested rezoning would single out one parcel for a level of intensity that is not reflected in the surrounding zoning framework, undermining the predictability and coherence of the Comprehensive Plan.

Approval under these circumstances would weaken the Plan's role as a guiding document and invite further requests that rely on exception rather than compliance.

II. Incompatibility with Surrounding Uses and Established Development Pattern

The subject property is located within an area characterized by lower-density residential development and long-established neighborhood patterns. These patterns reflect decades of zoning decisions and planning expectations that residents and property owners have relied upon.

Introducing multi-family development at the proposed density would significantly alter the character of the area and create incompatibilities related to:

- Scale and massing
- Intensity of use
- Traffic generation and circulation impacts
- Long-term land-use expectations

These impacts are not speculative. They are the predictable and cumulative effects of inserting a higher-intensity zoning district into an area that has not been planned, zoned, or built to support it.

In prior zoning cases, the County has routinely cited incompatibility with surrounding uses as a valid and sufficient basis for denial, particularly where a proposal represents a clear departure from the established development pattern.

III. Consistency with Prior Planning and Zoning Board Denials

Brevard County has a well-documented history of recommending and issuing denials where rezoning requests are inconsistent with adopted policy, incompatible with surrounding uses, or likely to set problematic precedent. The current request aligns closely with scenarios in which the Board has previously recommended denial.

A. Merritt Island Rezoning Denial (22Z00033 – August 15, 2022)

On August 15, 2022, the Planning and Zoning Board **unanimously recommended denial** of a rezoning request (**Application 22Z00033**) involving a change from **AU to RU-1-13** for a property located on **North Tropical Trail in Merritt Island**.

In that case, the Board heard testimony that the requested zoning was **out of character, incompatible with the surrounding area**, and would set a precedent encouraging similar requests. A Board member specifically noted that approving the request would “open the door” to additional rezonings and concluded that the proposal was “not conducive to this particular area.” The motion to recommend denial passed unanimously.

This case is directly relevant. It demonstrates the Board’s willingness to recommend denial where increased residential intensity would disrupt established land-use patterns and create precedent pressures—precisely the concerns raised by Application 25Z00054.

B. PUD Rezoning Denial (23PUD00001 – October 14, 2024)

Similarly, on October 14, 2024, the Planning and Zoning Board **unanimously recommended denial of Application 23PUD00001**, which sought to rezone property from **BU-1 and RU-2-10 to PUD**.

The minutes reflect that the request had been previously considered and that the Board had already recommended denial. Upon reconsideration, the Board again voted unanimously to recommend denial, reinforcing the principle that rezoning should not be approved simply because it is requested or resubmitted.

This case underscores that the Board consistently applies its standards and does not hesitate to recommend denial when the record does not support approval.

C. Broader Pattern of Denials to Preserve Plan Integrity

In addition to zoning cases, the Planning and Zoning Board has also recommended denial of **small-scale Comprehensive Plan amendments** where proposals were inconsistent with adopted policy or premature. For example, on August 12, 2024, the Board unanimously recommended denial of multiple plan amendment items, reinforcing the broader principle that the County prioritizes plan consistency over ad hoc changes.

Together, these actions demonstrate a clear and consistent history: when a request undermines adopted planning policy, compatibility, or long-term land-use coherence, **denial is not only appropriate but expected**.

IV. Reasonable and Economically Viable Use Exists Under Current Zoning

Denial of this application does not deprive the property of reasonable or economically viable use. The existing zoning designation allows lawful development that is consistent with surrounding land uses and long-standing planning objectives.

Rezoning is not intended to maximize development yield on a parcel-by-parcel basis, particularly where such maximization conflicts with adopted land-use policy. The existence of viable development options under current zoning weighs strongly against approval of the requested change.

V. Infrastructure Availability Does Not Cure the Land-Use Conflict

It is acknowledged that the subject property is served by an existing sewer system, eliminating the need for septic-based nitrogen mitigation. However, infrastructure availability alone does not

justify a zoning change that is otherwise inconsistent with the Comprehensive Plan or incompatible with surrounding development.

Environmental considerations—including wetlands, protected species, and tree preservation requirements—remain applicable. More importantly, zoning decisions must be based on land-use compatibility and policy consistency, not solely on the presence or absence of utilities.

VI. Public Interest, Precedent, and Long-Term Consequences

Zoning decisions are cumulative. Each approval sets expectations and shapes future requests. Approving this rezoning would:

- Signal that parcel-specific exceptions are acceptable
- Encourage similar requests in the surrounding area
- Weaken the County's ability to defend future denials

Denial, by contrast, reinforces predictability, fairness, and adherence to adopted policy. It protects both nearby property owners and the County's long-term planning framework.

Conclusion

For the reasons outlined above—including inconsistency with the Comprehensive Plan, classic spot zoning concerns, incompatibility with surrounding uses, a clear history of similar denials by the Planning and Zoning Board, the availability of reasonable use under current zoning, and the absence of a demonstrated public benefit—I respectfully request that **Zoning Application No. 25Z00054** be denied and that the existing zoning classification for **Parcel ID 24-36-14-00-259** remain unchanged.

Such a decision would be consistent with prior County actions, preserve the integrity of the zoning map, and uphold the principles that guide responsible land-use planning in Brevard County.

Respectfully submitted,

John C. Golovich
2540 Raintree Lake Circle
Merritt Island, FL 32953

I. Findings of Fact – Outline Supporting Denial

(Zoning Application No. 25Z00054 | Parcel ID 24-36-14-00-259)

A. Jurisdiction and Application

1. The Board has jurisdiction over **Zoning Application No. 25Z00054**, which requests a change in zoning classification for **Parcel ID 24-36-14-00-259**, located on North Courtenay Parkway, Merritt Island.
 2. The application requests a rezoning from **AU to RU-2-15**, allowing a significant increase in residential density and intensity.
-

B. Comprehensive Plan Consistency

3. The Brevard County Comprehensive Plan serves as the controlling policy framework for zoning decisions.
 4. Rezoning actions are intended to implement the Comprehensive Plan and are not intended to create parcel-specific exceptions or de facto plan amendments.
 5. The requested rezoning would allow a residential density and intensity that is not consistent with the intent and expectations of the adopted Comprehensive Plan for this area.
 6. Approval of the requested rezoning would undermine the role of the Comprehensive Plan as a predictable, guiding document for land-use decisions.
-

C. Spot Zoning Considerations

7. The requested rezoning would single out one parcel for treatment that is materially different from the surrounding zoning framework.
 8. The surrounding area is characterized by lower-density residential development and established land-use patterns.
 9. The requested zoning change exhibits characteristics of **spot zoning**, including preferential treatment of a single parcel without a corresponding public benefit or plan amendment.
 10. Approval of the request would weaken the consistency and integrity of the County's zoning map.
-

D. Compatibility with Surrounding Uses

11. The proposed rezoning would introduce a higher-intensity residential use that is incompatible with surrounding land uses in terms of scale, intensity, and character.
 12. Increased traffic, development intensity, and land-use impacts are foreseeable consequences of the proposed rezoning.
 13. The surrounding infrastructure and neighborhood pattern were not designed to accommodate the level of development intensity proposed.
-

E. Precedent and Consistency with Prior Board Actions

14. The Planning and Zoning Board has previously recommended denial of rezoning requests where increased intensity was incompatible with surrounding uses or inconsistent with adopted planning policy.
 15. Prior Board actions, including unanimous recommendations of denial for similar rezoning requests, demonstrate a consistent application of zoning standards.
 16. Approval of the requested rezoning would depart from this established pattern and make future denials of similar requests more difficult to defend.
-

F. Reasonable Use Under Existing Zoning

17. The subject property retains reasonable and economically viable use under its current zoning classification.
 18. Denial of the requested rezoning does not deprive the property owner of all reasonable use of the land.
 19. Rezoning is not required to ensure reasonable use of the property.
-

G. Infrastructure and Environmental Context

20. The property is served by an existing sewer system; however, infrastructure availability alone does not justify a zoning change that is inconsistent with adopted policy.
 21. Environmental considerations, including wetlands, protected species, and tree preservation requirements, remain applicable to the property.
 22. These considerations further support cautious, plan-consistent land-use decision-making.
-

H. Public Interest and Long-Term Planning

23. Zoning decisions have cumulative impacts and set expectations for future land-use requests.

24. Approval of the requested rezoning would encourage similar requests and erode predictability in the zoning process.
 25. Denial of the application is consistent with the public interest, long-term planning objectives, and the County's responsibility to apply zoning regulations uniformly.
-

I. Conclusion

26. Based on the foregoing findings, the requested rezoning is not consistent with the Comprehensive Plan, is incompatible with surrounding uses, raises spot zoning concerns, and is not required to ensure reasonable use of the property.
27. Denial of **Zoning Application No. 25Z00054** is supported by competent, substantial evidence in the record.

Good Day,

I hope this email finds you well. This email is a response to the proposed rezoning of land at the intersection of N. Courtenay & Pioneer. Adding a structure that could potentially house 100's of additional people in an already very congested area is a terrible deal for the residents of Merritt Island. As a resident of North Merritt Island , PTO President at Lewis Carroll Elementary and Mom to 3 students attending LCE// the safety of the school's students & their families is of the utmost importance. This is a terrible idea and should be denied.

- Public Safety: The Staff Report (p. 10) explicitly warns that this project creates a "Material Danger to Public Safety."
- Infrastructure: Our roads are already at 88% capacity. This project exceeds the "25% of remaining capacity" rule.
- Incompatibility: The report admits 222 units is "not consistent" with our surrounding single-family neighborhoods.
- Local Opposition: The local advisory boards (MIRA/P&Z) could not find a majority to support this. As our representatives, we ask that you do not override the local experts and residents.

I hope you take time to review the 1000's of concerned residents and take the appropriate action on this item.

Thank you for your time

Caitlyn Winn

From: [John Golovich](#)
To: [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Fw: Public Hearing - Zoning Application No. 25Z00054
Date: Wednesday, February 4, 2026 10:27:07 AM
Attachments: [Zoning Board Letter.pdf](#)

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

Please accept this letter in regards to the Zoning Application 25Z00054 which is on the agenda for February 5th, 2026. While I intended to attend in person to voice my concerns, with the failure of the Artemis 2 Wet Dress Rehearsal, I will be on site at Kennedy Space Center while the meeting is being held.

Thank You

John Golovich
2540 Raintree Lake Circle
Merritt Island, FL 32953

From: [Rebecca Hauser](#)
To: [AdministrativeServices](#)
Cc: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Opposition to Continuance & Request for Denial – Item 25Z00054, Lack of Competent Substantial Evidence
Date: Wednesday, February 4, 2026 3:41:24 PM

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

Dear Commissioners,

I am writing as a concerned Merritt Island resident to express my opposition to a continuance for Item 25Z00054. While the applicant has requested more time, the significant late-hour submission of 480 pages of technical data suggests the original application was incomplete and, more importantly, **lacks Competent Substantial Evidence** to support a change in zoning.

This project faces fundamental challenges that more time and paperwork cannot resolve:

- **Unanimous Local Opposition:** The **Merritt Island Redevelopment Agency (MIRA)** voted **7-0 to recommend Denial**. This was followed by a 7-7 deadlock at the Planning & Zoning board. The local bodies most familiar with this land have already found the project unsuitable.
- **Infrastructure at a Breaking Point:** The surrounding roads are already failing. The SR 528 westbound ramps are expected to drop to a precarious state by next year, and the **southbound approach is projected to hit LOS F (Total Failure)**. Currently, North Courtenay and the SR 528 ramps operate at **LOS E** in the morning.
- **Illegal Access & Signal Conflict:** The proposed median break on SR 3 is roughly **600 feet** from the Pioneer Road signal. **Under FDOT Rule 14-97, this is not permitted** (1,320-foot spacing required).
- **Pioneer Road:** If FDOT denies the median break—which is highly likely given the proximity to the light—the North Courtenay exit becomes a **"Right-In, Right-Out" only**. This means 100% of the residents wanting to go South or toward the 528 will be forced to exit onto **Pioneer Road** to use the traffic light. This creates a massive, dangerous bottleneck on a residential street that cannot handle that volume.
- **Fiscal Deficit & Violation of County Code 62-16:** P&Z minutes (pages 4 & 5) show staff agrees the impact is actually ~3,000 trips, yet the applicant's study cites only 1,379. Under **Brevard County Code Section 62-16**, the developer must pay for the capacity they consume. By under-reporting traffic by over 50%, the applicant avoids their legal obligation to fund road repairs, leaving taxpayers to fix the resulting gridlock.
- **Fundamentally Flawed Traffic Data:** The study notes a 2:00 PM school dismissal, but **December 11th was a 1:30 PM Early Release**. By starting their counts 30 minutes late, the applicant missed 100% of the peak school-zone traffic.

Because the applicant's data is based on incorrect school times, unpermitted road access, and under-counted trip volumes, the application lacks the Competent Substantial Evidence required for approval. Rather than granting a continuance to review eleventh-hour data, I respectfully ask the Board to follow the recommendations of MIRA and P&Z and Deny this application today.

Sincerely,

Rebecca Hauser 815-608-8451

From: [Greg McClasky](#)
To: [AdministrativeServices](#); [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: I Oppose Continuance & Request for Denial – Item 25Z00054, Lack of Competent Substantial Evidence
Date: Wednesday, February 4, 2026 4:28:25 PM

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

Dear Commissioners,

I am writing as a concerned Merritt Island resident to express my opposition to a continuance for Item 25Z00054. While the applicant has requested more time, the significant late-hour submission of 480 pages of technical data suggests the original application was incomplete and, more importantly, **lacks Competent Substantial Evidence** to support a change in zoning.

This project faces fundamental challenges that more time and paperwork cannot resolve:

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Because the applicant's data is based on incorrect school times, unpermitted road access, and under-counted trip volumes, the application lacks the Competent Substantial Evidence required for approval. Rather than granting a continuance to review eleventh-hour data, I respectfully ask the Board to follow the recommendations of MIRA and P&Z and Deny this application today.

Sincerely,

Greg McClasky

Tel: 321-302-2844

From: [Tina McClasky](#)
To: [AdministrativeServices](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [Commissioner, D1](#)
Subject: My Opposition to a Continuance & a Request for Denial – Item 25Z00054, Lack of Competent Substantial Evidence
Date: Wednesday, February 4, 2026 4:36:39 PM

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

Dear Commissioners,

I am writing as a concerned Merritt Island resident to express my opposition to a continuance for Item 25Z00054. While the applicant has requested more time, the significant late-hour submission of 480 pages of technical data suggests the original application was incomplete and, more importantly, **lacks Competent Substantial Evidence** to support a change in zoning.

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- **Illegal Access & Signal Conflict:** The proposed median break on SR 3 is roughly **600 feet** from the Pioneer Road signal. **Under FDOT Rule 14-97, this is not permitted** (1,320-foot spacing required).
- **Pioneer Road:** If FDOT denies the median break—which is highly likely given the proximity to the light—the North Courtenay exit becomes a **"Right-In, Right-Out" only**. This means 100% of the residents wanting to go South or toward the 528 will be forced to exit onto **Pioneer Road** to use the traffic light. This creates a massive, dangerous bottleneck on a residential street that cannot handle that volume.
- **Fiscal Deficit & Violation of County Code 62-16:** P&Z minutes (pages 4 & 5) show staff agrees the impact is actually ~3,000 trips, yet the applicant's study cites only 1,379. Under **Brevard County Code Section 62-16**, the developer must pay for the capacity they consume. By under-reporting traffic by over 50%, the applicant avoids their legal obligation to fund road repairs, leaving taxpayers to fix the resulting gridlock.

- **Fundamentally Flawed Traffic Data:** The study notes a 2:00 PM school dismissal, but **December 11th was a 1:30 PM Early Release.** By starting their counts 30 minutes late, the applicant missed 100% of the peak school-zone traffic.

Because the applicant's data is based on incorrect school times, unpermitted road access, and under-counted trip volumes, the application lacks the Competent Substantial Evidence required for approval. Rather than granting a continuance to review eleventh-hour data, I respectfully ask the Board to follow the recommendations of MIRA and P&Z and Deny this application today.

Sincerely,

Tina McClasky

Home Phone:321-449-4014

From: [Chelsey Bjork](#)
To: [AdministrativeServices](#)
Cc: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Public record submission - zoning item 25Z00054
Date: Thursday, February 5, 2026 8:08:28 AM

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

Good morning Commissioners and Administrative Staff,

For record purposes, I respectfully submit the following comments regarding the proposed continuance of zoning item 25Z00054.

I understand and respect the rationale for a continuance when new information is introduced and the record requires additional review. However, based on the materials already submitted, including the staff analysis and documented compatibility, safety, and traffic concerns, I believe there is already substantial evidence indicating that this project, at its proposed location and scale, is deficient.

In an effort to better understand assumptions made in the traffic analysis, I contacted FDOT permit and project staff regarding the potential access configuration referenced in the report, including the use of the SR-3 median. At this time, I was informed that there is no known application or request on file related to this development. While I am awaiting written confirmation, this raises significant questions as to whether the “preferred” access scenario relies on improvements or access points that are neither approved nor guaranteed.

Rezoning at this stage would lock in density, rights, and entitlements before concurrency is verified. The FDOT project is independent, safety driven, and already in the design stage. It cannot be assumed as mitigation for this development and may, in fact, further constrain access. Rezoning now would require the County to speculate on future access permissions, turn movement restrictions, queuing impacts, and additional mitigation needs. Concurrency cannot be evaluated based on preferred, but unapproved scenarios, tied to a separate state project.

Additionally, the existence of theoretical by-right uses does not justify approval of a rezoning that removes existing safeguards while increasing intensity. The decision before you is not whether other uses might be permitted today, but whether removing a binding site plan while increasing density is compatible and supported by infrastructure. The current binding site plan provides enforceable protections related to access, circulation, buffering, and vegetation. Those protections would be lost with this rezoning, and future boards would lose leverage. The traffic analysis continues to rely on access patterns tied to the existing binding site plan, yet those assumptions are no longer guaranteed if it is removed.

Whether the density is achieved through a bonus or split designation does not change the real world impact. 222 units on approximately 11 acres represents an intense residential use at this intersection given existing traffic and safety constraints. The math may differ on paper, but the

impacts on the ground are the same.

The staff analysis notes the developer's willingness to pursue proportionate fair share; however, there is no agreement, no defined project, and no assurance that mitigation would occur prior to impacts. This is not a completed concurrency solution, but a placeholder. Impact fees, while valuable, are not project specific mitigation and do not replace concurrency or guarantee improvements on Pioneer Road.

While Florida Statute 163.3180 allows proportionate fair share to address concurrency, it does not override conditions that present a material danger to public safety. A financial contribution alone does not resolve site specific safety issues, particularly within an active school zone. Payment does not physically reduce queuing, improve sight lines, or make the Lewis Carroll Elementary corridor safer for the increased traffic volumes associated with this proposal.

Additionally, I want to note that proportionate fair share functions as a financial contribution, not a physical transportation solution. While payment may be offered, it does not widen North Courtenay Parkway, resolve queuing near the school zone, or improve safety conditions on its own. This concern is heightened by the fact that FDOT is already advancing a state funded safety project on this corridor that limits turning movements and lane configurations. Accepting proportional fair share under these circumstances risks allowing additional traffic to be approved on a roadway the State is actively redesigning to reduce conflicts, not accommodate new access. That disconnect underscores why concurrency cannot be satisfied by payment alone in this case.

I appreciate the Board's attention to maintaining a complete and accurate record. My intent in submitting these comments is not to challenge the process, but to ensure that unresolved issues related to traffic, concurrency assumptions, and compatibility are formally noted as this item moves forward.

While I respect the request for a continuance, I wish to state clearly for the record that the existing evidence already demonstrates that this rezoning is incompatible and unsupported. A continuance should not be interpreted as a lack of information, but rather as additional time to review concerns that are already well established.

Kindly,
Chelsey True
Merritt Island Resident

Dear Commissioners/Board Members,

We are writing to express our strong opposition to the proposed rezoning (Case #25Z00054) for the Maronda/Strada Homes development on East Crisafulli Road in Merritt Island. I am concerned about increased traffic congestion on already overburdened local roads, worsening flooding and stormwater issues, loss of natural wetlands, and the impact on the character and safety of the community. We respectfully urge you to deny this rezoning request and ensure proper studies and public input are completed before any land-use changes are considered.

Thank You For Your Consideration Of This Matter!

William and Sarah Hodge

390 Sanders Lane

Merritt Island, Florida 32953

Phone: 321-452-3340

Email: billhodge@juno.com

sarahkiserhodge@gmail.com

25Z00054

Dear Commissioner,

Please do not approve the proposed apartments at Pioneer and N. Courtenay. I live in Palmetto neighborhood a few blocks down. I have lived here for 15 years, and know that there have been at least 3 deaths from car accidents at the entrance to my neighborhood, possibly 4. The traffic is so bad at times, that I cannot get out of my neighborhood, and mostly cannot get in. The traffic has tripled in the past 6 years. We cannot sustain anymore traffic. These apartments will overload an already overcrowded street.

Thank you for your time!

Sincerely,

Rose Bray

3222 Glenridge Circle

Merritt Island FL 32953

Good evening,

Question, do you live on Merritt Island? If not have you visited the proposed site of the 220 unit apartment complex you will allow to be built there? If not, I suggest you do.

This is a area of single family homes. There are no apartment complexes there.

Besides bringing down property values, it will add a possible 220 to 440 plus cars at an already outdated and inadequate intersection of Pioneer and hwy 3. You are relying on a 16year old traffic study. That intersection has no let turn lanes or traffic lights. Pioneer is a 2 lane road. Nearly everyday, there are near misses and or accidents. People line the Pioneer road in am and pm for the Elm school.

The 528 and hwy 3 intersection is about 1/4 mile from the Pioneer intersection. This 528 one was not designed for this level of traffic when built 40+ years ago. This intersection absorbs North Merritt Island, South Merritt Island traffic. Add in the cruise parking you approved and built 2 yrs ago along with the busiest cruise terminal in the world. Disaster.

The FDOT has in their master plan to add a street light at Via DeLa Reina. Its not going to help. They also have a proposed plan to widen 528 to the port and to modernize the 528 hwy intersection as well as build new bridges. Until these are done, I insist that the project be re-examined and relocated.

I cannot leave my house on Via De La Reina. It is too dangerous. There isnt a county sheriff's presence for traffic enforcement anywhere on MI. People speed through my neighborhood whether they live there or not. People drink and drive, smoke dope so bad I get high driving down hwy 3 not because I smoke, rather whoever is doing it blows out the window in clouds.

I believe that the commissioners made up their mind a few years ago that they would do this apartment project. Otherwise they would not have put in a new lift station off courtenay next door to the project. It started in 2022 and has been going on for 3 years. Finally done. It caused damage to my house due to incompetence and laziness by the contractor.

I also believe that deception was used by putting a 1x1 sign about the first meeting for residents on the Stewart health site. No one knows what this project is. They wont till the trees come down. I didn't find out until very recently for a petition gathering.

No commissioner should vote yes. There will be opposition to those who do come voting time.

Respectfully,

Ted Howley

144 Via De La Reina

Merritt Island, FL 32953

4076151456

25Z00054

Please vote NO on the proposal for rezoning a property on the east side of N. Courtenay Parkway to make it suitable for an apartment complex to go in.

I live at 2605 Raintree Lake Circle, and struggle with major flooding from large storms. The neighborhood behind us was built at least a half a foot higher than ours so we get their runoff already. If the proposed rezoning is allowed to take place, it's going to negatively affect my home. I can't imagine how devastating the impact will be for the residents of Raintree by the Lake.

PLEASE VOTE NO!

Thank you sincerely,
Reina Dalton
(321)745-0596
Sent from my iPhone

25Z00054

I plead with you all to deny the rezoning of the property at Pioneer and N. Courtenay Pkwy in Merritt Island. Courtenay cannot support this influx of growth. With the apartments being built behind the Merritt Island mall we're looking at 100's of more cars on the road already. This large project of multi-family units would be devastating to this island. I know growth is inevitable but this isn't the right project for this specific area. This would not be beneficial to the small island community that Merritt Island has been known for since as long as I've lived here.

Thank you for your time.

25Z00054

Please oppose the rezoning on Merrit Island. The area at Pioneer Rd. and Courtenay Parkway will be harmfully impacted if this goes through. The high density apartment complex in single family neighborhoods will compromise safety and traffic flow.

Thank you,

Kathleen Brandt

Over the past 40 years, the once-quiet drive from Cocoa into Merritt Island has transformed dramatically. What used to be a peaceful, natural sanctuary has become increasingly congested, especially on weekends, when out-of-town visitors crowd the unpaved shoulders as if they were public parks—camping, grilling, selling items, and often interfering with traffic flow.

Simultaneously, Port Canaveral has expanded from a small cruise hub into the largest port in Florida, yet the surrounding infrastructure has not kept pace. Weekend traffic jams on the Beachline are now almost guaranteed as thousands of cruise passengers rush to the port, frequently causing accidents or gridlock. Much of the remaining open land has been converted into cruise parking lots, further intensifying traffic pressures without meaningful road improvements.

As drivers exit the Beachline onto Courtney Parkway, they encounter additional congestion from Kennedy Space Center traffic, daily launch activity, and drivers racing to beat poorly timed lights. The nearby drawbridge often rises at the worst possible moment, pushing traffic backups well beyond the Pioneer/Courtney intersection. In the immediate vicinity of the proposed apartment development, three residential neighborhoods, an elementary school, a nursing home, Starbucks, a car wash, a bank, and a medical plaza all share a single narrow roadway. This road already struggles with backups, lacks turn lanes, and experiences frequent accidents as drivers take risks to avoid delays. It sits within half a mile of both the chronically congested Beachline interchange and the drawbridge that routinely traps vehicles for miles.

Adding a 225-unit apartment complex—introducing more than 250 additional vehicles—would create dangerous conditions for residents, schoolchildren, parents, teachers, and emergency responders. It would further complicate evacuation routes and increase risks in an area already beyond its infrastructure and environmental capacity.

After four decades of living on this small island, it is clear that Merritt Island has exceeded sustainable growth. Recent developments have already caused flooding in older neighborhoods, degraded water quality, and strained natural systems. Approving another high density project in a location unable to support it is not progress—it is a failure of responsible urban planning and a decision driven purely by profit, not community well-being.

Apartments are not an ideal fit for this area due to several key factors related to infrastructure capacity, community character, and long-term planning considerations. I would strongly recommend you go to this area at 7:30-7:45am, 2:30pm or 5:30 pm and experience the congestion and craziness yourself before you vote for this madness

Regards,

Karie Hanselman, concerned resident of area

Dear Commissioner Delaney,

I am writing as a concerned resident of Merritt Island to respectfully urge you not to approve the proposed zoning change (zoning application [25Z00054](#)) that would allow medium- to high-density housing at the property located on the east side of N. Courtenay Parkway, approximately 420 feet south of Via De La Reina (parcel ID 24-36-14-00-259).

While growth can be beneficial when thoughtfully planned, this particular proposal threatens the safety, infrastructure, environmental balance, and character of the immediate neighborhood as well as the whole island in ways that are already well documented in the official reports on record.

Public safety must be paramount. One of the reports explicitly warns that this project presents a “material danger to public safety.” This is not merely a speculative concern, but a formal conclusion based on the project’s own analysis. Approving a development identified as posing such a risk would place current residents, future occupants, and first responders in jeopardy.

Traffic and infrastructure capacity are already strained. Many are familiar with the daily congestion along N. Courtenay Parkway. According to the report, local roads are operating at approximately 88% capacity, leaving very little margin for additional traffic. The proposed development exceeds the established “25% of remaining capacity” guideline; thus, rezoning this property would only exacerbate an already dangerous situation—raising the likelihood of accidents and posing increased risks to both drivers and adult and child pedestrians, particularly as the area awaits roadway redesign to place a raised median.

In addition, flooding concerns cannot be ignored. Natural drainage systems on Merritt Island are already under stress, and increased density at this location would further burden those systems. The result could be heightened flood risk for nearby homes and businesses, creating long-term consequences that are difficult and costly to reverse.

The proposal is also incompatible with surrounding land use. The report itself acknowledges that the planned 222 units are not consistent with the adjacent single-family neighborhoods. Such incompatibility threatens the stability, character, and quality of life of communities that residents, including myself, have invested in for decades.

Equally concerning is the loss of green space, especially wetlands and wildlife habitats, which would be irreversible. Our community has worked hard to preserve these areas, recognizing their importance to our ecosystem, natural drainage, and as a buffer against overdevelopment. Once lost, this land—and the balance it provides—cannot be restored. Preserving these spaces is essential to maintaining what makes Merritt Island a unique and cherished place to live.

Finally, there is clear local opposition and advisory concern. The Merritt Island Redevelopment Agency (MIRA) has already demonstrated its support for preserving our community by voting against the rezoning proposal, and even the Brevard County Planning & Zoning board was not able to reach a majority in favor of this project, after hearing both sides. As one of our elected representatives, I respectfully ask that you honor the judgment of local advisory boards and the residents they serve, rather than overriding their recommendations.

I support smart, appropriately scaled growth—but not this specific project, particularly in this specific location. The proposed density cannot be sustained without compromising safety, traffic flow, environmental resilience, and neighborhood compatibility.

For these reasons, I respectfully ask that you vote no on this zoning change and help protect the safety, environment, and long-term well-being of Merritt Island and its residents.

Thank you for your time, consideration, and service to our community.

Respectfully,

Gayle Allenback

2405 Raintree Lake Circle

Merritt Island, FL 32953

25Z00054

Dear Commissioner:

I want to email to let you know that I live in Villa de Palmas and I am very much against changing the zoning for the proposed 222 apartments at Pioneer and N. Courtney.

It would add so much traffic to an already crowded and dangerous intersection and road and impede traffic, which is already a mess at certain times a day.

Additionally, the purchaser of the property knew the zoning when they purchased it. So, I see no reason to change it to fit in with their plans.

Please keep the current residents in mind when you cast your vote.

Sincerely

Ute Steigerwald

241 Mariah Court

Merritt Island

25Z00054

From: 116mongo@gmail.com
To: [Commissioner, D2](#)
Subject: N.Courtney add Pioneer Housing
Date: Thursday, February 5, 2026 12:39:48 PM

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

Vote NO on this preposterous housing project. We don't want it. Period.
Jeff Wilson,
Resident of North Merritt Island

Sent from my iPhone

From: [Gayle Allenback](#)
To: [AdministrativeServices](#)
Subject: Request for Denial of Zoning Application 25Z00054 – Parcel ID 24-36-14-00-259
Date: Wednesday, March 11, 2026 9:10:37 AM

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

Dear Members of the Planning and Zoning Board,

I am writing as a concerned resident of Merritt Island to respectfully urge you not to approve the proposed zoning change (Zoning Application 25Z00054) that would allow medium- to high-density housing at the property located on the east side of N. Courtenay Parkway, approximately 420 feet south of Via De La Reina (parcel ID 24-36-14-00-259).

While growth can be beneficial when thoughtfully planned, this particular proposal threatens the safety, infrastructure, environmental balance, and character of the immediate neighborhood as well as the whole island in ways that are already well documented in the official reports on record.

Public safety must be paramount. One of the reports explicitly warns that this project presents a “material danger to public safety.” This is not merely a speculative concern, but a formal conclusion based on the project’s own analysis. Approving a development identified as posing such a risk would place current residents, future occupants, and first responders in jeopardy.

Traffic and infrastructure capacity are already strained. Many are familiar with the daily congestion along N. Courtenay Parkway. According to the report, local roads are operating at approximately 88% capacity, leaving very little margin for additional traffic. The proposed development exceeds the established “25% of remaining capacity” guideline; thus, rezoning this property would only exacerbate an already dangerous situation—raising the likelihood of accidents and posing increased risks to both drivers and adult and child pedestrians, particularly as the area awaits roadway redesign to place a raised median.

In addition, flooding concerns cannot be ignored. Natural drainage systems on Merritt Island are already under stress, and increased density at this location would further burden those systems. The result could be heightened flood risk for nearby homes and businesses, creating long-term consequences that are difficult and costly to reverse.

The proposal is also incompatible with surrounding land use. The report itself acknowledges that the planned 222 units are not consistent with the adjacent single-family neighborhoods. Such incompatibility threatens the stability, character, and quality of life of communities that residents, including myself, have invested in for decades.

Equally concerning is the loss of green space, especially wetlands and wildlife habitats, which would be irreversible. Our community has worked hard to preserve these areas, recognizing their importance to our ecosystem, natural drainage, and as a buffer against overdevelopment. Once lost, this land—and the balance it provides—cannot be restored. Preserving these spaces is essential to maintaining what makes Merritt Island a unique and cherished place to live.

Finally, there is clear local opposition and advisory concern. The Merritt Island Redevelopment Agency (MIRA) has already demonstrated its support for preserving our community by voting against the rezoning proposal. There is also a Change.org petition with many residents who have signed to indicate they are against the zoning change. I respectfully ask that you honor the judgment of local advisors and residents, rather than overriding their recommendations and wishes.

I support smart, appropriately scaled growth—but not this specific project, particularly in this specific location. The proposed density cannot be sustained without compromising safety, traffic flow, environmental resilience, and neighborhood compatibility.

For these reasons, I respectfully ask that you vote against this zoning change and help protect the safety, environment, and long-term well-being of Merritt Island and its residents.

Thank you for your time, consideration, and service to our community.

Respectfully,

Gayle Allenback

2405 Raintree Lake Circle

Merritt Island, FL 32953

(702) 378-2167

From: [Gary Olsen](#)
To: D1.Commissioner@brevardfl.gov; D2.Commissioner@revard.gov; D3.Commissioner@brevard.gov;
D4.Commissioner@brevardfl.gov; D5.Commissioner@brevard.gov; [AdministrativeServices](#)
Subject: Proposed zoning change. Merritt Island
Date: Thursday, March 12, 2026 7:28:23 AM

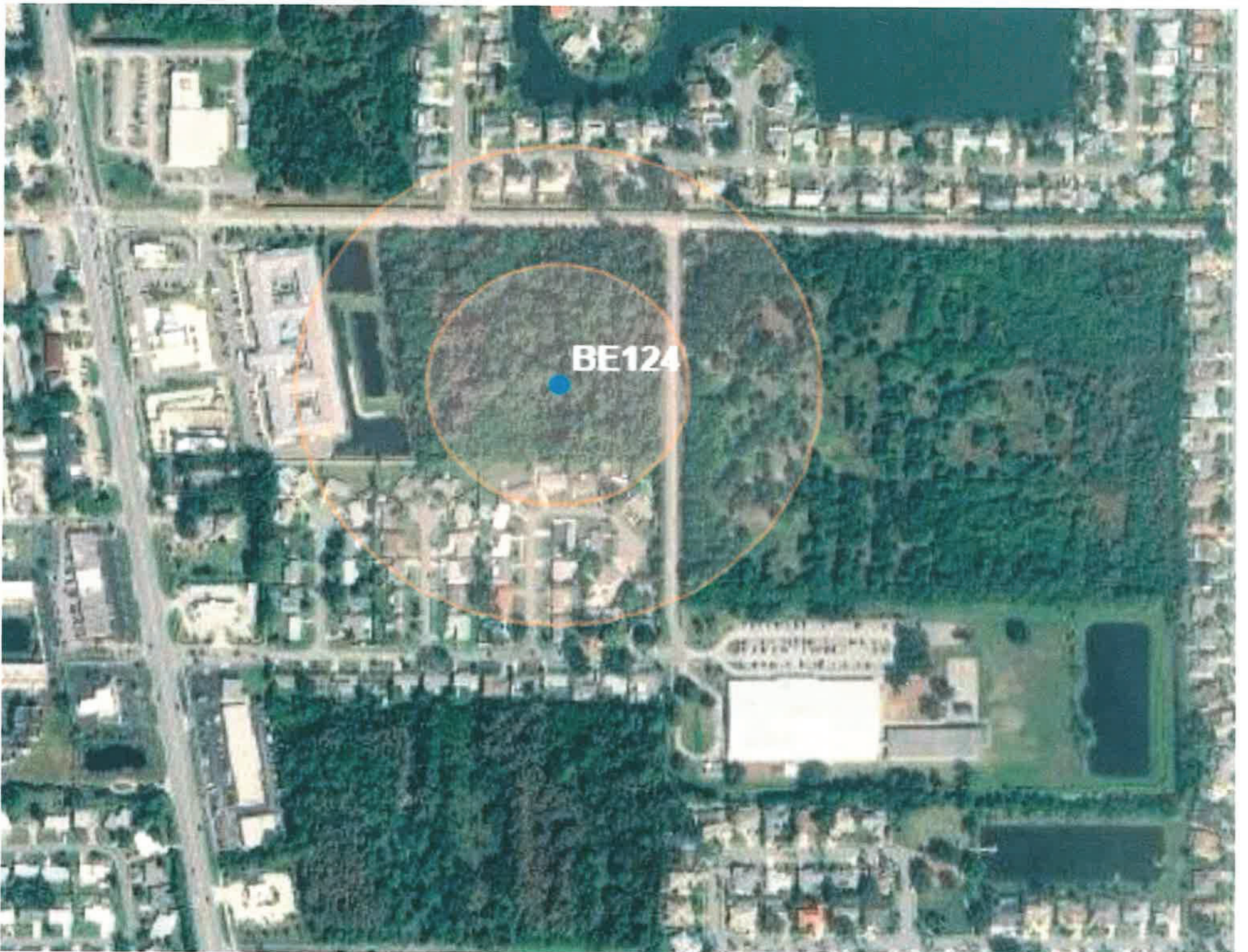
[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Commissioner,

I strongly urge you to reject the proposed zoning change on Pioneer road on Merritt Island. As a nearby property owner I don't believe existing infrastructure can handle a traffic or wastewater increase of such magnitude. This dense addition to the area would change the entire nature of the neighborhood. Please leave the existing zoning as is. Thank You for your attention to this matter.

Yours, Gary Olsen





March 16, 2026

To: Brevard County Planning and Zoning Board

- Commissioner **Katie Delaney**
- Commissioner **Tom Goodson**
- Commissioner **Kim Adkinson**
- Commissioner **Rob Feltner**
- Commissioner **Thad Altman**

From: Barbara K. Giles, concerned North Sykes Creek Dr. Development (Villa de Palmas/Sykes Cove) Resident

Re: **Letter Re Foreseeable Adverse Impacts of Proposed Zoning Change in Merritt Island at Pioneer Road and North Courtenay Pkwy**

Dear Commissioners:

I am writing to express my concern that the zoning commission is apparently still considering a drastic change of zoning restrictions that **it knows** could negatively impact the north Sykes Creek Drive residential development area of Merritt Island (Villa de Palmas/Sykes Cove) and endanger the many users of Pioneer Road and North Courtenay Pkwy.

1. **Background.**

Google Maps indicates that the north Sykes Creek Drive development area in Merritt Island (Villa de Palmas/Sykes Cove) currently has approximately 800-plus single-family homes. I cannot vouch for the accuracy of the map, but the zoning commission can surely get accurate statistics. My husband and I have a home and live here, as do thousands of other residents, including but not limited to couples, families with children of all ages, and elderly retirees.

At present, Pioneer Road (one lane ingress, one lane egress) is the only ingress and egress road *with a stoplight* in and around the entire north Sykes Creek Drive development area. The stoplight is at Pioneer and North Courtenay. Thus,

drivers, pedestrians, and bike riders primarily use this road and the stoplight to get into and out of the area at Courtenay as safely as possible.

In addition, drivers from all over can and do use Pioneer to access and exit a busy Starbucks, a medical center, a carwash, an assisted living community, and a financial institution-- all of which are located on the corners of Pioneer and North Courtenay Parkway-- as well as a public elementary school located off Pioneer, namely Lewis Carroll, which reportedly has in excess of 600 students. As the Commission is aware, the ingress and egress lanes on Pioneer are already seriously strained in the mornings and afternoons, when parents and multiple school buses take children to and from the elementary school, and parents and multiple school buses take older children to and from the middle and high schools.

Presently, the green spaces on Pioneer provide invaluable storm water absorption and flood protection for the entire area. Even so, like other coastal communities Merritt Island routinely gets flood warnings and evacuation orders directing residents to leave during severe weather events, and the safe and orderly way out for our neighborhoods and the school is on Pioneer Road, at the Courtenay traffic light.

In other words, the busy Pioneer Road /North Courtenay intersection is the major ingress/egress lifeline for thousands of Sykes Creek Drive development residents; school personnel, parents and children; local businesses; school buses; police, fire and medical vehicles and personnel responding to emergency calls; and others.

2. Proposed Drastic Zoning Change.

Notwithstanding all the above, it appears that for some reason the Commission is still considering a drastic and dangerous zoning change on Pioneer at North Courtenay which would allow the construction of **7 massive three-story multi-family apartment buildings, with a planned total of 222 1-3 bedroom apartments and likely upwards of 400 parking spaces,** on the green and wetland space by the existing medical building. The consideration appears ongoing even though for months the Commission has had a Staff Comment report (25Z00054) that reached the following troubling conclusions:

“The proposed use is not consistent with the existing pattern of surrounding development, which is characterized as single-family residential to the east, a medical facility to the west, and an assisted living facility to the south.” P. 8

“The proposed development has the potential to cause traffic capacity issues that potentially could impact design capabilities or a de facto change in functional classification.” P. 10

“The proposed development has the potential to produce 2,308 trips daily. The physical deterioration of the surrounding roadway has not been evaluated at this time.” P. 11

“This development has the potential to cause traffic impacts that could adversely impact the safety or welfare of residents in the existing surrounding residential neighborhoods.” P. 11 (bold emphasis added)

In other words, the Commission’s own reports acknowledge that this proposed development is inconsistent with existing land use and negatively impacts the safety and welfare of thousands of current residents in the nearby neighborhoods.

Obvious Question: Why would the zoning commission knowingly vote to drastically change zoning laws in a residential area near a busy elementary school in a manner that foreseeably endangers thousands of current Merritt Island residents?

It certainly isn’t that this is the only available location, or that it is a perfect location for high density apartment buildings. It obviously isn’t. There are lots of other far more suitable locations in Merritt Island that do not present the same disruptive problems, dangers, and neighborhood infringement issues. For example, the apartment development presently being constructed on Harbor Woods Blvd, near the Merritt Island mall, has a start to finish estimate of years, but there appears to be plenty of space for builders, machinery, apartment buildings, new roads, and parking. That type of access and space does NOT exist at Courtenay and Pioneer.

3. **Conclusion.** The Commission is being asked to approve a drastic zoning change that the Commission knows *“could adversely impact the safety or*

welfare” of thousands of residents in the existing surrounding residential neighborhoods.

Under the circumstances, allowing this unusual and risky zoning change appears patently unnecessary and reckless.

Under the circumstances, it appears the only responsible vote on this project is **no**.

Respectfully,

A handwritten signature in cursive script that reads "Barbara K. Giles".

Barbara K. Giles

203 Cove Loop Drive, Merritt Island, FL

Dear Commissioner,

I am writing to urge you not to approve the rezoning of the property at N Courtenay and Pioneer Rd to put in a 220 unit apartment building. The amount of congestion and traffic backup in that area is already quite heavy, especially at peak times and that type of development seems like it would create not only a nuisance but a more dangerous traffic area. I've seen the aftermath of a few accidents there and witnessed many more close calls. Thank you for considering this matter.

Best,

Charlie

Charlie Amrich

321-266-8209

charlieamrich@gmail.com

Dear Board of County Commissioners,

As a full time homeowner off Pioneer and Sykes Creek Drive, rezoning the area in front of Pioneer would not provide a positive impact to the surrounding neighborhood. With Starbucks and the elementary school in the area, high delays already accrue with high level of traffic and accidents on N. Courtenay Parkway, congestion will be at its peak.

Moving in this neighborhood in 2019, we wanted a slower, peaceful living. Many homes are for sell and sold in the area, there for multiple families have also arrived to enjoy the quiet area. Kids are still currently able to ride their bikes and play outside safety. I have seen animals live in these areas too, bunnies and raccoons, birds, even domesticated cats.

I ask, you please to vote NO for the rezoning.

Hello

My name is William Cauffman. I have lived at 2265 Sykes Creek Drive since 1999. I have enjoyed it greatly. The area under consideration is jam packed with very little extra space for expansion. The infrastructure simply cannot support that increase in traffic density.

My subdivision, Villa De Palmas, and neighboring Sykes Cove have roughly 300 expensive water front homes. The remaining homes in those subdivisions are \$500K plus. I understand there is a desire to increase the tax base, but how about responsible planning where the new development adds to the quality of life rather than detract.

North of the barge canal there are many undeveloped acres where an apartment complex might be better suited. Please reject this proposal to rezone the 10 acres for a 200 plus apartment building.

Best regards

William Cauffman

Please do NOT approve the rezoning for Merritt Island - That intersection is already a nightmare! This is not the place to approve high density housing!

Sincerely,

Patty Bender

Bacardi Drive

Merritt Island

--

Patty Bender

Producer

Renaissance Entertainment

407-222-0064

From: [Patricia Bender](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Re: Merritt Island Rezoning
Date: Tuesday, March 17, 2026 8:26:23 PM

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

Patty Bender
465 Bacardi Drive,
Merritt Island, FL 32953

407-222-064

On Mar 17, 2026, at 6:42 PM, Patricia Bender <pgb8@icloud.com> wrote:

Dear Commissioner,

Please do NOT approve the rezoning in Merritt Island. That intersection is already a nightmare - this is NOT the place to put high density housing!

Please help keep our Island a well-functioning place to live!

Sincerely,

Patty Bender
465 Bacardi Drive
Merritt Island

From: [Charlie Amrich](#)
To: [Commissioner, D1](#)
Subject: Apartments on N. Courtenay
Date: Tuesday, March 17, 2026 4:42:01 PM

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

Dear Commissioner,

I am writing to urge you not to approve the rezoning of the property at N Courtenay and Pioneer Rd to put in a 220 unit apartment building. The amount of congestion and traffic backup in that area is already quite heavy, especially at peak times and that type of development seems like it would create not only a nuisance but a more dangerous traffic area. I've seen the aftermath of a few accidents there and witnessed many more close calls. Thank you for considering this matter.

Best,
Charlie

Charlie Amrich
321-266-8209
charlieamrich@gmail.com

From: [Patricia Bender](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Merritt Island Rezoning
Date: Tuesday, March 17, 2026 6:42:52 PM

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

Dear Commissioner,

Please do NOT approve the rezoning in Merritt Island. That intersection is already a nightmare - this is NOT the place to put high density housing!

Please help keep our Island a well-functioning place to live!

Sincerely,

Patty Bender

465 Bacardi Drive

Merritt Island

From: wcauffman@cfl.rr.com
To: [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Merritt Island rezoning to allow apartment complex
Date: Wednesday, March 18, 2026 8:50:15 AM

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

Hello

My name is William Cauffman. I have lived at 2265 Sykes Creek Drive since 1999. I have enjoyed it greatly. The area under consideration is jam packed with very little extra space for expansion. The infrastructure simply cannot support that increase in traffic density.

My subdivision, Villa De Palmas, and neighboring Sykes Cove have roughly 300 expensive water front homes. The remaining homes in those subdivisions are \$500K plus. I understand there is a desire to increase the tax base, but how about responsible planning where the new development adds to the quality of life rather than detract.

North of the barge canal there are many undeveloped acres where an apartment complex might be better suited. Please reject this proposal to rezone the 10 acres for a 200 plus apartment building.

Best regards

William Cauffman

From: [Danielle Dulude](#)
Cc: [AdministrativeServices](#)
Subject: Public Comment – File 8588 / 25Z00054 – Opposition to Merritt Bidco / RangeWater 222-Unit Rezoning on Merritt Island
Date: Monday, March 30, 2026 11:32:22 AM
Attachments: [File 8588.docx](#)
[FOF 1245 - Special Report Impact Fees 2-22 v2# PAGES 2-6.pdf](#)
[INVENTORY OF EXISTING REVENUE SOURCES C&D.pdf](#)
[INVENTORY OF EXISTING REVENUE SOURCES OBJ 3.pdf](#)
[INVENTORY OF EXISTING REVENUE SOURCES POLICY 4.5.pdf](#)
[merritt_island_cdp_florida_playbook PAGE 9.pdf](#)
[merritt_island_cdp_florida_playbook PAGES6-7.pdf](#)
[Microsoft Word - East Merritt Island SAS.doc 44-45.pdf](#)
[Microsoft Word - East Merritt Island SAS.doc 50-53.pdf](#)
[Microsoft Word - East Merritt Island SAS.doc PAGE 63.pdf](#)
[Microsoft Word - East Merritt Island SAS.doc PAGES 5-6.pdf](#)
[Microsoft Word - East Merritt Island SAS.doc PAGES 28-31.pdf](#)

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

Dear Commissioners,

Attached please find my written public comment regarding File 8588 / 25Z00054, the proposed rezoning for the 222-unit multi-family development on Merritt Island. I will also be speaking at the April 2, 2026 Board of County Commissioners meeting. Due to the 7-7 deadlock at the Planning & Zoning Board and serious unresolved concerns regarding infrastructure concurrency, taxpayer subsidies, PFAS contamination, sewer capacity, and mandatory evacuation risks in Zone A (Red), I respectfully urge you to deny this rezoning or approve it only with strict, binding conditions that require the developer to fully fund all necessary improvements. Thank you for your time and service to Brevard County residents.

Respectfully,
Danielle Dulude
450 East Crisafulli Rd Merritt Island, Florida
407-430-3821
d.dulude87@gmail.com

Re: File #8588 / 25Z00054 – Merritt Bidco SPV, LLC (Kim Rezanka, attorney) / RangeWater Real Estate – Rezoning Request from AU (with Binding Site Plan) to RU-2-15 and RU-2-30 with Removal of BSP

Tax Parcel 2412106, District 2, Merritt Island (approx. 11.24 acres near Pioneer Road / North Courtenay Parkway)

Date: March 30, 2026

Brevard County Board of County Commissioners

2725 Judge Fran Jamieson Way, Building C

Viera, FL 32940

Dear Commissioners,

I write on behalf of the existing homeowners and taxpayers of Merritt Island and Brevard County. The Planning & Zoning Board deadlocked 7-7 on March 16, 2026, with no recommendation forwarded to you. This tie vote reflects deep, unresolved concerns about infrastructure shortfalls and taxpayer subsidies. We urge you to deny this rezoning — or approve it only with ironclad, binding conditions requiring the developer to pay 100% of all infrastructure upgrades concurrent with development, with no burden shifted to existing residents.

Exact Details from March 16, 2026, P&Z Meeting (Item H.3)

The applicant, represented by attorney Kim Rezanka (on behalf of Merritt Bidco SPV, LLC and contract purchaser RangeWater), along with RangeWater representative Mike Oliver, engineer Kyle Chastine, and traffic engineer Trent Ebersole (earlier references also noted Daniela Jurado), presented the following:

- Rezoning from Agricultural Use (AU) with an existing Binding Site Plan (BSP for a former hospital conditional use) to RU-2-15 (7.5 acres) and RU-2-30 (3.66 acres), removing the BSP entirely.
- Concept plan: **222 multi-family units** (reduced from 240), three stories maximum, average density 19.75 units/acre, one-story clubhouse.
- Binding Development Plan modifications offered: extension of a right-turn lane on Pioneer Road (to 400 ft), reduced building height, increased eastern setbacks to 100 ft, maintained 50-ft north landscape buffer, cross-access easement, and a proportionate fair share (PFS) **agreement “if necessary.”**

- Traffic Impact Study claims: 1,379 daily vehicle trips (85 AM / 115 PM peak). Courtenay Parkway segments at 95% capacity in the 2027 no-build scenario; the project adds “only 2%” capacity. Courtenay/Pioneer intersection: **“no change in Level of Service (LOS)”**; delay increases by only **“one additional vehicle every two minutes... you wouldn’t notice any change whatsoever.”** They compared it favorably to the old hospital use (which would generate 4x daily trips).
- Attorney Rezanka stated: **“We’re not changing the level of service from D to something else”** and **“This project will not introduce traffic into identified boundaries of [nearby neighborhoods].”** Impact fees were projected at >\$500,000 plus \$200–300k PFS. They argued full consistency with the Comprehensive Plan’s Merritt Island Redevelopment Area (MIRA) policies.

County staff noted the TIS was preliminary for rezoning (full concurrency review occurs at site-plan stage) and referenced that the project could exceed 25% of remaining capacity on certain Courtenay Parkway segments under Brevard County Code §62-602(F)(6)(b). The applicant’s team repeatedly deferred fixes: **“phased improvements possible,” “PFS if necessary,”** and **“site plan issue, not rezoning.”**

These Claims Fail Under Brevard County’s Own Policies

The applicant’s own language — particularly the repeated use of **“if necessary”** — proves the infrastructure is inadequate now. Yet the **Capital Improvements Element (Chapter 13)** requires the opposite:

“Brevard County should consider financing needed capital improvements with ... impact fees and other forms of development exactions to ensure that new development pays a pro rata share of infrastructure development costs” (Policy 4.5, p. XIII-7).

“Brevard County shall continue to utilize a concurrency management system ... to ensure that service levels are not degraded below acceptable level of service standards” (Policy 5.1, p. XIII-6).

“Building permits may be approved if the developer agrees to construct all improvements necessary ... concurrent with its development” (Policy 5.2 Criteria D, p. XIII-9).

“Limit future public expenditures for infrastructure and service facilities which serve to subsidize growth” (Objective 3, p. XIII-6). Transportation facilities must be in place or under actual construction no more than three years after certificate of occupancy (Policy 5.2 Criteria C).

Transportation impact fees have not been updated since 2007 — the fee for a new single-family home remains at \$4,353. When these outdated fees fall short, existing homeowners subsidize new development through property taxes and deferred maintenance. The 1000 Friends of Florida report confirms: **“Without the fees, existing residents would in effect subsidize the costs of new development” (p. 2);** residents **“may face increased taxes to subsidize new development” (p. 3).**

The East Merritt Island Small Area Study (2008) and North Merritt Island Small Area Study (2018) explicitly warned against high-density redevelopment on this barrier island: it would drop LOS to “F,” degrade evacuation times in **Zone A (Red)**, and worsen chronic flooding due to limited outfalls. The studies recommend **reducing** densities, not increasing them. The applicant’s **“2% add, one car every two minutes”** claim **ignores cumulative growth** and the fact that their own TIS shows the corridor is already at **95% capacity pre-development.**

Even more concerning is the strain on our failing water and sewer systems. Brevard County faces **nearly \$800 million** in mandated upgrades (Florida Today, March 22, 2026). **PFAS, forever chemicals,** exceed the EPA’s 4-ppt limit in drinking water at the Mims/North Brevard and Barefoot Bay plants (finished water up to 5.9 ppt, some wells 13 ppt PFOS). Wastewater treatment removes less than 10% of PFAS, and leaky pipes have already caused major sewage discharges. The staff report confirms the project will connect to county sewer and that the **developer must pay for lift-station improvements “if capacity is not sufficient.”**

This site lies entirely in **mandatory Evacuation Zone A (Red)**. Brevard County Emergency Management states: **“Zone A (Red) ... includes the barrier islands, Merritt Island ... due to storm surge which can affect causeway and bridge approaches.”** The North Merritt Island Small Area Study (p. 43) warns that **“any additional increase in residential density may further degrade the evacuation times for the area.”**

Call to Action

I respectfully request that you deny this rezoning. Alternatively, approve it only if the applicant executes a **binding agreement before any vote** that:

1. Requires the developer to fund and construct **100%** of all traffic, drainage, water/sewer, and concurrency improvements at their sole cost.
2. Proves no degradation below adopted LOS standards and full concurrency **(including safe evacuation times)** at certificate of occupancy.
3. **Waives any future taxpayer bailout or subsidy.**

We are not against growth. We are against **subsidized growth** that violates your own Comprehensive Plan policies and places unacceptable burdens on the families who already paid for Brevard's infrastructure. The people of Merritt Island and Brevard County deserve better.

Thank you.

I have attached key excerpts from Chapter 13 (Capital Improvements Element), both Small Area Studies, the 1000 Friends of Florida report, PFAS testing data, the official Evacuation Zone A policy, and the P&Z meeting video link for the record. I am available to answer any questions.

Attachments:

- Capital Improvements Element (pp. XIII-6 to XIII-9)
- East Merritt Island Small Area Study (2008) – key excerpts (pp. 4–5, 30, 51–52)
- North Merritt Island Small Area Study (2018) – key excerpts (pp. 40–43, 62)
- 1000 Friends of Florida Impact Fees Report (2022) – pp. 2, 3, 6
- Florida Today – “Brevard needs \$800 million worth of water and sewer upgrades” (March 22, 2026):
<https://www.floridatoday.com/story/news/local/environment/2026/03/22/sewer-water-most-taxing-on-brevard-future-budgets/89242416007/>
- Brevard County Official PFAS page (current test results):
<http://www.brevardfl.gov/UtilityServices/drinking-water/PFAS>
- County staff report for 25Z00054 (lift-station responsibility):
<https://brevardfl.legistar.com/gateway.aspx?M=F&ID=e082f63b-07b3-4f36-b2dc-944a176151bd.pdf> (pages on Utilities Services comments)
- “Brevard County Evacuation Zone A (Red) – Official Policy” Direct link:
<https://www.brevardfl.gov/EmergencyManagement/BePrepared/Step3HaveAPlan/Evacuation>
- Direct PDF link (Florida Disaster / Brevard County evacuation zone map):
https://maps.floridadisaster.org/county/EVAC_BREVARD.pdf

Introduction

Population growth stimulated by new development strains existing infrastructure including roads, water and sewer systems, fire and rescue services, as well as schools and libraries. Local governments in Florida have a tool to help offset the costs of such development. Impact fees help to pay for new or expanded infrastructure necessitated by the construction of new residential or commercial development.

In 2021, however, the Florida Legislature passed a bill, later signed by the Governor, that placed limits on the rate and frequency at which local governments could increase impact fees. That action, its results, and the possibility of further impact fee bills passing during the 2022 Florida legislative session are the impetus for this study of those fees in counties throughout Florida.

An Overview of Impact Fees

Impact fees are one-time fees municipal and county governments and some special districts in Florida may charge a developer to cover a portion of the anticipated cost of additional infrastructure and public facilities needed to support a new development. The fees are charged to help pay for the “impact” of new development on roads, parks, schools and other critical infrastructure. The rationale is that new development necessitates new or expanded infrastructure to accommodate new residents. Without the fees, existing residents would in effect subsidize the costs of new development.

Impact fees are considered allowable under the precept of police powers, the ability of local governments to act to preserve the health and safety of their citizens. The Florida Impact Fee Act (*Section 163.31801, F.S.*) notes:

The Legislature finds that impact fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth. The Legislature further finds that impact fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction.

In order to assess impact fees, a local government must adopt an ordinance that meets a series of requirements identified in the Act. The Act defines infrastructure as “a fixed capital expenditure or fixed capital outlay, excluding the cost of repairs or maintenance, associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of at least 5 years; related land acquisition, land improvement, design, engineering, and permitting costs; and other related construction costs required to bring the public facility into service.”

continued on next page

An Overview of Impact Fees *continued*

The Act also allows certain vehicles and associated equipment as needed for law enforcement, emergency medical services and schools.

Impact fees must meet the criteria of the dual rational nexus test to be considered legal. This means that impact fees must have a reasonable connection (rational nexus) between:

1. The proposed new development and the need for additional capital facilities; and,
2. The expenditure of funds and the benefits accruing to the proposed new development.

The concept of impact fees evolved nationally over decades. In Florida, local governments began adopting them as early as the 1960s, with the courts substantiating and validating this approach. Florida's 1985 Growth Management Act required local governments to identify sources of funding for capital improvements such as new roads and schools. As existing tax revenue alone was insufficient to cover infrastructure costs, especially those associated with new development, local governments increasingly turned to impact fees. Impact fees are more widely used in low-tax states which do not have sufficient revenue through income tax and other means to pay for growth.

Impact fees are only to be used to fund new infrastructure necessitated by the new development and may not be used for maintenance or repair, making it especially important for local governments to consider the long-term costs they are shouldering when they approve new development and associated infrastructure. Impact fees also cannot be used to pay off debts or fund previously approved projects. If a developer provides land for road right-of-way or other public contributions, then this value is taken off their impact fee assessment in what is known as a proportionate fair share agreement.

As noted, impact fees cover a portion of the cost of growth and in some instances can discourage unsustainable, sprawling development which requires considerable public investment in roads and other infrastructures. While some maintain that impact fees slow or discourage growth, Florida has experienced some of its highest rates of growth after the advent of impact fees.

Developers often indicate that they pass the cost of impact fees on to their customers, making new construction more expensive and less affordable. Alternatively, residents throughout the municipality or county may face increased taxes to subsidize new development or live with increasingly stressed critical infrastructure and services. New development is far less appealing to prospective consumers if they lack good roads, a quality school system, or reliable fire and EMS services, all of which can be supported by impact fees. People are less likely to want to live or do business in an area that lacks well-maintained essential infrastructure and services.

Purpose of Study

As noted, HB 337, passed during the 2021 Florida legislative session, curtails both the frequency and rate with which local governments are permitted to increase impact fees. Its provisions include:

1. An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.
2. An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.
3. An impact fee increase may not exceed 50 percent of the current impact fee rate.
4. An impact fee may not be increased more than once every 4 years.

Local governments may only exceed these limits if they demonstrate “extraordinary circumstances,” hold two public workshops, and approve the increase by at least a two-thirds vote.

New bills introduced in the 2022 legislative session would further erode the power of county and municipal governments to address growth through impact fees. SB 1030 (Taddeo) and HB 681 (Rodriguez) would expand the area where impact fee credits for a development could be transferred from an adjoining impact fee zone to the entire municipality or county.

Put plainly, growth could occur in an area while the increase in the capacity of critical infrastructure and services paid for by impact fees could occur in an entirely different area of the county. 1000 Friends of Florida opposes this bill because such a change would further limit the ability of local governments to manage growth responsibly, leaving taxpayers to foot the bill for growth through increasing taxes or face growing deficiencies in critical infrastructure and services.

This project primarily intends to provide a baseline evaluation of the frequency and the magnitude of impact fee schedules across county governments in Florida that utilize this growth management tool.

The use of impact fees varies across counties. While some counties do not levy any impact fees, those that do implement impact fee schedules do so for varying purposes. Because each county’s growth management scheme is as unique as its development characteristics, the magnitude of impact fees varies significantly across counties.

continued on next page

Purpose of Study *continued*

This paper provides data on each county in Florida, including minimum, maximum, mean, median, and gross values for total impact fee per square foot of development. Further, the data examines the components of each county's impact fee structure by purpose (i.e., transportation, schools, etc.). It does not survey municipal impact fees.

Method

1000 Friends of Florida collected data on the impact fees of each county in Florida by visiting each county's planning or growth management website. The URLs of the websites from which data was collected are listed in the "Source" column of the spreadsheet. Many governments hosted the information in text or in the form of a pdf link on their websites, while other governmental websites linked to Municode websites. The information on impact fees was transcribed to an Excel spreadsheet for analysis.

Key Findings

Given the complexity and variability of the type of structures (addressed below) between counties, the data in Attachment 1- 4 addresses the impact fees collected for the development of a single-family detached residential structure of approximately 2000 - 2500 square feet in area.

The average rate (\$) per square foot of residential development is \$3.83 / sq. ft. or \$9,564.25 per unit (single-family detached, 2500 sq. ft.)

- 24 of Florida's 67 counties do not implement impact fees. Most of these counties, but not all, have experienced negative or relatively little amounts of growth in the last 10 years (as per the 2010 and 2020 Census Reports).
- 43 of Florida's 67 counties do utilize impact fees. The implementation of fees varies significantly by county.
- Counties with relatively larger population growth (2010 – 2020) assess larger fees.
- Typical purposes for which impact fees (for residential development) are collected:
 - Transportation (37 counties)
 - Schools (32 counties)
 - Parks (27 counties)
 - Fire departments (29 counties)
 - Public buildings and libraries (23 counties)
 - Law enforcement departments (18 counties)
 - Water (3 counties)

Implications of Legislation

Impact fees are an integral tool for local governments in Florida. Revenues accrued from impact fees must be spent on infrastructure improvements that directly benefit the development that pays the fee. Therefore, impact fees allow local governments to fund specific components of their infrastructure in an intentional fashion. For this reason, impact fees address the needs of a growing community in a more targeted way than a general fund derived from ad valorem taxes. Additionally, the flexibility to adjust impact fee schedules to account for rising construction prices and property values makes impact fees an invaluable tool for counties in Florida.

HB 337 decreases the capability of local governments in Florida to pay for the growth of their communities. It limits the frequency and magnitude with which local governments can increase impact fee amounts and allows freer transferability of impact fee credits. With their approval of HB 337, the Governor and legislative leaders asserted that county and municipal governments have had too much power to change impact fee schedules and to raise money for capital infrastructure projects through impact fees, leading to excessive and unpredictable increases that make housing and other construction less affordable.

But this message warrants an essential question: How should local governments raise money for infrastructure investments? Property tax rates are already severely limited by a state law implemented in 2007 (*Section 200.065, F.S.*), while sales and gas taxes are collected by the state and local governments must be allocated money from these funds. As politically unpopular as having to pay money to the government is, funding is necessary to a local government's ability to provide adequate infrastructure to its communities. The provisions of HB 337 certainly reduce the revenue of county governments in Florida, which may cause governments to trim back on critical infrastructure programs and services. Meanwhile, the Legislature is considering additional measures that could reduce revenue from impact fees.

So, What's the Plan?

How are local governments in Florida supposed to invest in meeting the needs of growing communities if they can't raise or obtain the funds necessary? If not through impact fees or taxes, how can local governments provide their citizens with critical infrastructure and services? The concept behind impact fees is for new development to pay for at least part of the cost of new public infrastructure or improvements needed to support that new development. The increasing restrictions on impact fees place local governments in an increasing financial bind, with local taxpayers left to either cover an increased portion of the direct costs of new development, or accept a declining quality of life with more crowded roads, schools and strains on other public infrastructure.

Policy 4.2

When adequate funding is not available for a high priority project from existing sources of revenue and the consequences of delaying the project would adversely impact the economy, environment, or public health, safety and welfare, Brevard County should consider enactment of the infrastructure sales tax by referendum.

Policy 4.3

Brevard County should continue to seek funding from State and Federal sources and pursue interlocal agreements with private and public agencies to ensure sufficient money is available to provide necessary public facilities and services.

Policy 4.4

Brevard County should periodically readdress its budget and fiscal policies to ensure debt management practices such as limitations on the use of revenue bonds as a percentage of total debt, maximum ratio of total debt service to total revenue, and maximum ratio of outstanding capital indebtedness to property tax base are adequate and effective.

Policy 4.5

Brevard County should consider financing needed capital improvements with Municipal Service Benefit Units, Municipal Service Taxing Units, Community Development Districts, impact fees and other forms of development exactions to ensure that new development pays a pro rata share of infrastructure development costs when it can be determined that these financing methods are not in conflict with Brevard County's economic development and affordable housing goals.

Objective 5

Brevard County may approve development orders consistent with the acceptable level of service standards adopted as part of this Comprehensive Plan for public facilities, including transportation, potable water, sanitary sewer, solid waste disposal, surface water management, and recreation and open space.

Policy 5.1

Brevard County shall continue to utilize a concurrency management system to review the impacts of all development proposals on existing public facilities to ensure that service levels are not degraded below acceptable level of service standards as adopted in this Comprehensive Plan.

Policy 5.2

Brevard County may approve rezoning applications, subdivision plats, site plans, and building permits if the potential impact of the proposed development does not decrease the level of service below acceptable standards for any existing public facility or a facility listed in this Element's Schedule of Improvements. If evaluation of the development application indicates a potential decrease in the level of service below the acceptable standards, approval of a development order may be granted based on the following conditions:

Criteria:

- A. For review of zoning applications, a preliminary concurrency evaluation shall be completed as part of the zoning review process to illustrate the relationship between the proposal and the availability of services and facilities for the Planning and Zoning Board and the Board of County Commissioners. All approvals of zoning applications shall be conditional and shall require a formal concurrency evaluation prior to site plan, subdivision plat or building permit approval.
- B. Subdivision plats and site plans may be approved if the Schedule of Improvements in the Capital Improvements Element includes a facility improvement that will

provide sufficient capacity to accommodate the potential impact of the proposed project based on acceptable level of service standards. These approvals are subject to the following conditions:

1. All development orders pursuant to this criterion are conditional and shall not be considered vested; they will be revisited upon application for building permits in accordance with Criteria C and D below, to determine their impact upon established or programmed acceptable levels of service.
2. If the impact evaluation indicated that the conditional development order will cause the level of service of a public facility to fall below the adopted standard, or if the development order will further increase an existing deficiency in the adopted levels of service, Brevard County will maintain the authority to modify the development order to achieve the acceptable levels of service.

C. Building permits may be approved if the concurrency review determines that the following conditions are met:

1. Potable water, supplies and facilities, sanitary sewer, solid waste, and drainage facilities with adequate capacity to accommodate the impacts of the development based on adopted level of service standards will be in place at the time the certificate of occupancy is issued; and
2. Parks and recreation facilities with adequate capacity to accommodate the impacts of the development based on adopted level of service standards will be in place or are scheduled to be under actual construction in the Schedule of Recreation and Open Space Improvements in this Element not more than one year after the certificate of occupancy is issued; and
3. Transportation facilities with adequate capacity to accommodate the impacts of the development based on adopted level of service standards will be in place or are scheduled to be under actual construction in the Schedule of Transportation Improvements in this Element not more than three years after the certificate of occupancy is issued or one of the following conditions is met:
 - a. At the time that a development order or permit is issued, the necessary transportation facilities or services are subject to a binding executed agreement which requires such facilities to be in place or under actual construction not more than three years after the certificate of occupancy is issued; or
 - b. At the time that a development order or permit is issued, the necessary transportation facilities or services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than three years after the certificate of occupancy is issued; or
 - c. For the purpose of issuing a development order or permit, a development may be deemed to have a de minimis impact and may

not be subject to the concurrency requirements of all applicable State Statutes and Florida Administrative Codes if all of the following conditions are met:

- i. The development proposal is for an increase in density or intensity of less than or equal to twice the density or intensity of the existing development, or for the development of a vacant parcel of land, at a residential density of less than four dwelling units per acre or, for nonresidential use, at an intensity of less than 0.1 floor area ratio. Isolated vacant lots in predominantly built residential subdivisions where construction of a single family house would be the most suitable use, may be developed for single family residential under the de minimis exception even if smaller than one quarter acre in size; and
 - ii. The transportation impact of the proposed development alone does not exceed 0.1 percent of the maximum service volume at the adopted level of service standard for the peak hour of the affected transportation facility; and
 - iii. The cumulative total transportation impact from the de minimis exceptions does not exceed three percent of the maximum service volume at the adopted level of service standard for the peak hour of the affected transportation facility if the facility does not meet the minimum level of service standard.
4. A comprehensive plan amendment shall be required to eliminate, defer, or delay construction of any road or public transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the Schedule of Transportation Improvements in this Element.
- D. Building permits may be approved if the developer agrees to construct all improvements necessary to accommodate the specific impacts of the proposed project concurrent with its development.

Policy 5.3

Brevard County may approve development orders if the proposed development is phased to ensure that the necessary public facilities and services are available prior to the completion of the proposed development.

Policy 5.4

Brevard County shall coordinate with public and private agencies to identify public facility improvements made necessary by growth in the Viera Development of Regional Impact in order to ensure that needed improvements are incorporated into the Schedule of Improvements and that the developer continues to fund its fair share of the costs of needed infrastructure pursuant to the terms of the DRI Development Order.

Policy 5.5

Brevard County shall coordinate the provision of potable water from the Cities of Cocoa,

Policy 2.10

Brevard County shall not extend public facilities and services to Suburban and Rural Density Areas for new development, unless there is an overriding public benefit which accrues to an area larger than the specific Suburban or Rural Density Area. However, the County will accept facilities through dedication, and provide services and facilities through MSBUs, MSTUs and other means through which the recipients pay for the service or facility.

Objective 3

Limit future public expenditures for infrastructure and service facilities which serve to subsidize growth within the coastal high hazard area of Brevard County. Expenditures for public land acquisition or enhancement of natural resources shall be encouraged.

Policy 3.1

Brevard County shall designate coastal high hazard areas as defined in Chapter 163, Florida Statutes

Policy 3.2

Brevard County shall not support or finance new local transportation corridors which lie within the coastal high hazard zone or areas zoned as Environmental Area, except where there are no other cost-feasible alternatives.

Policy 3.3

Brevard County should not locate sanitary sewer and water transmission lines within the coastal high hazard zone, except where there is no cost-feasible alternative and where practical due to engineering, safety and cost considerations, and where necessary utilizing existing rights-of-way.

Policy 3.4

If County utility lines are relocated for any purpose, they should be located outside of the coastal high hazard zone, except where there is no cost-feasible alternative.

Policy 3.5

Public facilities, except for recreational facilities, shall not be located by Brevard County within of the coastal high hazard zone, except where there are no other cost-feasible alternatives.

Objective 4

Brevard County shall maintain adequate fiscal resources and policies to fund necessary public facility improvements, including transportation, potable water, sanitary sewer, surface water management, solid waste, parks and recreation, public libraries, law enforcement, correctional facilities, fire protection, and emergency medical services.

Policy 4.1

Brevard County should periodically review the fiscal requirements of needed transportation system improvements and adjust the local option gas tax as may be necessary.

Policy 4.2

When adequate funding is not available for a high priority project from existing sources of revenue and the consequences of delaying the project would adversely impact the economy, environment, or public health, safety and welfare, Brevard County should consider enactment of the infrastructure sales tax by referendum.

Policy 4.3

Brevard County should continue to seek funding from State and Federal sources and pursue interlocal agreements with private and public agencies to ensure sufficient money is available to provide necessary public facilities and services.

Policy 4.4

Brevard County should periodically readdress its budget and fiscal policies to ensure debt management practices such as limitations on the use of revenue bonds as a percentage of total debt, maximum ratio of total debt service to total revenue, and maximum ratio of outstanding capital indebtedness to property tax base are adequate and effective.

Policy 4.5

Brevard County should consider financing needed capital improvements with Municipal Service Benefit Units, Municipal Service Taxing Units, Community Development Districts, impact fees and other forms of development exactions to ensure that new development pays a pro rata share of infrastructure development costs when it can be determined that these financing methods are not in conflict with Brevard County's economic development and affordable housing goals.

Objective 5

Brevard County may approve development orders consistent with the acceptable level of service standards adopted as part of this Comprehensive Plan for public facilities, including transportation, potable water, sanitary sewer, solid waste disposal, surface water management, and recreation and open space.

Policy 5.1

Brevard County shall continue to utilize a concurrency management system to review the impacts of all development proposals on existing public facilities to ensure that service levels are not degraded below acceptable level of service standards as adopted in this Comprehensive Plan.

Policy 5.2

Brevard County may approve rezoning applications, subdivision plats, site plans, and building permits if the potential impact of the proposed development does not decrease the level of service below acceptable standards for any existing public facility or a facility listed in this Element's Schedule of Improvements. If evaluation of the development application indicates a potential decrease in the level of service below the acceptable standards, approval of a development order may be granted based on the following conditions:

Criteria:

- A. For review of zoning applications, a preliminary concurrency evaluation shall be completed as part of the zoning review process to illustrate the relationship between the proposal and the availability of services and facilities for the Planning and Zoning Board and the Board of County Commissioners. All approvals of zoning applications shall be conditional and shall require a formal concurrency evaluation prior to site plan, subdivision plat or building permit approval.
- B. Subdivision plats and site plans may be approved if the Schedule of Improvements in the Capital Improvements Element includes a facility improvement that will

A Path to Housing Abundance: Implementation Strategy

The three most important things in addressing housing abundance and affordability: “**small lots, small lots, small lots.**” Smaller lots allow more homes to be built on the same amount of land. This reduces land costs, leads to smaller, but usually still family-sized homes, and promotes townhomes, which cost less to build than a similarly sized detached home. They also provide home-sharing opportunities for service workers.

Across the country—and around the world—[case studies](#) consistently reveal a formula for successful housing supply reform:

- **Allow small lot flexibility for new subdivisions, home dwelling type and lot split flexibilities on existing lots, and the flexibility to build homes near jobs** by adopting one or more of the reform options outlined above,
- **Enable by-right zoning**, so projects don’t get delayed or killed by discretionary reviews,
- **Follow the Keep it Short and Simple (KISS) principle** instead of micromanaging the process.

How Does the KISS Principle Unlock Housing Supply?

The KISS principle refers to eliminating unnecessary complexity in the homebuilding process. Simplicity brings certainty, lowers costs, and makes small-scale infill and larger-scale development both feasible and attractive. See *Full List of KISS Reforms to Consider* for more details.

Others Are Doing it, and Model Legislation Is Available

Several states—including Texas, California, Montana, Vermont, Oregon, and Washington—have recently enacted legislation to support housing abundance.

The key to successful reform lies in adhering to the Housing Abundance Success Sequence while avoiding unnecessary micromanagement. A range of legislative templates and model bills are readily available to guide this process. [Texas SB-15](#) (lot size flexibility for new residential subdivisions in larger cities) and [Texas SB-840](#) (residential and mixed-use housing on all commercial and light industrial land in larger cities) were enacted in mid-2025. Taken together, these two bills implement Playbook Options 1 and 3. Implementation of Option 1 and 2 can be accomplished through a single model bill: the [AEI Model Starter Homes Act](#), which sets minimum lot sizes for both residential subdivisions and home dwelling type and lot split flexibilities on existing lots. A second model bill, [AEI Model Multifamily and Mixed-Use Residential in Certain Zoning Classifications](#), covers Option 3. It would allow for a residential overlay by-right in commercial, industrial, and mixed use zones.

Why Allow for Lot Size and Location Flexibility?

This gives owners the right to build homes that most people can afford—whether in new neighborhoods, existing communities, or near jobs. It increases supply and affordability by allowing people to build starter homes on smaller lots in new residential subdivisions, and by allowing duplexes, triplexes, fourplexes, townhomes, or ADUs on single-family lots. It also refers to location – allowing homes near jobs and amenities in commercial and other non-residential areas.

It creates more affordable starter homes by using land more efficiently. This approach reduces sprawl, infrastructure costs, and energy use. By building smaller homes on smaller lots, we can significantly increase the supply of lower-priced, family-sized homes while freeing up existing housing stock.

It creates more workforce housing since single-family detached homes and townhomes average about 3.5 and 2.8 bedrooms respectively and are suitable for raising a family and naturally affordable shared living arrangements (42% of renters live in single-family homes).

What is the flexibility to build homes near jobs?

Legalizing single-family, multifamily, and mixed-use residential by right in all commercial, industrial, and mixed-use areas. This allows people to live near their jobs and amenities if they choose.

By-right housing can transform underused commercial and industrial properties into owner-occupied and rental homes, helping cities make better use of land and infrastructure. Combined with small lots, this helps give people of all incomes greater choice in where and how they choose to live.

The Housing Affordability Trifecta: Why Smaller Lots Mean Lower Home Prices

- **Smaller lots** → lower land costs
- **Smaller homes** with standard finishes → more affordable per home
- **More townhomes** → efficient land use, lower cost per square foot



Diving Deeper: Option 1: Home Dwelling Type and Lot Split Flexibilities on Existing Lots

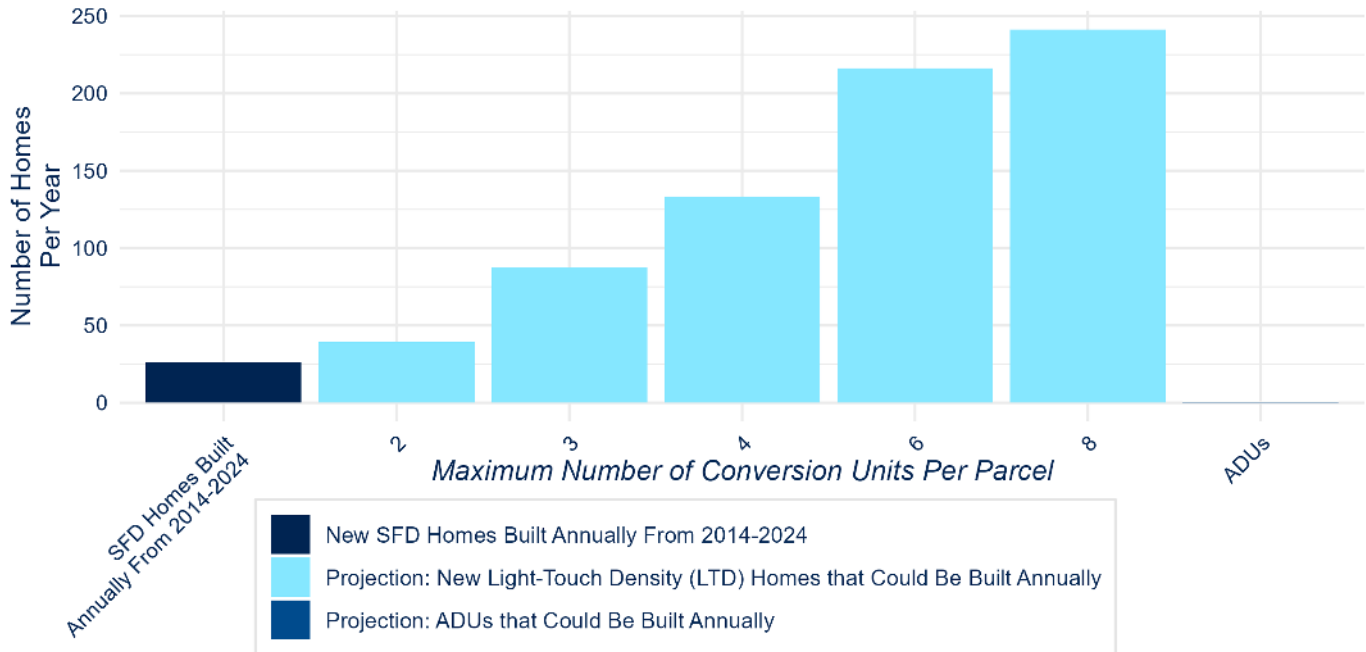
Allowing home dwelling type and lot split flexibilities on existing lots in single-family neighborhoods in Merritt Island CDP could add 240 homes per year, or about 9.2 times more than the current rate of SFD construction in Merritt Island CDP.

These new homes are created through the legalization of home dwelling types or by splitting existing lots into smaller parcels. They can take the form of smaller lot SFD homes, townhomes, 2–8 home multiplexes, and ADUs in neighborhoods currently restricted to single-family detached homes.² To achieve this outcome, Merritt Island CDP should set a minimum lot size of no more than 1,200 sq.ft. for new lots created through single-family lot splits.

This bar chart compares the number of new SFD homes built in Merritt Island CDP from 2014-2024 (shown in dark blue) to the potential number of homes that could be created by these flexibilities.

Homes by Allowable Density in Merritt Island CDP

New Single-Family Detached (SFD) Homes (2014-2024) vs. Projected Light-Touch Density (LTD) Homes



Source: First American and AEI Housing Center; https://heat.aeihousingcenter.org/toolkit/ltd_chart.

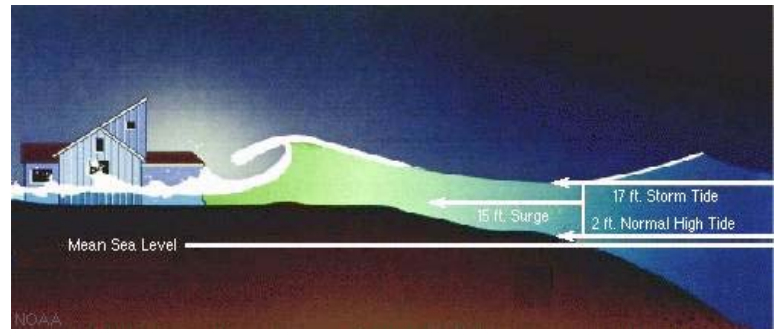
² Projections for ADUs are given only in cases when they are the highest and best use of land. In areas with high land values, duplex, triplex, and townhome conversions are typically the higher and better land use. If both ADUs and small multiplexes make financial sense, we assume the option that produces the most homes on that lot. [Light-Touch Density: Housing Supply and Affordability Estimates](#).

Emergency Management

The Brevard County Emergency Management Department is responsible for the coordination of emergency operations and maintaining the Comprehensive Emergency Management Plan which addresses disasters including hurricanes and their storm surges.

Hurricanes

Hurricanes are the most likely natural disaster to affect Brevard County. Damage from hurricanes takes two primary forms, wind damage and flooding from the storm surge. Of the two, the storm surge is the most dangerous resulting in the majority of deaths associated with hurricanes. Storm surge is the water pushed toward the shore by the force of the hurricane winds. This advancing surge combines with the normal tides to create the hurricane storm tide, which can increase the mean water level 15 feet or more. In addition, wind driven waves ride on top of the storm tide. This rise in water level can cause severe flooding in coastal areas, particularly when the storm tide coincides with the normal high tides. Because much of the County's coastline lie less than 10 feet above mean sea level, the danger from storm tides is tremendous.



One of the most crucial aspects of emergency management is the calculation of a hurricane's storm surge and its effect on people, evacuation routes, and property. One tool used to evaluate the threat from storm surge is the SLOSH model. Emergency managers use this data from SLOSH to determine which areas must be evacuated for storm surge. Storm surge also affects rivers and inland lakes, potentially increasing the area that must be evacuated.

During the least intense Category One event the storm surge still affects the coastal residences. Because of the area's vulnerability all of East Merritt Island study area is included in the evacuation zone for a storm of any category (1 – 5).

Evacuation Routes

The northern portion of the study area has three roadways to the west to evacuate the East Merritt Island area. One of these routes, Sykes Creek Parkway, travels for a limited distance before merging reducing the western evacuation routes to two. The southern portion of the study area has only one western evacuation route, SR 520 which also acts as an evacuation route for the north area.

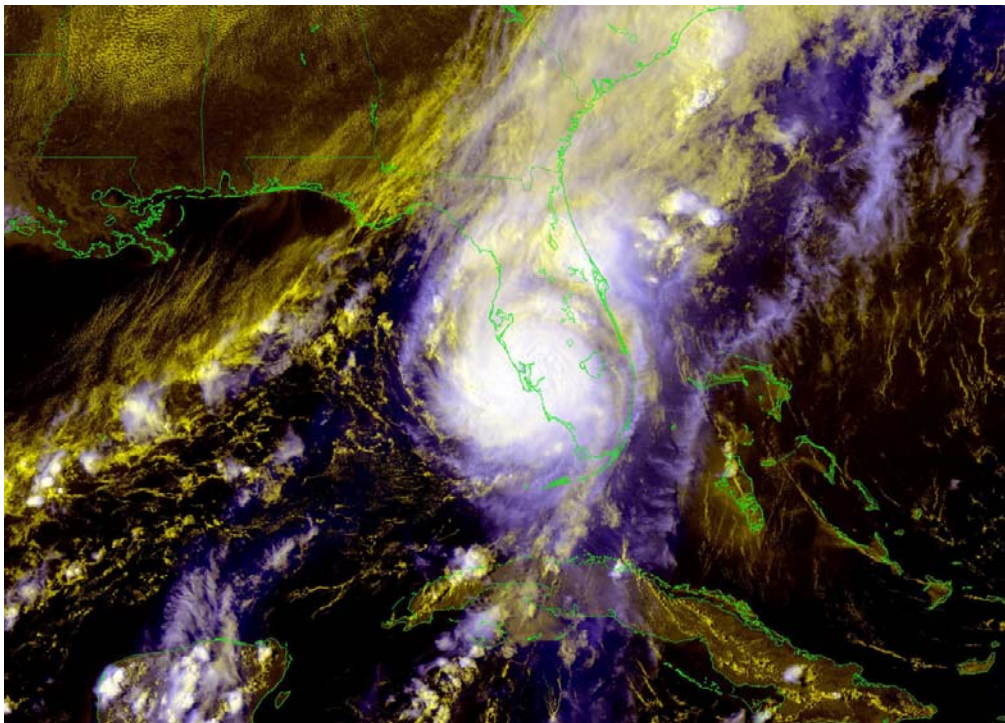
The limited transportation routes increase the time necessary for residents to evacuate prior to a storm event. Any additional increase in residential density may further degrade

the evacuation times for the area. A recent change in state law also now requires local governments to adopt and maintain a Level of Service for evacuation times.

Coastal High Hazard Area

In the past, Brevard County has undertaken and adopted substantial reductions in density within the unincorporated portions of the Coastal High Hazard Area (CHHA). This effort proved to be invaluable when the County successfully evacuated the barrier islands during the hurricanes of 2004. Up until 2006, the Coastal High Hazard Area was defined as the Category 1 Hurricane Evacuation Zone under state law and affected approximately 55,000 acres in the County. State laws also emphasized reducing residential densities and reducing capital expenditures within the CHHA except for improving evacuation routes.

In 2006, the State Legislature amended Chapter 163.3178, Florida Statutes, to change the definition of the Coastal High Hazard Area. The new definition is the area affected by the storm surge from a Category 1 hurricane and has resulted in substantially less area designated as the CHHA (25,745 acres) within Brevard County. All local governments have to amend their comprehensive plans to comply with this new CHHA definition. The following maps show the old and new Coastal High Hazard Areas for Brevard County. The pre and post maps are located in the attached map series.



Hurricane Charley strikes Florida in 2004

COMMUNITY INPUT AND DISCUSSION

Background:

The East Merritt Island community has been active in their participation in public hearings for the Board of County Commissioner's and the different advisory boards when an issue of local interest has arisen.

With the formation of the East Merritt Island study committee, residents made recommendations through the Small Area Study process. The recommendations are included in the study along with other public comment to be presented to the Board of County Commissioners for adoption.

Community Assessment Methods for this Small Area Study:

The assessment of the East Merritt Island community began with the collection of the baseline data to determine public infrastructure and level of service capabilities. The data collection included meeting with the various service providers, including several Brevard County agencies. This data was utilized to produce build-out and redevelopment models for the area. The study area was divided into north and south areas to facilitate assessments more attuned to the particular area needs.

The data and models were presented to north and south area committees composed of residents of the study area appointed by the Board of County Commissioners to provide a cross section of the community.

Over a series of publicly noticed committee meetings, public input was sought to provide depth to the study sections and gain insight to the community's vision. The final draft of the small area study was presented to the committees jointly to reach a consensus for recommendation to the Board of County Commissioners.

Results of Community Input – General:

In general the public input demonstrated the desire of the community to preserve its current lifestyle. The committee members of both the north and south areas stressed quality of life issues as a priority.

Results of Community Input – Land Use:

The community expressed its desire to maintain the status quo, or the current character of development in the study area. Previous project requests by developers had met with opposition during public hearings. As a result of the community input, the study included

the recommendation of “right-sizing” some areas where the adopted Future Land Use exceeded the actual density that the land was developed at.

Results of Community Input – Other Factors:

Other major factors brought forward by the citizen committees for consideration was limitations of the transportation network to meet new development.

NEXT STEPS IN IMPLEMENTING THE SMALL AREA STUDY AND ITS RECOMMENDATIONS

The SAS's recommendations will be presented to the Local Planning Agency in a public hearing. Following public discussion the LPA will make a recommendation to the Board of County Commissioners regarding the SAS's analysis. The Board of County Commissioners will also accept public comment during its deliberations on the SAS. Once the Board accepts the study, staff will be directed to implement recommendations of the study in the formal Comprehensive Plan amendments. Implementation is anticipated to begin in the Spring of 2009 and continue for approximately one year.

A large part of implementation will involve amendments to right-size the Future Land Map and elimination of zoning inconsistencies.

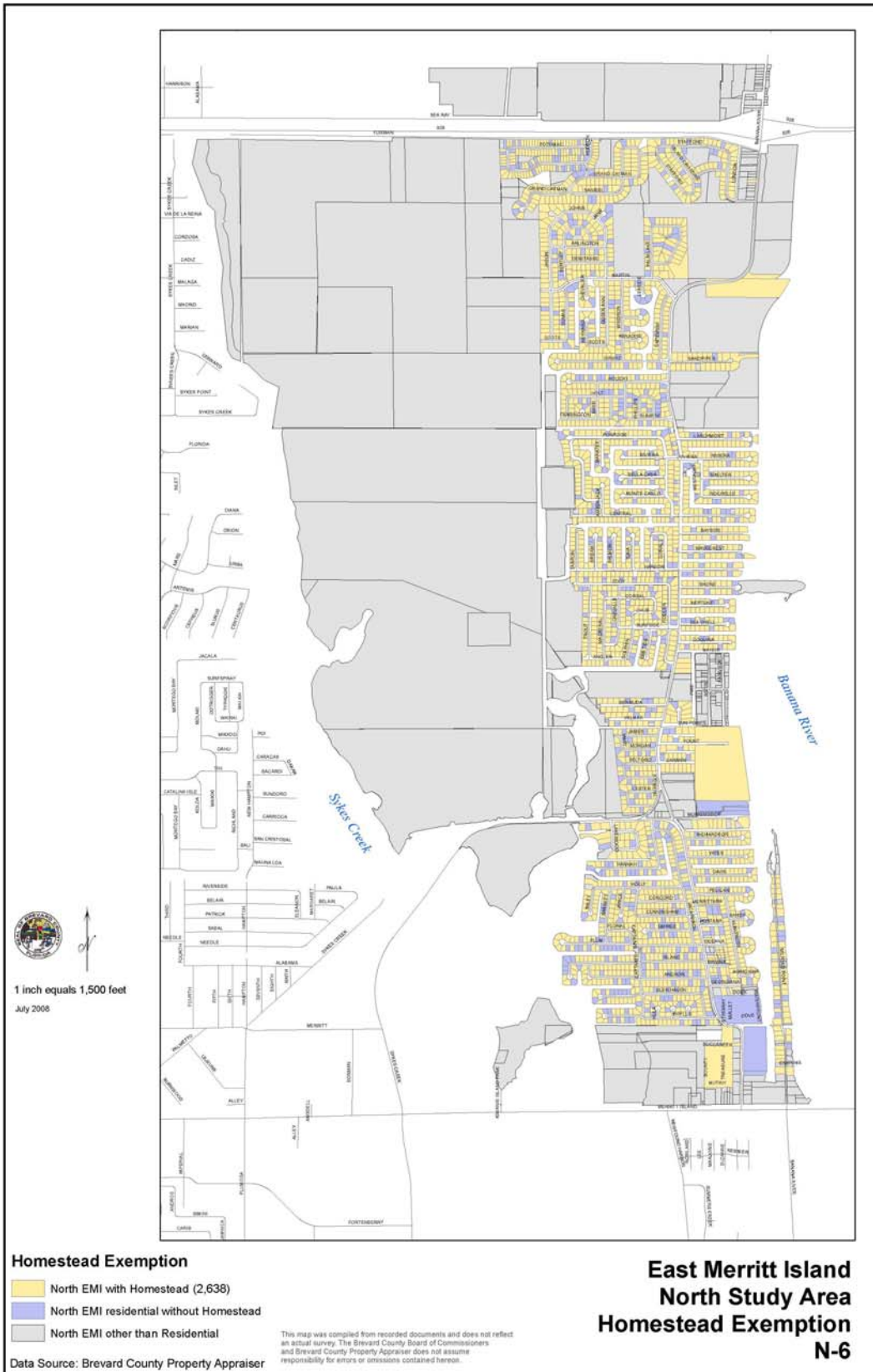
RECOMMENDATIONS OF THE EAST MERRITT ISLAND SMALL AREA STUDY

The North Area and South Area Citizen Committees for the East Merritt Island Small Area Study adopted these recommendations:

- **Recommendation 1:** Brevard County should initiate Comprehensive Plan amendments to the Future Land Use Map to reduce residential densities on developed residential properties in the study areas to reflect established residential densities on developed parcels. The recommended densities should be based on the lowest residential land use designation established in the Future Land Use Element of the Comprehensive Plan that would be required in order to achieve consistency with established residential development patterns and the existing zoning classification(s).
- **Recommendation 2:** Brevard County should initiate Comprehensive Plan amendments to the Future Land Use Map to reduce residential densities on undeveloped properties in the study areas that have zoning other than GU to ensure that future development on said vacant properties will be consistent with their current zoning classification and be compatible with established residential densities on adjacent properties.
- **Recommendation 3:** No additional Neighborhood Commercial FLUM designations should be permitted in the South study area.
- **Recommendation 4:** No additional Community Commercial FLUM designations should be permitted outside of the Merritt Island Redevelopment Area.
- **Recommendation 5:** South Banana River Drive should not be reconstructed to increase roadway capacity because currently adopted design standards for collector roadways are likely to result in adverse impacts to the aesthetic character of the surrounding neighborhood.

- Recommendation 6: Brevard County should perform a preliminary engineering analysis of the actual capacity of South Banana River Drive based on existing conditions. In the event that the preliminary engineering analysis indicates that South Banana River Drive has a lower capacity than reflected in the Concurrency Management database, the County should retain a qualified traffic engineer to determine the capacity of South Banana River Drive based on actual conditions. The conclusions of the analysis should be adopted for use in the County's Concurrency Management System.
- Recommendation 7: Brevard County should construct any missing sections to the existing bicycle/pedestrian transportation system within the study areas subject to funding availability.
- Recommendation 8: The Board of County Commissioners should implement the study recommendations through the Comprehensive Plan amendment process during the spring amendment cycle of 2009.

These right-sizing amendments are reflected in the Prospective Future Land Use Maps at the end of this study.



**East Merritt Island
Small Area Study
Draft Review**

EXECUTIVE SUMMARY

The East Merritt Island Small Area Study (SAS) was initiated at the direction of the Board of County Commissioners in response to community requests due to the number of applications for higher density/intensity rezonings in the East Merritt Island area. Its purpose was to take an in-depth look at the area, its infrastructure, and the community's vision and develop a study that would be a tool for planning and growth management.

For the purposes of managing the study, East Merritt Island had been split into two areas, north and south, each with their own committee. The Board of County Commissioners appointed residents to serve on one of two study area committees. This was due to the north and south areas having distinct communities and different planning considerations. The dividing line for the two study areas was SR 520, an arterial roadway. Public participation included a series of publicized workshops at Kiwanis Island Park located on SR 520.

An analysis of the land uses has shown that there are large areas of existing single family residential subdivisions that have an adopted Future Land Use of a much greater density. Although rezonings would be required to achieve the densities that are currently adopted on the Future Land Use Map, the study lends support toward revisiting adopted densities so that they align with development patterns in the area. Otherwise, the Future Land Use Map could requests for encourage redevelopment that may not be compatible with the surrounding land-use patterns and be in conflict with the single-family residential nature of the community. Additionally, some administrative rezoning and land use changes were identified for the Planning and Zoning staff to initiate.

The existing infrastructure of the area was found to be adequate for existing development. Modeling of impacts that could occur from the build-out of vacant parcels was performed. Additional modeling was undertaken to show the effects of the redevelopment of the area using the maximum density allowances under the current Future Land Use Map. Both of these models showed impacts to desired service levels of the infrastructure, particularly transportation and evacuation times during storm events. Some of these impacts would cause the infrastructure to exceed the adopted level of service standards.

The North Area and South Area Citizen Committees for the East Merritt Island Small Area Study adopted these recommendations:

- Recommendation 1: Brevard County should initiate Comprehensive Plan amendments to the Future Land Use Map to reduce residential densities on developed

residential properties in the study areas to reflect established residential densities on developed parcels. The recommended densities should be based on the lowest residential land use designation established in the Future Land Use Element of the Comprehensive Plan that would be required in order to achieve consistency with established residential development patterns and the existing zoning classification(s).

- Recommendation 2: Brevard County should initiate Comprehensive Plan amendments to the Future Land Use Map to reduce residential densities on undeveloped properties in the study areas that have zoning other than GU to ensure that future development on said vacant properties will be consistent with their current zoning classification and be compatible with established residential densities on adjacent properties.
- Recommendation 3: No additional Neighborhood Commercial FLUM designations should be permitted in the South study area.
- Recommendation 4: No additional Community Commercial FLUM designations should be permitted outside of the Merritt Island Redevelopment Area.
- Recommendation 5: South Banana River Drive should not be reconstructed to increase roadway capacity because currently adopted design standards for collector roadways are likely to result in adverse impacts to the aesthetic character of the surrounding neighborhood.
- Recommendation 6: Brevard County should perform a preliminary engineering analysis of the actual capacity of South Banana River Drive based on existing conditions. In the event that the preliminary engineering analysis indicates that South Banana River Drive has a lower capacity than reflected in the Concurrency Management database, the County should retain a qualified traffic engineer to determine the capacity of South Banana River Drive based on actual conditions. The conclusions of the analysis should be adopted for use in the County's Concurrency Management System.
- Recommendation 7: Brevard County should construct any missing sections to the existing bicycle/pedestrian transportation system within the study areas subject to funding availability.
- Recommendation 8: The Board of County Commissioners should implement the study recommendations through the Comprehensive Plan amendment process during the spring amendment cycle of 2009.

These right-sizing amendments are reflected in the Prospective Future Land Use Maps at the end of this study.

INFRASTRUCTURE AND SERVICE DEMAND ANALYSIS

Transportation Network & Build-out:

For both the North and South study areas the existing Average Daily Trips (ADT) on the roadways were compounded with the number of trips that could be generated from the development of vacant property. The density for the development of this vacant property was based upon the adopted Future Land Use (FLU) for the property. The resulting traffic generation projection is based upon the maximum development allowance scenario for these vacant parcels. In actuality, a number of constraints could restrict the final density for any project on these parcels. By using the maximum density allowed by the FLU, the greatest impact possible is demonstrated.

North Area

The north area transportation network includes two collector roadways and numerous local streets. Traffic is carried north to SR528, south to SR520, and west along Sykes Creek Parkway. The north area is divided into three road segments for the purposes of traffic generation and trip distribution. These segments are listed on Table 7 along with the existing Average Daily Trips (ADT) and the potential ADT in a total build-out scenario of the vacant buildable property under current FLU designations. The data demonstrate the cumulative impact of these trips on the affected roadway segments.

**Table 7.
Build-out Scenario for North Area Road Segments**

North Study Area Transportation Facility Road Segments								
Segment	Max Volume	Current ADT	Potential ADT	Current Volume	Potential Volume	Current LOS	Adopted LOS	Potential LOS
035B	15,600	7,401	11,853	47.44%	75.98%	D	E	E
035A	15,600	12,248	19,886	78.51%	127.47%	D	E	F
345C	15,600	10,394	14,424	66.63%	92.46%	C	E	E
Segment	Segment Description							
035B	North Banana River Drive from SR520 north to Sykes Creek Parkway							
035A	North Banana River Drive from Sykes Creek Parkway north to SR528							
345C	Sykes Creek Parkway from Banana River Drive west							

Source: Brevard County

As shown in Table 7, above, the North Banana River Drive road segment (035A) could exceed the allowable Level of Service (LOS) in a total build-out scenario. The other segments would both be impacted by an increase of 60% (035B) and 39% (345C) respectively.



Constricted Roadway Segments over canals

South Area

The south area transportation network includes two collector roadways and numerous local streets. Traffic is carried north to SR520 on South Banana River Drive and Newfound Harbor Drive. The south area is divided into two road segments for the purposes of traffic generation and trip distribution. These segments are listed on Table 8, along with the existing Average Daily Trips (ADT) and the potential ADT in a total build-out scenario of all vacant buildable property under adopted FLU designations. The table demonstrates these trips cumulatively for impacts on the roadways.

**Table 8.
Build-out Scenario for South Area Road Segments**

South Study Area Transportation Facility Road Segments								
Segment	Max Volume	Current ADT	Potential ADT	Current Volume	Potential Volume	Current LOS	Adopted LOS	Potential LOS
036	15,600	2,487	4,991	15.94%	31.99%	A	E	B
221	15,600	7,341	10,699	47.06%	68.58%	C	E	D
Segment	Segment Description							
036	South Banana River Drive from SR520 south to termination							
221	Newfound Harbor Drive from SR520 south to termination							

Source: Brevard County

As shown in Table 8 above, neither road segment would fail in a total build-out scenario. However, the amount of average daily trips would impact the LOS by one category for each respective segment. In the case of Segment 036, South Banana River Drive, the trip count could increase 100%, or double, in a total build-out scenario. The Newfound Harbor Drive segment could increase 46% in a similar build-out.

Transportation Network and Redevelopment

In the Transportation Network section above, the existing traffic generation and the impacts associated with build-out of the vacant acreage under the adopted Future Land Uses are evaluated. A second and different modeling examines what happens to the transportation network when the existing developed properties are redeveloped under their adopted Future Land Use.

For example, this approach evaluates traffic impacts if the platted lots in an existing single family home subdivision were assembled and redeveloped under its higher density. The single family homes could be replaced by townhouses or apartments. The tables below demonstrate the cumulative effects on study area properties being redeveloped under the highest density as allowed by the adopted FLU. From these calculations, the value of “right-sizing” future land uses on developed property can be determined. With the adoption of a Future Land Use, rezoning options would be limited to those that are more in character with surrounding land uses.



A new look for a commercial plaza

North Area

The redevelopment scenario for the North Area evaluated below assumes that all Residential 15 Future Land Use will be redeveloped at its maximum allowable density. This includes both vacant RES 15 parcels and developed RES 15 parcels that would be redeveloped.

**Table 9.
Redevelopment Scenario for North Area Road Segments
North Study Area Transportation Facility Road Segments**

Segment	Max Volume	Current ADT	Potential ADT	Current Volume	Potential Volume	Current LOS	Adopted LOS	Potential LOS
035B	15,600	7,401	15,743	47.44%	100.92%	D	E	F
035A	15,600	12,248	25,589	78.51%	164.03%	D	E	F
345C	15,600	10,394	17,622	66.63%	112.96%	C	E	F
Segment	Segment Description							
035B	North Banana River Drive from SR520 north to Sykes Creek Parkway							
035A	North Banana River Drive from Sykes Creek Parkway north to SR528							
345C	Sykes Creek Parkway from Banana River Drive west							

Source: Brevard County Planning & Zoning Office

As shown in Table 9. above, the redevelopment of the existing Residential 15 acreage would cause the Level of Service of the roadway to exceed allowable levels. The adopted LOS for all three road segments is “E” and the addition of these trips would cause the LOS to drop to “F”. By the roadways degrading to “F” the LOS would be exceeding the adopted allowable LOS.



Pedestrians walking on the shoulder

From: [Heike Jahnert](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: 220 Apartments on North Courtenay Pkwy
Date: Friday, March 27, 2026 3:20:18 PM

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

Dear Commissioners,

Living on Merritt Island, I've witnessed firsthand the impact of rapid development and rezoning on our community. The latest proposal for rezoning a property on the east side of N. Courtenay Parkway, just 420 feet south of Via De La Reina, threatens not only the tranquility of our cherished island but also the safety and well-being of its residents.

Many of you may know the struggles we face daily with traffic congestion. Re-zoning this land would exacerbate an already dire traffic situation, increasing the likelihood of accidents and posing a serious risk to pedestrians and drivers alike. Moreover, the potential for increased flooding cannot be ignored, as the natural drainage systems that protect our land are already strained. This development would further stress these resources, leading to possible flooding disasters for our homes and businesses.

Furthermore, the loss of green spaces and land in this part of Merritt Island is irreversible. Our community has cherishingly held onto these spaces for decades, understanding the balance they provide for our ecosystem and the crucial buffer against urban encroachment. Losing this land means losing part of what makes Merritt Island unique and a beloved home for its residents.

Thankfully, during a recent vote, the Merritt Island Redevelopment Agency (MIRA) has already shown their support for preserving our community by voting no against the rezoning plan. It is now crucial for Commissioner Tom Goodson and the other district commissioners to hear our community's unified voice and follow suit by voting no.

Support smart growth—not this specific project. We petition for a more appropriately scaled development that respects our current infrastructure

and the upcoming roadway redesign. This location cannot sustain the proposed density without compromising safety and traffic flow.

Respectfully,

Heike Jahnert

6729 Mangrove Dr., Merritt Island

From: [Rebecca Hauser](#)
To: [Commissioner, D1](#)
Cc: [Commissioner, D2](#); [Commissioner, D4](#); [Commissioner, D3](#); [Commissioner, D5](#)
Subject: Vote No to REZONING #25Z00054
Date: Sunday, March 29, 2026 1:36:59 PM

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

OPPOSITION TO REZONING #25Z00054

Location: Pioneer Rd & N. Courtenay Pkwy | **Applicant:** RangeWater Residential

1. THE "PFS" DECEPTION: NO CURE FOR EXISTING FAILURE

The developer is offering a Proportionate Fair Share (PFS) payment to satisfy traffic requirements. However, this is a financial maneuver, not a physical fix.

- **The Legal Limitation:** Under Florida Law, a developer is **not responsible for fixing existing traffic problems**. They are only required to mitigate the *additional* impact they create.
- **The Mitigation Gap:** The applicant admits they cannot physically fix or widen the road due to existing **FP&L light poles** and other permanent structures. Since they cannot create more space, the traffic congestion is permanent.
- **The Safety Override:** Florida Law (163.3180) allows a PFS to satisfy concurrency, but it **DOES NOT** override a material danger to public safety.
- **The Calculation Gap:** The developer's PFS calculations are **nearly 50% less** than what the P&Z board calculated. Because of this massive discrepancy, the developer **might not be paying their true fair share** of the infrastructure burden.
- **Cost to Taxpayers:** If the true impact is 3,000 trips but they only pay for 1,379, the remaining infrastructure costs fall on the citizens. This project risks costing Merritt Island more money than it generates.
- **Ongoing "Negotiations":** The PFS is still being "negotiated" behind closed doors. The public has no guarantee that the final agreement will even cover the developer's own underestimated impact.

- **Emergency Response Crisis:** A PFS check does not get emergency vehicles to our high population of elderly neighbors any faster. On an island with limited arterial roads, adding thousands of trips to a failing system directly delays life-saving care.
- **Staff Report Warning (Page 10):** County Staff explicitly states this project creates a **material danger to public safety**.

2. SCHOOL ZONE & STUDENT SAFETY: PIONEER RD GRIDLOCK

This development sits in the immediate path of students attending **Lewis Carroll Elementary**.

- **Peak Time Backups:** During school drop-off and pick-up, traffic already backs up significantly onto **Pioneer Road**. Adding 3,000 daily trips will paralyze this corridor, making it impossible for parents and buses to navigate the school zone safely.
- **Student Pedestrians at Risk:** This intersection is already considered dangerous. Adding high-density traffic increases the risk for children who walk or bike to school.
- **Safety Failure:** Forcing an additional 222 units worth of commuter traffic into a school zone that is already failing its operational capacity is a direct threat to student safety.

3. PUBLIC SAFETY: THE FDOT SAFETY CONFLICT (PROJECTS 453311-1 & 448455-1)

The State of Florida is currently intervening at this location because the infrastructure has reached a breaking point.

- **SR-528 Interchange Fail (FDOT Project 448455-1):** This **\$10.3 Million** project targets the SR-528 (Beachline) and N. Courtenay Pkwy interchange to address the existing **Level of Service F (Failure)**.
- **N. Courtenay Median Safety (FDOT Project 453311-1):** This **\$6.6 Million** project is specifically designed to install a **raised concrete median** to eliminate dangerous mid-block left turns at the developer's proposed entrance.
- **Reversing State Progress:** Approving this high-density project would effectively reverse the impact of the **\$16.9 million** currently being spent to increase safety at

these failing intersections. Adding 3,000 trips at this exact location directly contradicts the State's safety objectives and renders these taxpayer-funded improvements obsolete.

- **40% Traffic Surge:** N. Courtenay has seen a **40% traffic increase** in just the last two years. The State's safety projects are already playing "catch up" to existing danger.

4. ENVIRONMENTAL RISKS: HYDRIC SOILS, TREES, & FLOODING

- **The Sponge Effect:** This lot currently functions as a natural sponge for the area. The combination of established trees and hydric soils absorbs significant amounts of stormwater. Overbuilding on this lot will destroy this natural drainage system.
- **Increased Flooding:** Removing the trees and paving over the soil will lead to a drastic increase in flooding that already exists in this area. Without this excess water will be displaced onto neighboring properties and into the streets.
- **Confirmed Bald Eagle Nest:** An active Bald Eagle nest is confirmed near the property. Under the **Federal Bald and Golden Eagle Protection Act**, these birds are protected by a mandatory **660-foot buffer**. Construction and high-density activity within this zone are strictly regulated.
- **Inadequate Buffers:** The claimed 100 ft buffer will actually contain **stormwater retention ponds**. It is a drainage pit, not a vegetative screen for neighbors or a habitat for protected species.
- **Sykes Creek Contamination:** Replacing 11 acres of pervious dirt with asphalt increases runoff into **Sykes Creek**, which is under strict new Nitrogen/Phosphorus rules.
- **Hydric Soil Danger:** The site consists of **Myakka and Anclote soils** (high water table). Paving this land will force groundwater into the living rooms of surrounding low-lying homes.

5. BOARD CONCERNS: ATROCIOUS & HORRENDOUS CONDITIONS

During the Planning & Zoning hearing, Board members expressed deep skepticism.

-

Intersection Failure: Multiple board members described the current state of the N. Courtenay intersection as “**atrocious**” and “**horrendous**”.

- **Density Misalignment:** Mr. Minneboo noted that **RU-2-30 (high density)** is not typical for this area. The intersection was designed for commercial use, **not high-density residential**, which creates a much higher volume of constant traffic.

6. VIOLATION OF ADMINISTRATIVE POLICY 3: THE BSP REMOVAL

- **Admitted Inconsistency:** The County Staff Report admits that 222 units is **not consistent** with the surrounding single-family neighborhoods.
- **Removing the BSP:** The applicant wants to **remove** the existing Binding Site Plan (BSP). This falls directly under a violation of **Administrative Policy 3**, as the BSP was specifically put in place to protect surrounding neighbors from over-development.
- **Diminished Quality of Life:** Getting rid of the BSP will significantly diminish the quality of life and safety of the existing neighborhood through increased noise and unmitigated traffic.
- **The Blank Check for Clear-Cutting:** The current BSP identifies exactly **10 Live Oaks, 43 Slash Pines, and 80 Wax Myrtles**. Without it, the developer can bulldoze these 130+ trees, removing our natural noise barrier and flood protection forever.

7. UNANIMOUS LOCAL REJECTION

- **MIRA Vote:** The Merritt Island Redevelopment Agency voted **7-0 (Unanimous)** to recommend denial.
- **Community Voice:** We are nearing **2,500 signatures online and on paper** & have over **50 formal comments** opposing this development.
- **P&Z Tie:** The Planning & Zoning board resulted in a **7-7 tie (TWICE)**, showing no mandate for this project.

SUMMARY: To approve this rezoning is to ignore the 7-0 vote of our redevelopment agency

(MIRA), the warnings of county staff, the \$16.9 million FDOT investment, Merritt Island residents, and the safety of students at Lewis Carroll. We urge the Commission to uphold the recommendations of the local experts and vote no.

Thank you,

Rebecca Hauser

Merritt Island Resident

[Petition · Urge Brevard County Commissioners to oppose rezoning on Merritt Island - Merritt Island, United States · Change.org](#)

VOTE NO ON CASE #25Z00054

From: [Kathy Gay](#)
To: [Commissioner, D3](#)
Subject: Pioneer Rd Merritt Island land development - Vote
Date: Sunday, March 29, 2026 5:55:37 PM

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

Kathy Gay
85 Florida Blvd
Merritt Island, FL 32953
freespoolk@outlook.com

3/29/2026

Kim Adkinson, Brevard County Commissioner District 3

Dear Commissioner Adkinson,

I am writing to express my deep concern regarding the proposed housing growth on Pioneer Rd, Merritt Island, feeding into the already congested SR3/SR528/SR520 corridor. While I understand the need for responsible development, this expansion risks worsening an infrastructure problem that residents have been struggling with for years.

Traffic on SR3/SR528/SR520 is routinely backed up, not only during peak hours, but also at cruise arrivals/departures, space launches, beach days, lunch/work, school, and church hours. Even minor incidents can bring the entire area (whether SR3, SR528, or SR520) to a standstill. Emergency response vehicles frequently use the oncoming traffic lane to travel SR3 due to traffic congestion. SR3 feeder streets already back-up at the lights as travelers seek alternate routes. Adding hundreds of new housing units without first addressing the underlying transportation limitations will only intensify congestion, increase commute times, and reduce overall safety for drivers, cyclists, and pedestrians.

Growth without adequate infrastructure planning places an unfair burden on current residents. FDOT has current plans to address the safety concerns on SR3. Nothing in the FDOT plans suggests that additional traffic will aid correction of the safety issues. Before any additional housing is approved, the county should coordinate with FDOT concerning road capacity and safety for SR3, SR520, and SR528.

I respectfully urge you to oppose approval of this development until these issues are meaningfully addressed. Our community and visitors deserve growth that is sustainable, safe, and supported by infrastructure that can handle it.

Thank you for your attention to this matter and for your service to our county. I hope you will stand with residents who are asking for thoughtful, responsible planning.

Sincerely,

From: [Kathy Gay](#)
To: [Commissioner, D2](#)
Subject: Pioneer Rd Merritt Island land development - Vote
Date: Sunday, March 29, 2026 5:53:38 PM

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Kathy Gay
85 Florida Blvd
Merritt Island, FL 32953
freespoolk@outlook.com

3/29/2026

Tom Goodson, Brevard County Commissioner District 2

Dear Commissioner Goodson,

I am writing to express my deep concern regarding the proposed housing growth on Pioneer Rd, Merritt Island, feeding into the already congested SR3/SR528/SR520 corridor. While I understand the need for responsible development, this expansion risks worsening an infrastructure problem that residents have been struggling with for years.

Traffic on SR3/SR528/SR520 is routinely backed up, not only during peak hours, but also at cruise arrivals/departures, space launches, beach days, lunch/work, school, and church hours. Even minor incidents can bring the entire area (whether SR3, SR528, or SR520) to a standstill. Emergency response vehicles frequently use the oncoming traffic lane to travel SR3 due to traffic congestion. SR3 feeder streets already back-up at the lights as travelers seek alternate routes. Adding hundreds of new housing units without first addressing the underlying transportation limitations will only intensify congestion, increase commute times, and reduce overall safety for drivers, cyclists, and pedestrians.

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Thank you for your attention to this matter and for your service to our county. I hope you will stand with residents who are asking for thoughtful, responsible planning.

Sincerely,

From: [Kathy Gay](#)
To: [Commissioner, D4](#)
Subject: Pioneer Rd Merritt Island development - VOTE
Date: Sunday, March 29, 2026 5:57:26 PM

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Kathy Gay
85 Florida Blvd
Merritt Island, FL 32953
freespoolk@outlook.com

3/29/2026

Rob Feltner, Brevard County Commissioner District 4

Dear Commissioner Feltner,

I am writing to express my deep concern regarding the proposed housing growth on Pioneer Rd, Merritt Island, feeding into the already congested SR3/SR528/SR520 corridor. While I understand the need for responsible development, this expansion risks worsening an infrastructure problem that residents have been struggling with for years.

Traffic on SR3/SR528/SR520 is routinely backed up, not only during peak hours, but also at cruise arrivals/departures, space launches, beach days, lunch/work, school, and church hours. Even minor incidents can bring the entire area (whether SR3, SR528, or SR520) to a standstill. Emergency response vehicles frequently use the oncoming traffic lane to travel SR3 due to traffic congestion. SR3 feeder streets already back-up at the lights as travelers seek alternate routes. Adding hundreds of new housing units without first addressing the underlying transportation limitations will only intensify congestion, increase commute times, and reduce overall safety for drivers, cyclists, and pedestrians.

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I respectfully urge you to oppose approval of this development until these issues are meaningfully addressed. Our community and visitors deserve growth that is sustainable, safe, and supported by infrastructure that can handle it.

Thank you for your attention to this matter and for your service to our county. I hope you will stand with residents who are asking for thoughtful, responsible planning.

Sincerely,

Kathy Gay

85 Florida Blvd

Merritt Island, FL 32953

freespoolk@outlook.com

3/29/2026

Katie Delaney, Brevard County Commissioner District 1

Dear Commissioner Delaney,

I am writing to express my deep concern regarding the proposed housing growth on Pioneer Rd, Merritt Island, feeding into the already congested SR3/SR528/SR520 corridor. While I understand the need for responsible development, this expansion risks worsening an infrastructure problem that residents have been struggling with for years.

Traffic on SR3/SR528/SR520 is routinely backed up, not only during peak hours, but also at cruise arrivals/departures, space launches, beach days, lunch/work, school, and church hours. Even minor incidents can bring the entire area (whether SR3, SR528, or SR520) to a standstill. Emergency response vehicles frequently use the oncoming traffic lane to travel SR3 due to traffic congestion. SR3 feeder streets already back-up at the lights as travelers seek alternate routes. Adding hundreds of new housing units without first addressing the underlying transportation limitations will only intensify congestion, increase commute times, and reduce overall safety for drivers, cyclists, and pedestrians.

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I respectfully urge you to oppose approval of this development until these issues are meaningfully addressed. Our community and visitors deserve growth that is sustainable, safe, and supported by infrastructure that can handle it.

Thank you for your attention to this matter and for your service to our county. I hope you will stand with residents who are asking for thoughtful, responsible planning.

Sincerely,

Kathy Gay

From: [Chelsey Bjork](#)
To: [AdministrativeServices](#)
Subject: Additional consideration ahead of the April 2nd hearing for zoning item 25Z00054
Date: Tuesday, March 31, 2026 6:12:46 AM

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

Good morning,

I wanted to respectfully provide a brief follow-up ahead of the April 2 hearing on zoning item 25Z00054 following the recent Planning and Zoning meeting and tie vote.

After hearing both presentations, I believe several important issues remain unresolved and should remain central to the Board's review.

A significant portion of the applicant's presentation relied on what could theoretically be built under the current AU zoning, particularly repeated references to a hospital or other institutional use. While current zoning establishes baseline rights, the decision before the Board is not whether hypothetical maximum uses exist, but whether this specific rezoning request, increasing residential intensity to allow 222 apartment units at this location, is compatible and appropriate under current conditions. The existence of a theoretical higher intensity use should not substitute for evaluating the actual proposal before you.

Likewise, land use rights are important, but zoning decisions are intended to balance those rights with compatibility, infrastructure, safety, and the public interest. County staff's own analysis concluded that the proposed use is not consistent with the existing development pattern, noting that the surrounding area remains predominantly single-family residential to the east, with limited commercial and institutional uses along the corridor. While some corridor evolution is expected, transition still requires proportionality. The nearby examples cited, including a bank, Starbucks, and assisted living facility, do not create the same intensity or long-term traffic pattern as a 222 unit apartment development adjacent to lower density residential areas. A few newer corridor uses do not automatically establish that this level of residential intensity is the next appropriate step at this location.

The applicant also repeatedly characterized this site as an infill project and part of a corridor transitioning toward mixed use. While the parcel may qualify as infill because it is undeveloped land within an existing corridor, infill alone does not determine whether a specific scale of development is compatible. Infill describes location, but the Board must still evaluate whether the proposed intensity, access pattern, and

building scale fit the surrounding context and infrastructure limitations at this site.

The repeated use of a hypothetical hospital comparison also deserves caution. A hospital is not simply built because zoning allows it; it requires an operator, financing, physician support, health system planning, staffing, and demonstrated service demand. With a new Health First Cape Canaveral Hospital already under development within 4 miles of the site, that comparison appears increasingly speculative and should not carry more weight than the actual application being considered.

This site also sits on Merritt Island, a barrier island where infrastructure decisions deserve heightened caution. Barrier islands operate under unique constraints involving evacuation, drainage, roadway limitations, and environmental sensitivity. Those realities make compatibility and infrastructure timing especially important when considering higher density residential development.

Traffic remains another area where caution is warranted. While the applicant emphasized that the project may not create a formal roadway deficiency under current modeling, the corridor itself remains under active FDOT redesign for safety improvements, including median and turning movement changes. Access assumptions remain tied to roadway conditions that are still evolving, which makes long term impacts less certain than presented.

I also believe it is important to note that this matter was previously continued in order to allow additional time for review of newly submitted traffic related material and updated findings. However, despite that additional time, the core concerns discussed at both hearings remain materially unresolved. Compatibility concerns identified by staff remain unchanged, access still depends on roadway conditions under active FDOT redesign, and no fundamentally new evidence appears to have resolved the primary questions that led to continued concern at the first hearing.

While the applicant has emphasized infill, corridor transition, existing zoning rights, and hypothetical maximum uses, none of those concepts independently resolve the central question before the Board: whether this specific scale and intensity of development is appropriate, compatible, and supportable at this location today. Infill describes location, transition requires proportionality, and existing zoning rights do not eliminate the Board's responsibility to evaluate compatibility, infrastructure, and public welfare under current conditions.

The Planning and Zoning tie vote itself reflects that these concerns remain unresolved even after full presentation by both sides. A majority was not reached during two hearings and a unanimous "no" vote from MIRA.

The concern is that once density and entitlement are granted, the long term effects on compatibility, corridor function, and future precedent cannot easily be reversed.

Thank you for your time and consideration ahead of the April 2 hearing.

Kindly,

Chelsey True

From: [Chelsey Bjork](#)
To: [Commissioner, D2](#)
Subject: Request for Brief Meeting Regarding 25Z00054 Prior to April 2 Hearing
Date: Tuesday, March 17, 2026 6:08:10 AM

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

Good morning Commissioner Goodson and staff,

Back in January, I had requested a meeting with Commissioner Goodson regarding the proposed development at Pioneer Road and N. Courtenay Parkway. Due to his schedule at the time, I appreciated the opportunity to speak with Susan Smith, who assured me that my concerns would be shared with the Commissioner.

As you are aware, this matter returned to Planning and Zoning on March 16 and resulted in a tie vote, with a formal motion against the application being made and seconded before the split decision.

Given that outcome, I would greatly appreciate the opportunity to briefly meet with Commissioner Goodson prior to the April 2 hearing to discuss why I believe important concerns regarding compatibility, scale, and infrastructure remain unresolved.

I appreciate your time and consideration and am happy to work around the Commissioner's schedule if there is an opportunity.

Chelsey True
206-300-0013

Good morning Commissioner,

Please oppose the developer's request to change the zoning from AU to allow 222 apartments on the property at Courtenay and Pioneer. We would welcome single family homes being built in that location under the current zoning, as that would be consistent with the rest of the homes in that area and also consistent with the zoning plan that has been in place for decades.

Reasons to vote against the re-zoning are as follows.

Traffic and Safety on Courtenay

- The developer's traffic expert acknowledged that Courtenay congestion is currently rated as an E in that area (and perhaps an F at the ramps onto 528). Allowing this rezoning would push Courtenay traffic very close to an F rating.
- The traffic already backs up from 528 to Pioneer when the bridge is up.
- When the planned barriers are installed thereby eliminating the middle lane, the northbound traffic will be even worse as everyone going southbound will have to go northbound to make a U-turn somewhere. It will also be very dangerous, as those coming out of the proposed apartment complex will be trying to immediately cut across traffic to get to the left turn lane to make a U-turn at the proposed stoplight at Via De La Reina.
- As an unusual justification, the developer talked about the possibility of increased traffic coming in/out of the medical center on the corner. They even suggested that there could be a 100-bed hospital/medical center. At the Zoning Board Meeting, the Staff later said that this could be done without re-zoning.
- For those living in the northern half of Merritt Island, Courtenay to 528 is realistically the only way to get off the island during an evacuation. With north Courtenay already at an E congestion rating, it doesn't make sense to put so many more people in that area.

Traffic and Safety on Pioneer

- It can already take 3 or more long stoplight cycles to turn southbound from Pioneer to Courtenay during school dismissal times.

- The problem is with those trying to turn left. Expanding the right-turn lane will not solve that problem. Most people currently just drive over the grass, so while it will make it smoother to expand the the right turn lane, the real problem is the need for a left turn lane with a left turn arrow at the stop light.
- The wait at the stoplight has gotten bad enough that many people are cutting down the street behind Starbucks and along the car wash. It has become such a safety issue that Hampton Manor Assisted Living is warning its elderly residents to be especially cautious when trying to go to Starbucks or the bank.
- With the proposed barriers on Courtenay, even more traffic will be routed to Pioneer from the apartment complex since many people will need to go southbound to get to commercial businesses such as Publix and Target.
- Those coming onto Pioneer from the apartment complex to turn south will have to cut across the newly expanded right turn lane. During school dismissal, the left turn lane will be backed up further than the apartment complex exit. Cars coming out of the complex will end up blocking the right turn lane while trying to get into the left turn lane.
- Prior to school dismissal, the cars start lining up half on the shoulder and half in the road on Pioneer. Residents of the area must drive on the wrong side of the road to get home. Adding to that congestion is a bad idea and makes it even less safe for the elementary students.

Privacy and Property Value Issues

- Consider how you would react to having people over 30 feet up on their balcony able to look into your home and back yard from only 100 feet away. I'm sure this will also have a negative impact on those homeowner property values.

Potential Flooding

- While the developers say they will not add to any flooding issues, we heard similar things before the development on the southeast corner was completed. However, flooding has increased since that development was completed. With the increased intensity of storms in recent years, we fear that the estimates for water retention could be off and create more flooding issues for the local residents.

Other Concerns & Comments

- If the development goes forward and pushes traffic just short of the F level traffic capacity limits, then other growth from the medical center or Hampton Manor, or growth of some other local businesses could be 'the straw that breaks the camel's back' within the next year or so after the development is completed. If the changes are required after the developer completes the projec, and the changes ultimately require a huge investment in Courtenay and/or Pioneer, it will be all of the area residents, and not the developers, that will get stuck with the bill to pay for it.
- The zoning was set up as AU to protect Merritt Island from becoming overpopulated. It is not the Commissioners' job to help developers make money. It is your responsibility to protect the residents that elected you from allowing overcrowding in this area.
- Over 2,000 local area voters have signed a petition requesting that you deny the request to change the zoning.

We pray you will deny this developer's zoning change request.

Greg & Tina McClasky

1899 Sykes Creek Dr.

Merritt Island, FL 32953

Dear Commissioner Delaney,

I am writing as a concerned resident of Merritt Island to respectfully urge you not to approve the proposed zoning change (zoning application 25Z00054) that would allow medium- to high-density housing at the property located on the east side of N. Courtenay Parkway, approximately 420 feet south of Via De La Reina (parcel ID 24-36-14-00-259).

While growth can be beneficial when thoughtfully planned, this particular proposal threatens the safety, infrastructure, environmental balance, and character of the immediate neighborhood as well as the whole island in ways that are already well documented in the official reports on record.

Public safety must be paramount. One of the reports explicitly warns that this project presents a “material danger to public safety.” This is not merely a speculative concern, but a formal conclusion based on the project’s own analysis. Approving a development identified as posing such a risk would place current residents, future occupants, and first responders in jeopardy.

Traffic and infrastructure capacity are already strained. Many are familiar with the daily congestion along N. Courtenay Parkway. According to the report, local roads are operating at approximately 88% capacity, leaving very little margin for additional traffic. The proposed development exceeds the established “25% of remaining capacity” guideline; thus, rezoning this property would only exacerbate an already dangerous situation—raising the likelihood of accidents and posing increased risks to both drivers and adult and child pedestrians, particularly as the area awaits roadway redesign to place a raised median.

In addition, flooding concerns cannot be ignored. Natural drainage systems on Merritt Island are already under stress, and increased density at this location would further burden those systems. The result could be heightened flood risk for nearby homes and businesses, creating long-term consequences that are difficult and costly to reverse.

The proposal is also incompatible with surrounding land use. The report itself acknowledges that the planned 222 units are not consistent with the adjacent single-family neighborhoods. Such incompatibility threatens the stability, character, and quality of life of communities that residents, including myself, have invested in for decades.

Equally concerning is the loss of green space, especially wetlands and wildlife habitats, which would be irreversible. Our community has worked hard to preserve these areas, recognizing their importance to our ecosystem, natural drainage, and as a buffer against overdevelopment. Once lost, this land—and the balance it provides—cannot be restored. Preserving these spaces is essential to maintaining what makes Merritt Island a unique and cherished place to live.

Finally, there is clear local opposition and advisory concern. The Merritt Island Redevelopment Agency (MIRA) has already demonstrated its support for preserving our community by voting against the rezoning proposal, and even the Brevard County Planning & Zoning board was not able to reach a majority in favor of this project TWICE, after hearing both sides. As one of our elected representatives, I respectfully ask that you honor the judgment of local advisory boards and the residents they serve, rather than overriding their recommendations.

I support smart, appropriately scaled growth—but not this specific project, particularly in this specific location. The proposed density cannot be sustained without compromising safety, traffic flow, environmental resilience, and neighborhood compatibility.

For these reasons, I respectfully ask that you vote no on this zoning change and help protect the safety, environment, and long-term well-being of Merritt Island and its residents.

Thank you for your time, consideration, and service to our community.

Respectfully,

Gayle Allenback

2405 Raintree Lake Circle

Merritt Island, FL 32953

From: [Gayle Allenback](#)
To: [Commissioner, D3](#)
Subject: Request for Denial of Zoning Application 25Z00054 – Parcel ID 24-36-14-00-259
Date: Thursday, March 26, 2026 11:05:40 AM

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

Dear Commissioner Adkinson,

I am writing as a concerned resident of Merritt Island to respectfully urge you not to approve the proposed zoning change (zoning application 25Z00054) that would allow medium- to high-density housing at the property located on the east side of N. Courtenay Parkway, approximately 420 feet south of Via De La Reina (parcel ID 24-36-14-00-259).

While growth can be beneficial when thoughtfully planned, this particular proposal threatens the safety, infrastructure, environmental balance, and character of the immediate neighborhood as well as the whole island in ways that are already well documented in the official reports on record.

Public safety must be paramount. One of the reports explicitly warns that this project presents a “material danger to public safety.” This is not merely a speculative concern, but a formal conclusion based on the project’s own analysis. Approving a development identified as posing such a risk would place current residents, future occupants, and first responders in jeopardy.

Traffic and infrastructure capacity are already strained. Many are familiar with the daily congestion along N. Courtenay Parkway. According to the report, local roads are operating at approximately 88% capacity, leaving very little margin for additional traffic. The proposed development exceeds the established “25% of remaining capacity” guideline; thus, rezoning this property would only exacerbate an already dangerous situation—raising the likelihood of accidents and posing increased risks to both drivers and adult and child pedestrians, particularly as the area awaits roadway redesign to place a raised median.

In addition, flooding concerns cannot be ignored. Natural drainage systems on Merritt Island are already under stress, and increased density at this location would further burden those systems. The result could be heightened flood risk for nearby homes and businesses, creating long-term consequences that are difficult and costly to reverse.

The proposal is also incompatible with surrounding land use. The report itself acknowledges that the planned 222 units are not consistent with the adjacent single-family neighborhoods. Such incompatibility threatens the stability, character, and quality of life of communities that residents, including myself, have invested in for decades.

Equally concerning is the loss of green space, especially wetlands and wildlife habitats, which would be irreversible. Our community has worked hard to preserve these areas, recognizing their importance to our ecosystem, natural drainage, and as a buffer against overdevelopment. Once lost, this land—and the balance it provides—cannot be restored. Preserving these spaces is essential to maintaining what makes Merritt Island a unique and cherished place to live.

Finally, there is clear local opposition and advisory concern. The Merritt Island Redevelopment Agency (MIRA) has already demonstrated its support for preserving our community by voting against the rezoning proposal, and even the Brevard County Planning & Zoning board was not able to reach a majority in favor of this project TWICE, after hearing both sides. As one of our elected representatives, I respectfully ask that you honor the judgment of local advisory boards and the residents they serve, rather than overriding their recommendations.

I support smart, appropriately scaled growth—but not this specific project, particularly in this specific location. The proposed density cannot be sustained without compromising safety, traffic flow, environmental resilience, and neighborhood compatibility.

For these reasons, I respectfully ask that you vote no on this zoning change and help protect the safety, environment, and long-term well-being of Merritt Island and its residents.

Thank you for your time, consideration, and service to our community.

Respectfully,

Gayle Allenback

2405 Raintree Lake Circle

Merritt Island, FL 32953

Re: File #8588 / 25Z00054 – Merritt Bidco SPV, LLC (Kim Rezanka, attorney) / RangeWater Real Estate – Rezoning Request from AU (with Binding Site Plan) to RU-2-15 and RU-2-30 with Removal of BSP

Tax Parcel 2412106, District 2, Merritt Island (approx. 11.24 acres near Pioneer Road / North Courtenay Parkway)

Date: March 30, 2026

Brevard County Board of County Commissioners

2725 Judge Fran Jamieson Way, Building C

Viera, FL 32940

Dear Commissioners,

I write on behalf of the existing homeowners and taxpayers of Merritt Island and Brevard County. The Planning & Zoning Board deadlocked 7-7 on March 16, 2026, with no recommendation forwarded to you. This tie vote reflects deep, unresolved concerns about infrastructure shortfalls and taxpayer subsidies. We urge you to deny this rezoning — or approve it only with ironclad, binding conditions requiring the developer to pay 100% of all infrastructure upgrades concurrent with development, with no burden shifted to existing residents.

Exact Details from March 16, 2026, P&Z Meeting (Item H.3)

The applicant, represented by attorney Kim Rezanka (on behalf of Merritt Bidco SPV, LLC and contract purchaser RangeWater), along with RangeWater representative Mike Oliver, engineer Kyle Chastine, and traffic engineer Trent Ebersole (earlier references also noted Daniela Jurado), presented the following:

- Rezoning from Agricultural Use (AU) with an existing Binding Site Plan (BSP for a former hospital conditional use) to RU-2-15 (7.5 acres) and RU-2-30 (3.66 acres), removing the BSP entirely.
- Concept plan: **222 multi-family units** (reduced from 240), three stories maximum, average density 19.75 units/acre, one-story clubhouse.
- Binding Development Plan modifications offered: extension of a right-turn lane on Pioneer Road (to 400 ft), reduced building height, increased eastern setbacks to 100 ft, maintained 50-ft north landscape buffer, cross-access easement, and a proportionate fair share (PFS) **agreement “if necessary.”**

- Traffic Impact Study claims: 1,379 daily vehicle trips (85 AM / 115 PM peak). Courtenay Parkway segments at 95% capacity in the 2027 no-build scenario; the project adds “only 2%” capacity. Courtenay/Pioneer intersection: **“no change in Level of Service (LOS)”**; delay increases by only **“one additional vehicle every two minutes... you wouldn’t notice any change whatsoever.”** They compared it favorably to the old hospital use (which would generate 4x daily trips).
- Attorney Rezanka stated: **“We’re not changing the level of service from D to something else”** and **“This project will not introduce traffic into identified boundaries of [nearby neighborhoods].”** Impact fees were projected at >\$500,000 plus \$200–300k PFS. They argued full consistency with the Comprehensive Plan’s Merritt Island Redevelopment Area (MIRA) policies.

County staff noted the TIS was preliminary for rezoning (full concurrency review occurs at site-plan stage) and referenced that the project could exceed 25% of remaining capacity on certain Courtenay Parkway segments under Brevard County Code §62-602(F)(6)(b). The applicant’s team repeatedly deferred fixes: **“phased improvements possible,” “PFS if necessary,”** and **“site plan issue, not rezoning.”**

These Claims Fail Under Brevard County’s Own Policies

The applicant’s own language — particularly the repeated use of **“if necessary”** — proves the infrastructure is inadequate now. Yet the **Capital Improvements Element (Chapter 13)** requires the opposite:

“Brevard County should consider financing needed capital improvements with ... impact fees and other forms of development exactions to ensure that new development pays a pro rata share of infrastructure development costs” (Policy 4.5, p. XIII-7).

“Brevard County shall continue to utilize a concurrency management system ... to ensure that service levels are not degraded below acceptable level of service standards” (Policy 5.1, p. XIII-6).

“Building permits may be approved if the developer agrees to construct all improvements necessary ... concurrent with its development” (Policy 5.2 Criteria D, p. XIII-9).

“Limit future public expenditures for infrastructure and service facilities which serve to subsidize growth” (Objective 3, p. XIII-6). Transportation facilities must be in place or under actual construction no more than three years after certificate of occupancy (Policy 5.2 Criteria C).

Transportation impact fees have not been updated since 2007 — the fee for a new single-family home remains at \$4,353. When these outdated fees fall short, existing homeowners subsidize new development through property taxes and deferred maintenance. The 1000 Friends of Florida report confirms: **“Without the fees, existing residents would in effect subsidize the costs of new development” (p. 2);** residents **“may face increased taxes to subsidize new development” (p. 3).**

The East Merritt Island Small Area Study (2008) and North Merritt Island Small Area Study (2018) explicitly warned against high-density redevelopment on this barrier island: it would drop LOS to “F,” degrade evacuation times in **Zone A (Red)**, and worsen chronic flooding due to limited outfalls. The studies recommend **reducing** densities, not increasing them. The applicant’s **“2% add, one car every two minutes”** claim **ignores cumulative growth** and the fact that their own TIS shows the corridor is already at **95% capacity pre-development.**

Even more concerning is the strain on our failing water and sewer systems. Brevard County faces **nearly \$800 million** in mandated upgrades (Florida Today, March 22, 2026). **PFAS, forever chemicals,** exceed the EPA’s 4-ppt limit in drinking water at the Mims/North Brevard and Barefoot Bay plants (finished water up to 5.9 ppt, some wells 13 ppt PFOS). Wastewater treatment removes less than 10% of PFAS, and leaky pipes have already caused major sewage discharges. The staff report confirms the project will connect to county sewer and that the **developer must pay for lift-station improvements “if capacity is not sufficient.”**

This site lies entirely in **mandatory Evacuation Zone A (Red)**. Brevard County Emergency Management states: **“Zone A (Red) ... includes the barrier islands, Merritt Island ... due to storm surge which can affect causeway and bridge approaches.”** The North Merritt Island Small Area Study (p. 43) warns that **“any additional increase in residential density may further degrade the evacuation times for the area.”**

Call to Action

I respectfully request that you deny this rezoning. Alternatively, approve it only if the applicant executes a **binding agreement before any vote** that:

1. Requires the developer to fund and construct **100%** of all traffic, drainage, water/sewer, and concurrency improvements at their sole cost.
2. Proves no degradation below adopted LOS standards and full concurrency **(including safe evacuation times)** at certificate of occupancy.
3. **Waives any future taxpayer bailout or subsidy.**

We are not against growth. We are against **subsidized growth** that violates your own Comprehensive Plan policies and places unacceptable burdens on the families who already paid for Brevard's infrastructure. The people of Merritt Island and Brevard County deserve better.

Thank you.

I have attached key excerpts from Chapter 13 (Capital Improvements Element), both Small Area Studies, the 1000 Friends of Florida report, PFAS testing data, the official Evacuation Zone A policy, and the P&Z meeting video link for the record. I am available to answer any questions.

Attachments:

- Capital Improvements Element (pp. XIII-6 to XIII-9)
- East Merritt Island Small Area Study (2008) – key excerpts (pp. 4–5, 30, 51–52)
- North Merritt Island Small Area Study (2018) – key excerpts (pp. 40–43, 62)
- 1000 Friends of Florida Impact Fees Report (2022) – pp. 2, 3, 6
- Florida Today – “Brevard needs \$800 million worth of water and sewer upgrades” (March 22, 2026):
<https://www.floridatoday.com/story/news/local/environment/2026/03/22/sewer-water-most-taxing-on-brevard-future-budgets/89242416007/>
- Brevard County Official PFAS page (current test results):
<http://www.brevardfl.gov/UtilityServices/drinking-water/PFAS>
- County staff report for 25Z00054 (lift-station responsibility):
<https://brevardfl.legistar.com/gateway.aspx?M=F&ID=e082f63b-07b3-4f36-b2dc-944a176151bd.pdf> (pages on Utilities Services comments)
- “Brevard County Evacuation Zone A (Red) – Official Policy” Direct link:
<https://www.brevardfl.gov/EmergencyManagement/BePrepared/Step3HaveAPlan/Evacuation>
- Direct PDF link (Florida Disaster / Brevard County evacuation zone map):
https://maps.floridadisaster.org/county/EVAC_BREVARD.pdf

From: [carol.allenbaugh](#)
To: [Commissioner, D2](#)
Subject: Project proposed at Courtney and Pioneer , Merritt island
Date: Saturday, February 7, 2026 6:21:00 PM

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

The Critical Facts:

- Safety Risk: The Staff Report (p. 10) warns this project creates a "Material Danger to Public Safety."
- Traffic: Our roads are already at 88% capacity. This project ignores the rule that limits development to "25% of remaining capacity."
- Bad Fit: The report admits 222 units is "not consistent" with our single-family neighborhoods.
- Local Experts Said No: Both local advisory boards (MIRA/P&Z) couldn't even find a majority to support this.

From: [Kitty Fletcher](#)
To: [Commissioner, D2](#)
Subject: Merritt Bidco SPV LLC's proposed rezoning and development of a 222-unit residential multi-family project
Date: Wednesday, March 11, 2026 1:45:16 PM

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

Mr Goodson,

I wanted to personally let you know that my family and I vehemently oppose this project. The impact will be detrimental to Merritt Island and its residents. It's time to take a stand for Merritt Island and its residents and those who have voted for you.

Katherine "Kitty" Fletcher
321-405-7454

From: [E'Syl Ray](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Rezoning property N. Courtenay Parkway
Date: Tuesday, March 17, 2026 9:05:18 AM

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

Dear Board of County Commissioners,

As a full time homeowner off Pioneer and Sykes Creek Drive, rezoning the area in front of Pioneer would not provide a positive impact to the surrounding neighborhood. With Starbucks and the elementary school in the area, high delays already accrue with high level of traffic and accidents on N. Courtenay Parkway, congestion will be at its peak.

Moving in this neighborhood in 2019, we wanted a slower, peaceful living. Many homes are for sell and sold in the area, there for multiple families have also arrived to enjoy the quiet area. Kids are still currently able to ride their bikes and play outside safety. I have seen animals live in these areas too, bunnies and raccoons, birds, even domesticated cats.

I ask, you please to vote NO for the rezoning.

From: [Charlie Amrich](#)
To: [Commissioner, D1](#)
Subject: Apartments on N. Courtenay
Date: Tuesday, March 17, 2026 4:41:59 PM

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

Dear Commissioner,

I am writing to urge you not to approve the rezoning of the property at N Courtenay and Pioneer Rd to put in a 220 unit apartment building. The amount of congestion and traffic backup in that area is already quite heavy, especially at peak times and that type of development seems like it would create not only a nuisance but a more dangerous traffic area. I've seen the aftermath of a few accidents there and witnessed many more close calls. Thank you for considering this matter.

Best,
Charlie

Charlie Amrich
321-266-8209
charlieamrich@gmail.com

From: [Patricia Bender](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Re: Merritt Island Rezoning
Date: Tuesday, March 17, 2026 8:26:22 PM

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

Patty Bender
465 Bacardi Drive,
Merritt Island, FL 32953

407-222-064

On Mar 17, 2026, at 6:42 PM, Patricia Bender <pgb8@icloud.com> wrote:

Dear Commissioner,

Please do NOT approve the rezoning in Merritt Island. That intersection is already a nightmare - this is NOT the place to put high density housing!

Please help keep our Island a well-functioning place to live!

Sincerely,

Patty Bender
465 Bacardi Drive
Merritt Island

From: wcauffman@cfl.rr.com
To: [Commissioner, D2](#)
Subject: rezoning to allow apartments in Merritt Island
Date: Wednesday, March 18, 2026 8:44:55 AM

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

Hello Mr. Goodson,

My name is William Cauffman. I have lived at 2265 Sykes Creek Drive since 1999. I have enjoyed it greatly. The area under consideration is jam packed with very little extra space for expansion. The infrastructure simply cannot support that increase in traffic density.

My subdivision, Villa De Palmas, and neighboring Sykes Cove have roughly 300 expensive water front homes. The remaining homes in those subdivisions are \$500K plus. I understand there is a desire to increase the tax base, but how about responsible planning where the new development adds to the quality of life rather than detract.

North of the barge canal there are many undeveloped acres where an apartment complex might be better suited. Please reject this proposal to rezone the 10 acres for a 200 plus apartment building.

Best regards

William Cauffman

From: [Chanisara Netsuwan](#)
To: [Commissioner, D2](#)
Subject: Merritt Island Planning and Zoning Concerns
Date: Thursday, March 19, 2026 4:23:58 PM
Attachments: [Letter to Commissioners 3-19-26.pdf](#)

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

Dear Commissioner Goodson and District 2 Staff,

I am emailing in regards to following Public Hearing regarding the possible rezoning on Merritt Island. Please see the attached letter detailing my concern as a resident who will be affected if the rezoning passes.

File #:	8647	Status:	Agenda Ready
Type:	Public Hearing		Planning and Zoning Board / Local Planning Agency
File created:	2/9/2026	In control:	
On agenda:	3/16/2026		

Sincerely,

Chanisara Netsuwan

Regarding Tax Account Number 2412106
Parcel ID: 24-36-14-00-259

Commissioners,

My name is Chanisara Netsuwan, and I am a resident of the Raintree by the Lake subdivision. I am writing to you all to express my deep concerns regarding the potential re-zoning and approval for the developer to construct a 222-unit apartment complex at the corner of Pioneer and Courtenay Parkway. My husband and I moved to Merritt Island close to five years ago, and in that short time we have noticed an increase in traffic on Courtenay, as well as a general increase in all of Brevard County. While this growth is certainly exciting especially given the boom in both the public and private space industries, we've come to learn about the deep and rich roots of this community.

We understand that a traffic study was conducted over two distinct 24-hour periods. While this effort to prove available capacity is appreciated, that is not nearly enough of a sample size to gauge the existing traffic, let alone the increase in the number of cars being on the road the apartments would bring. As many others have noted in Public Comment, both to your offices, as well as at the public meetings, the existing traffic situation needs to be addressed. There is simply no way that adding 222 additional housing units would only modestly impact the existing traffic. It is simple common sense.

As Bowman and Rangewater presented at the Planning and Development meeting on March 16, 2026, under current zoning regulations, the current approved uses are for a medical facility or five single family dwellings. It was brought up that a hospital would impact the current traffic much more than an apartment complex, as highlighted in Bowman's Highest and Best Land Use Selection section of their report. While this might be true, Rangewater made it clear that the current owner of the land is a motivated seller. With the new hospital being constructed on Merritt Island, it is unlikely that that another buyer would purchase the land to add another.

There is a housing shortage in this county, as well as the country as a whole, and if we are all in agreement that the American Dream is to one day own a home, wouldn't the best use for the land be for another developer to purchase the land in order to add five more homes to our beautiful little island? Surely, if the seller is truly motivated, there is a developer out there willing to buy valuable land at a deeply discounted rate and still turn a profit building single family homes.

Reviewing Staff Comments regarding the planned development, it seems pretty clear that County Staff have pointed out some areas of concern. Among them, the eagle's nest not far from the planned site that would likely be at risk, wetlands that are currently on the property, and the road already being at nearly 88% capacity. During the unusual rain event in October, we for the first time experienced water coming into our home. We were not as negatively affected as so many in our community especially to our north, but further development will almost certainly lead to disrupting the existing stormwater runoff issues that we have been seeing.

For all of the above reasons, as well as the unanimous vote that MIRA recommended against approving this, we strongly recommend the denial of the zoning change and pursuing a different course of action with regard to the property in question. I would appreciate a reply, and would be happy to correspond further or meet in any commissioner's office to discuss these concerns in greater detail. I appreciate your dedication to public service, and thank you all for your attention to this matter.

Yours truly,

Chanisara Netsuwan
Merritt Island Resident

From: [m Anderson](#)
To: [Commissioner, D2](#)
Subject: No Pioneer Road
Date: Saturday, March 21, 2026 9:06:45 AM

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

Vote no on development rezoning on Pioneer Road and Courtenay.

Thank you
Sent from my iPhone

From: [TERRY LATHAM](#)
To: [Commissioner, D2](#)
Subject: Proposed development
Date: Saturday, March 21, 2026 3:41:31 PM

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

I moved here 5 years ago from the Bradenton area. Although my wife and I loved the area, the unrestricted development and increase in traffic became unbearable. As more development increased place the traffic flow decreased to the point where the bumper to bumper traffic in the mornings and late afternoons increased drive times 200%. We finally had enough and like many others moved. I chose Merritt Island because it was more rural in nature and the traffic was bearable. But over the years the traffic on North Courtney has increased significantly and it's now bumper to bumper twice a day for up to two hours at a time. With Blue Horizon expanding the situation will only get worse. PLEASE do not approve the proposed development now under consideration by your Board!!!!!! You will ruin the very thing that drew people to live here.

From: [Greg McClasky](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: We oppose the zoning change request at Courtenay and Pioneer
Date: Wednesday, March 25, 2026 9:40:55 PM

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

Please oppose the developer's request to change the zoning from AU to allow 222 apartments on the property at Courtenay and Pioneer. We would welcome single family homes being built in that location under the current zoning, as that would be consistent with the rest of the homes in that area and also consistent with the zoning plan that has been in place for decades.

Reasons to vote against the re-zoning are as follows.

Traffic and Safety on Courtenay

- The developer's traffic expert acknowledged that Courtenay congestion is currently rated as an E in that area (and perhaps an F at the ramps onto 528). Allowing this rezoning would push Courtenay traffic very close to an F rating.
- The traffic already backs up from 528 to Pioneer when the bridge is up.
- When the planned barriers are installed thereby eliminating the middle lane, the northbound traffic will be even worse as everyone going southbound will have to go northbound to make a U-turn somewhere. It will also be very dangerous, as those coming out of the proposed apartment complex will be trying to immediately cut across traffic to get to the left turn lane to make a U-turn at the proposed stoplight at Via De La Reina.
- As an unusual justification, the developer talked about the possibility of increased traffic coming in/out of the medical center on the corner. They even suggested that there could be a 100-bed hospital/medical center. At the Zoning Board Meeting, the Staff later said that this could be done without re-zoning.
- For those living in the northern half of Merritt Island, Courtenay to 528 is realistically the only way to get off the island during an evacuation. With north Courtenay already at an E congestion rating, it doesn't make sense to put so many more people in that area.

Traffic and Safety on Pioneer

- It can already take 3 or more long stoplight cycles to turn southbound from Pioneer to Courtenay during school dismissal times.
- The problem is with those trying to turn left. Expanding the right-turn lane will not solve that problem. Most people currently just drive over the grass, so while it will make it smoother to expand the the right turn lane, the real problem is the need for a left turn lane with a left turn arrow at the stop light.
- The wait at the stoplight has gotten bad enough that many people are cutting down the

street behind Starbucks and along the car wash. It has become such a safety issue that Hampton Manor Assisted Living is warning its elderly residents to be especially cautious when trying to go to Starbucks or the bank.

- With the proposed barriers on Courtenay, even more traffic will be routed to Pioneer from the apartment complex since many people will need to go southbound to get to commercial businesses such as Publix and Target.
- Those coming onto Pioneer from the apartment complex to turn south will have to cut across the newly expanded right turn lane. During school dismissal, the left turn lane will be backed up further than the apartment complex exit. Cars coming out of the complex will end up blocking the right turn lane while trying to get into the left turn lane.
- Prior to school dismissal, the cars start lining up half on the shoulder and half in the road on Pioneer. Residents of the area must drive on the wrong side of the road to get home. Adding to that congestion is a bad idea and makes it even less safe for the elementary students.

Privacy and Property Value Issues

- Consider how you would react to having people over 30 feet up on their balcony able to look into your home and back yard from only 100 feet away. I'm sure this will also have a negative impact on those homeowner property values.

Potential Flooding

- While the developers say they will not add to any flooding issues, we heard similar things before the development on the southeast corner was completed. However, flooding has increased since that development was completed. With the increased intensity of storms in recent years, we fear that the estimates for water retention could be off and create more flooding issues for the local residents.

Other Concerns & Comments

- If the development goes forward and pushes traffic just short of the F level traffic capacity limits, then other growth from the medical center or Hampton Manor, or growth of some other local businesses could be 'the straw that breaks the camel's back' within the next year or so after the development is completed. If the changes are required after the developer completes the project, and the changes ultimately require a huge investment in Courtenay and/or Pioneer, it will be all of the area residents, and not the developers, that will get stuck with the bill to pay for it.
- The zoning was set up as AU to protect Merritt Island from becoming overpopulated. It is not the Commissioners' job to help developers make money. It is your responsibility to protect the residents that elected you from allowing overcrowding in this area.
- Over 2,000 local area voters have signed a petition requesting that you deny the request to change the zoning.

We pray you will deny this developer's zoning change request.

Greg & Tina McClasky
1899 Sykes Creek Dr.
Merritt Island, FL 32953

From: [Gayle Allenback](#)
To: [Commissioner, D2](#)
Subject: Request for Denial of Zoning Application 25Z00054 – Parcel ID 24-36-14-00-259
Date: Thursday, March 26, 2026 11:04:59 AM

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

Dear Commissioner Goodson,

I am writing as a concerned resident of Merritt Island to respectfully urge you not to approve the proposed zoning change (zoning application 25Z00054) that would allow medium- to high-density housing at the property located on the east side of N. Courtenay Parkway, approximately 420 feet south of Via De La Reina (parcel ID 24-36-14-00-259).

While growth can be beneficial when thoughtfully planned, this particular proposal threatens the safety, infrastructure, environmental balance, and character of the immediate neighborhood as well as the whole island in ways that are already well documented in the official reports on record.

Public safety must be paramount. One of the reports explicitly warns that this project presents a “material danger to public safety.” This is not merely a speculative concern, but a formal conclusion based on the project’s own analysis. Approving a development identified as posing such a risk would place current residents, future occupants, and first responders in jeopardy.

Traffic and infrastructure capacity are already strained. Many are familiar with the daily congestion along N. Courtenay Parkway. According to the report, local roads are operating at approximately 88% capacity, leaving very little margin for additional traffic. The proposed development exceeds the established “25% of remaining capacity” guideline; thus, rezoning this property would only exacerbate an already dangerous situation—raising the likelihood of accidents and posing increased risks to both drivers and adult and child pedestrians, particularly as the area awaits roadway redesign to place a raised median.

In addition, flooding concerns cannot be ignored. Natural drainage systems on Merritt Island are already under stress, and increased density at this location would further burden those systems. The result could be heightened flood risk for nearby homes and businesses, creating long-term consequences that are difficult and costly to reverse.

The proposal is also incompatible with surrounding land use. The report itself acknowledges that the planned 222 units are not consistent with the adjacent single-family neighborhoods. Such incompatibility threatens the stability, character, and quality of life of communities that residents, including myself, have invested in for decades.

Equally concerning is the loss of green space, especially wetlands and wildlife habitats, which would be irreversible. Our community has worked hard to preserve these areas, recognizing their importance to our ecosystem, natural drainage, and as a buffer against overdevelopment. Once lost, this land—and the balance it provides—cannot be restored. Preserving these spaces is essential to maintaining what makes Merritt Island a unique and cherished place to live.

Finally, there is clear local opposition and advisory concern. The Merritt Island Redevelopment Agency (MIRA) has already demonstrated its support for preserving our community by voting against the rezoning proposal, and even the Brevard County Planning & Zoning board was not able to reach a majority in favor of this project TWICE, after hearing both sides. As one of our elected representatives, I respectfully ask that you honor the judgment of local advisory boards and the residents they serve, rather than overriding their recommendations.

I support smart, appropriately scaled growth—but not this specific project, particularly in this specific location. The proposed density cannot be sustained without compromising safety, traffic flow, environmental resilience, and neighborhood compatibility.

For these reasons, I respectfully ask that you vote no on this zoning change and help protect the safety, environment, and long-term well-being of Merritt Island and its residents.

Thank you for your time, consideration, and service to our community.

Respectfully,

Gayle Allenback

2405 Raintree Lake Circle

Merritt Island, FL 32953

From: rstrickland15@cfl.rr.com
To: [Commissioner, D2](#)
Subject: Merritt Island Rezoning
Date: Tuesday, March 31, 2026 9:15:27 AM

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

Please oppose the rezoning of Merritt Island regarding Courtenay and Pioneer.
Thank you.

Randy Strickland

From: [Benavidez, Tori](#)
To: [Randall, Alice](#)
Subject: Meeting Minutes-Planning& Zoning 03/16/2026
Date: Tuesday, April 7, 2026 12:05:55 PM

25Z0054

Hi Alice~ With regards to the Planning & Zoning Board meeting held on 03/16/2026:

In the statement I made near the end of the hearing, I stated that the Sykes wastewater treatment plant was at capacity. However, I misspoke and would now like to correct my statement to say the Sykes plant is not at capacity.

I would appreciate anything you can do to amend the minutes.

Please let me know if you need anything else from me.

Thank you,



Victoria Benavidez

Accountant II

Brevard County Utility Services

United We Stand 

From: [G S](#)
To: [Commissioner, D4](#)
Subject: Project 222
Date: Sunday, April 26, 2026 11:35:33 AM

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

Do not vote to approve this rezoning project. Traffic chaos, environmental water can not be handled by Pioneer road drainage ditch which has already filled up the canal behind our Malaga Ct homes. Stop all new construction in Brevard Co. until all septic systems have converted over to sewer system with no overflow to the lagoons.

GARY Shetzline 220 Malaga Ct MI 32953

From: [Madonna Bailey](#)
To: [Commissioner, D4](#)
Subject: Please vote NO for the rezoning 222 Project
Date: Sunday, April 26, 2026 9:22:26 PM

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

Dear Commissioner Feltner,

I am writing regarding the 222 Project about the rezoning for apartments. Please vote NO for the rezoning. I live on Sykes Creek drive. I am not against homes/ townhomes to be build or even medical office that will help the local residence in the area, but I am totally against apartments that will bring multiple people and cars to the area that is already congested. I drive daily to Pioneer to turn onto Courtney, and it is not a pleasant experience.

Additionally, do not ruin the Merritt Island as a small quaint town by adding large apartment complexes.

Please vote NO for the rezoning.

Sincerely,

Madonna Bailey

From: [stephen fitzpatrick](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Opposed to RangeWater rezoning request
Date: Monday, April 27, 2026 9:24:05 AM

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

District 1 Commissioner Katie Delaney, District 2 Commissioner Tom Goodson, District 3 Commissioner Kim Adkinson, District 4 Commissioner Rob Feltner, and District 5 Commissioner Thad Altman -

We are residents of 205 Via Havarre, Merritt Island, FL 32953, and we are adamantly opposed to the rezoning request from RangeWater (Merit BIDCO) to change the subject Pioneer Road/North Courtney Parkway parcel from Agricultural Residential (RU-1-13) to Medium-Density Multiple-Family Residential (R-2).

RangeWater's proposal to allow roughly 222 apartment units on an 11.24-acre Merritt Island parcel not only departs from the area's intended use, it is environmentally wreckless, will introduce additional traffic to an already over-congested area, and compromise the safety of the community.

Thank you in your consideration to deny the subject rezoning request.

Stephen & Michele Fitzpatrick
205 Via Havarre, Merritt Island, FL 32953
321-246-0766

From: [Diana Glenz](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Concern about proposed apartment complex on Merritt Island
Date: Monday, April 20, 2026 6:00:10 PM

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

Dear Brevard County Board of Commissioners,

I unfortunately am unable to attend your meetings because of work, but I wanted to strongly voice my opposition to the apartment complex that is being proposed off of Pioneer Road. It is not a suitable location for such a large complex. There are many reasons why it's not suitable but first and foremost is that the county has not established a sufficient infrastructure to handle an apartment complex at that site. I strongly urge you to please vote against the rezoning, which would permit this complex to be built. Especially you, Mr. Goodson. You represent Merritt Island and this is not the type of growth that is appropriate for Merritt Island. I appreciate you taking the time to read and consider my email.

Sincerely,
Diana Glenz
1529 Stafford Avenue
Merritt Island

From: [Rebecca Hauser](#)
To: [Commissioner, D2](#)
Cc: [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: URGENT: Opposition to Rezoning Case 25Z00054 – 130 Pioneer Road
Date: Sunday, April 12, 2026 12:25:09 PM

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

Dear Commissioners,

I am writing on behalf of the residents of Merritt Island to formally express our strong opposition to the proposed rezoning of 130 Pioneer Road (Parcel ID: 24-36-14-00-259) from commercial to high-density residential. Our community has conducted extensive research into this application, and we believe it represents a predatory development model that is incompatible with our infrastructure and medical district.

Our opposition is based on the following findings:

- **Financial Speculation & Profit Incentive:** Public records confirm the developer purchased this property in March 2025 for **\$1,020,000**. By requesting a rezone to high-density residential, the applicant is seeking a massive "value jump"—potentially increasing the land value to **\$5,000,000** or more overnight. They purchased this land knowing its current commercial zoning and limitations; the taxpayers of Merritt Island should not be forced to bear the burden of increased traffic and flooding just so an out-of-state firm can quintuple its investment.
- **The "Shell Company" Shield:** The applicant is listed as **Merritt Bidco SPV LLC**. As a Special Purpose Vehicle (SPV), this is a "shell" designed to shield the parent companies—**Brigade Capital** (NYC) and **RangeWater** (Atlanta)—from any legal or financial liability if the project fails, causes drainage damage to neighbors, or goes bankrupt. This structure ensures they reap the profits while our community holds all the long-term risk.
- **Encroachment on Medical Infrastructure:** The developer didn't just buy vacant land; they purchased **Units 2 and 3 of the Merritt Medical Center II Condominium**. Their own legal filings admit these units are

occupied by physicians affiliated with **Orlando Health**. This is a targeted effort to infiltrate and displace essential medical services in favor of high-density housing.

- **Infrastructure & Drainage Risk:** This 11.24-acre lot is a critical low-lying area. Converting this "sponge" into a 222-unit complex will inevitably lead to flooding for the remaining medical providers, including **Complete Care Holding LLC**, who has operated in Unit 1 since 2015.

The residents of Merritt Island are not against growth, but we are against **irresponsible densification** pushed by out-of-state private equity firms. They are free to build what the land is currently zoned for; there is no reason for this Board to grant a rezone that serves only to line the pockets of New York investors while harming local residents and doctors. We urge you to stand with your constituents and deny this rezoning request on **May 7th**.

Respectfully,

Rebecca Hauser

Board Member, Sykes Cove Community

Merritt Island Resident

From: [Rebecca Hauser](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Capacity Deficiencies and Safety Conflicts for Case #25Z00054
Date: Wednesday, April 15, 2026 7:28:41 PM

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

Dear Commissioners,

As the Board prepares for the May 7th hearing regarding the rezoning of 130 Pioneer Road, I am formally submitting findings from the County's own **Addendum Number 2 (issued March 24, 2026)** into the record.

While the developer may argue that they have a right to a Proportionate Fair Share (PFS) agreement, the data in this addendum provides clear, fact-based grounds for **denial** based on public safety and infrastructure failure.

We wish to highlight three critical points from your staff's report:

- 1. Violation of the "25% Capacity Rule":** Addendum 2 explicitly states that this project will consume **greater than 25% of the remaining capacity** on N. Courtenay Parkway (Segments 152 and 155). Allowing a single development to monopolize this much remaining infrastructure—on a road already at 88% capacity—is a direct threat to the future growth of our established medical district.
- 2. Level of Service (LOS) Deficiency:** Staff has asked this Board to consider if this project creates a **"further deficiency in the Level of Service"** under Administrative Policy 5. Pushing North Courtenay toward a failing grade (LOS E/F) creates a material danger to public safety on a primary evacuation route.
- 3. Unpermitted Access Claims:** The developer's "Alternative 2" traffic plan relies on a left-in turn from North Courtenay. However, **FDOT Project Manager Gene Varano confirmed on April 13, 2026, that NO permit has been issued** for this access. Furthermore, FDOT's \$5.5M safety median project (453311-1) is specifically designed to eliminate the type of conflict points this developer is proposing.

Under the legal standard established in Brevard County v. Snyder, this Board has the discretion to decide that maximum development density should not be allowed when maintaining the existing zoning serves a legitimate public purpose.

Protecting our roads from failing levels of service and preserving our medical infrastructure are the definition of "legitimate public purposes." We urge you to represent your 2,500+ constituents and **deny Case #25Z00054.**

Respectfully,

Rebecca Hauser

Board Member, Sykes Cove Community Association



From: [Mary Hayes](#)
To: [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Project 222 - Opposition to Rezoning for High-Density Development
Date: Sunday, April 26, 2026 3:44:51 PM

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Dear County Commissioners,

I am writing to express my strong opposition to the proposed rezoning of the property near our community (Villa De Palmas, Merritt Island FL), to allow for a 222 unit high-density apartment type of complex.

The development would significantly increase traffic along Pioneer Street, on Courtenay Parkway, and all surrounding roads. These roads are ALREADY HEAVILY used, and the addition of hundreds of vehicles would create congestion, longer commute times, and heightened safety risks for residents, pedestrians and emergency services. The current infrastructure is simply not equipped to handle this level of increased traffic.

Beyond traffic concerns, this proposal raises broader issues about overdevelopment and the impact on the character and livability of our community. A project of this scale would place additional strain on local resources and fundamentally alter the nature of the neighborhood without adequate planning or mitigation.

I respectfully urge you to reject this rezoning request and prioritize responsible development that aligns with the capacity of existing infrastructure and the well-being of current residents.

Thank you for your time and consideration.

Sincerely,

Mary Hayes
103 Via De La Reina
Merritt Island, FL 32953

From: [Bobbye Jopling](#)
To: [Commissioner, D4](#)
Subject: Project 222
Date: Sunday, April 26, 2026 12:22:37 PM

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

Dear Commissioner Feltner,

As a Merritt Island resident, I am asking that you vote NO to this proposed construction for several reasons:

* The intersection of Courtenay Parkway and Pioneer Rd, with its close proximity to Rte 528, with the recent addition of several new nearby businesses, and with the traffic already generated by Villa de Palma residents and the school car loop, is already an accident waiting to happen. Adding 222+ cars traveling through this intersection on a frequent basis is just asking for catastrophe.

*The infrastructure in this area is already inadequate for the existing traffic and development in this area. This section of Courtenay Parkway is a nightmare to travel at any time of day. We do not need a high-density residential development adding to the nightmare.

* There is already an issue with water runoff in this area from existing development. Recent measures to reconstruct the drainage ditch running along Pioneer Rd do not seem to have improved this issue, as heavy rains are still causing flooding. In addition, the water run-off from the ditch into the canal between Cadiz Ct and Malaga Ct has caused sludge build-up, which directly affects property values. To add more run-off from more development will just exacerbate these issues.

* Efforts to clean up the Indian River Lagoon will continue to have minimal impact if development continues unabated and existing septic tank issues are not addressed. Brevard County overall needs to put the brakes on new residential construction until we fix what's already broken.

I realize that some type of development is inevitable, but a high-density residential development is neither practical nor desirable for this property. In addition to the points outlined above, it will surely affect the desirability and property values of the existing homes here.

Thank you in advance for your attention.

Sincerely,
Roberta Jopling
222 Malaga Ct, MI

Property owner, tax payer, registered voter

From: [Joel McPherson](#)
To: [Commissioner, D2](#)
Cc: [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Proposed 222-Unit Apartment Complex
Date: Tuesday, April 14, 2026 4:52:15 PM

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

To: Commissioner Tom Goodson (District 2), and Members of the Brevard County Board of County Commissioners

Brevard County’s pending decision on a proposed 222-unit apartment complex on Merritt Island deserves careful, fact-based scrutiny—because this is not just another zoning question. It is a public safety and long-term planning decision for a barrier island.

Brevard County Board of County Commissioners is being asked to evaluate a level of density in an area that is fundamentally different from mainland communities. Merritt Island’s limited evacuation routes—primarily a small number of causeways—mean that every additional unit of density must be evaluated not only for normal daily conditions, but for worst-case emergency scenarios. When a major hurricane approaches, the central question is not quality of life on an ordinary day, but whether residents can evacuate quickly and safely when time is critical.

A 222-unit development could reasonably add approximately 400 to 600 residents and several hundred vehicles. Those vehicles would funnel onto already congested corridors such as Courtenay Parkway and ultimately toward the same evacuation routes used by the entire island population. Even modest increases in traffic volume can have disproportionate impacts during evacuation events, potentially delaying clearance times when minutes matter.

This concern is not theoretical. Residents already experience recurring congestion, and emergency response times are directly influenced by roadway conditions. Increasing density without demonstrable improvements to evacuation capacity risks compounding an existing vulnerability rather than addressing it.

There are also broader infrastructure considerations. Hospitals and emergency services serving Merritt Island and surrounding areas have faced increasing demand in recent years, while operating within the same geographic constraints as residents. Growth that is not matched by parallel expansion in these systems may not reveal its full consequences until a high-stress event occurs.

None of this is an argument against growth. Brevard County needs housing, including rental options and workforce accommodations. However, location matters significantly. Inland areas such as Viera, Melbourne, and Rockledge are better positioned to support higher-density development. These communities have more robust road networks, fewer evacuation constraints, and closer proximity to expanding medical infrastructure. In many cases, they were specifically planned with growth capacity in mind.

On a barrier island, the standard for approval should be higher. Before considering a project of this scale, the Brevard County Board of County Commissioners should require

clear and updated evacuation modeling, enforceable infrastructure commitments, and verified assurances that emergency response capabilities will not be compromised.

Growth is inevitable, but where and how it occurs is a choice. On Merritt Island, that choice should prioritize safety, resilience, and long-term sustainability over short-term development pressure.

Respectfully submitted,
Joel McPherson
1298 Potomac Dr.
Merritt Island, FL 32952

From: [Gary Olsen](#)
To: [Commissioner, D4](#)
Subject: Project 222
Date: Friday, April 24, 2026 4:24:01 PM

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

Dear Rob Feltner,

I am writing to express my opposition to the proposed zoning change for the construction of an apartment complex off Pioneer Road. As a local property owner, I strongly urge you to vote against this land use modification.

Allowing this development would significantly alter the character of our neighborhood and add a substantial amount of traffic to an already congested road. Given our location on a barrier island, high-density residential housing is not a suitable use of this land.

Thank you for your time and consideration of this matter.

Sincerely,

Gary Olsen

Dear Members of the Planning Commission,

I am writing to formally oppose the proposed apartment development planned for my neighborhood.

First, the traffic impact alone makes this project inappropriate. The primary roadway serving this area is already operating at approximately 88% capacity. Approving a development of this size would exceed the established policy limiting projects to no more than 25% of remaining roadway capacity. This is not a theoretical concern—it directly affects daily safety, emergency response times, and overall livability for current residents.

Second, the project fails the most basic test of compatibility. The development report itself acknowledges that 222 apartment units are “not consistent” with the surrounding single-family residential neighborhoods. This admission alone should disqualify the proposal. Introducing high-density housing into a clearly low-density area disregards the existing character and long-term planning intentions for this neighborhood.

Finally, this proposal conflicts with Administrative Policy #3, which exists specifically to prevent situations like this. Placing a high-density apartment complex within a low-density residential pocket will significantly diminish the quality of life and safety of the existing neighborhood. Increased traffic congestion, noise, and overcrowding are unavoidable consequences that current residents will be forced to absorb.

Growth should be intentional, compatible, and infrastructure-supported. This project is none of those. I respectfully urge the Commission to deny approval and protect the safety, character, and quality of life of our neighborhood.

Thank you for your time and consideration.

Sincerely,

Amanda Palmer

Concerned Resident

From: [Jim Passarelli](#)
To: [Commissioner, D4](#)
Subject: Appeal for Help
Date: Monday, April 27, 2026 8:41:17 AM

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

Commissioner Feltner,

I am writing to make an appeal to stop the proposed rezoning for Project 222 on Pioneer Road in Merritt Island. Your constituents in Central Merritt Island would suffer tremendously from this proposed rezoning. This is a quiet neighborhood and the existing medical plaza at SR 3 and Pioneer Road is needed to support the community. Replacing this with a massive apartment complex will ruin the community.

The residents of Merritt Island need your help to keep our neighborhoods safe and livable. The rapid sequence of major proposals - this neighborhood densification initiative and a haphazard road project has left many residents feeling that Merritt Island is being transformed without meaningful consideration for infrastructure limitations or quality of life. The homes along Sykes Creek range in value from \$600K to over \$1M proving substantial tax base for Brevard County. We ask that you consider this over the potential tax revenues for an apartment complex as this change would certainly lower residential property values in Central Merritt Island.

As it stands today, this stretch of SR 3 at the intersection of SR 528 is best described as a 'mad house'. The severe congestion created by the SR 528 interchange and Barge Canal drawbridge creates a situation where in the afternoon peak period, the intersection becomes highly unstable:

- Southbound SR 3 traffic (including NASA commuters) backs up from SR 528 to Sunset Lakes Drive due to expressway congestion and drawbridge limitations.
- Northbound SR 3 traffic attempting to turn west onto SR 528 backs up

approximately 0.3 miles, past Villa De La Reina and nearly to Pioneer Road.

The Florida Department of Transportation (FDOT) has planned roadwork on SR 3, designated FPID 453311-1 is intended to reduce traffic accidents by removing the open center median, installing concrete berms and turn barriers and additional traffic lights. While the project is well intended, I believe the current plan is poorly timed, misaligned with the root cause of congestion in this corridor and at the end of the day will only exacerbate traffic incidents in this location. Moreover, elementary school traffic in the morning and early afternoons severely backs up traffic on Pioneer Road. Introducing 400+ additional vehicles to this already-constrained stretch of SR 3 is an incredibly irresponsible idea, will further degrade safety and livability for residents.

I would welcome the opportunity to speak with you or your staff directly and provide any additional information that may be helpful. Thank you for your leadership and for your attention to this matter.

Sincerely,

CAPT James Passarelli (USCG Ret.)
321-474-6734

Regards,

Jim Passarelli
jpassarelli@sloan.mit.edu
321-474-6734

From: [Rebecca Hauser](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: OFFICIAL RECORD: 2,600+ Residents Opposing Rezoning Case 25Z00054
Date: Monday, April 13, 2026 9:11:56 AM

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

Dear Commissioners,

Please find below a verified list of over **2,600 residents** who have formally signed a petition opposing the rezoning of 130 Pioneer Road from commercial to high-density residential.

As residents and taxpayers, we are submitting these names for the official record to demonstrate that the opposition to this project is not "anecdotal"—it is a community-wide mandate. We are specifically concerned with the following facts uncovered in our research:

- **Corporate Speculation:** The owner, **Merritt Bidco SPV LLC**, is an out-of-state "shell company" managed by a New York investment firm. They purchased this land for **\$1,020,000** in March 2025 and are now seeking a rezoning that would exponentially increase the property's value at the expense of our local infrastructure.
- **Medical Infrastructure Threat:** The developer has already purchased **Units 2 and 3 of the Merritt Medical Center II**, encroaching on established healthcare providers like **Complete Care Holding LLC** (Unit 1) and doctors affiliated with **Orlando Health**.
- **Unverified Access:** Despite claims of a "shared access" plan, **FDOT Project Manager Gene Varano** confirmed on April 13, 2026, that **no permits have been issued** and that the current median safety project (453311-1) is still in design.

We are not against growth, but we are against a New York shell company profiting from a rezoning that compromises our medical district, road safety, and public safety. We expect this Board to represent the 2,600+ constituents listed below and **deny** this request on May 7th.

The following residents formally stand in opposition:

Name	City	State	Postal Code	Country	Signed On
Rebecca Hauser	Merritt island	FL	32953	United States	2026-01-13
Christine Rowan	Merritt Island	FL	32953	United States	2026-01-13
Frederick Hauser	Merritt Island	FL	32953	United States	2026-01-13
Mallory Pagin	Cocoa	FL	32927	United States	2026-01-13
Chelsey True	Merritt Island	FL	32953	United States	2026-01-13
Melissa Busch	Merritt Island	FL	32953	United States	2026-01-13
Valerie Reedy	Merritt island	FL	32953	United States	2026-01-13
andrew paryzek	Merritt Island	FL	32953	United States	2026-01-13
Bryant Smith	Merritt Island	FL	32953	United States	2026-01-13
Lance Armor	"" HI ""	""	""	United States	2026-01-13
Charlotte Deskins	Merritt island	FL	32952	United States	2026-01-13
Melinda Mcfadden	Merritt Island	FL	32953	United States	2026-01-13
Katie Vore	Merritt Island	FL	32953	United States	2026-01-13
Joan Majid	Merritt Island	FL	32953	United States	2026-01-13
Kristen Allen	Merritt Island	FL	32953	United States	2026-01-13
James Frizell	Merritt Island	FL	32953	United States	2026-01-13
David Linhart	Merritt Island	FL	32952	United States	2026-01-13

Jennifer Hill Merritt Island FL 32953 United States 2026-01-13
John Dunbar Merritt Island FL 32953 United States 2026-01-13
Barbara Ash Merritt Island FL 32953 United States 2026-01-13
LaChrissney Brookshire Merritt Island FL 32953 United States 2026-01-13
Barbara Thompson Merritt Island FL 32953 United States 2026-01-13
Kyle Youngblood Merritt Island FL 32953 United States 2026-01-13
Karry Castillo Merritt Island FL 32953 United States 2026-01-13
Diane Chasick Merritt Island FL 32953 United States 2026-01-13
Catherine Sonsini Adams Merritt Island FL 32953 United States 2026-01-13
Suzanne Perucci Merritt Island FL 32953 United States 2026-01-13
Louann Creasy Merritt Island FL 32953 United States 2026-01-13
Jessica Gray Merritt Island FL 32953 United States 2026-01-13
Suzette Miller Merritt Island FL 32952 United States 2026-01-13
Krista Lukens Merritt Island FL 32953 United States 2026-01-13
Leslie Risbourg Merritt Island FL 32953 United States 2026-01-13
Shannon Gordon Merritt Island FL 32953 United States 2026-01-13
Sheryl Wood Merritt Island FL 32953 United States 2026-01-13
Tracey Boyd Merritt Island FL 32953 United States 2026-01-13
Laura Savas Merritt Island FL 32952 United States 2026-01-13
Kenneth Johnson Merritt Island FL 32953 United States 2026-01-13
Ashton Lewis Merritt Island FL 32953 United States 2026-01-13
Julie Kugelmann Merritt Island FL 32953 United States 2026-01-13
Kimberly McCormack Merritt Island FL 32953 United States 2026-01-13
Patti Lowery Cape Canaveral FL 32920 United States 2026-01-13
russell robinson Merritt Island FL 32953 United States 2026-01-13
Shannon Raymond Merritt Island FL 32953 United States 2026-01-13
Christine Lawhon Merritt Island FL 32953 United States 2026-01-13
Lauren Masson Merritt Island FL 32953 United States 2026-01-13
Linda Hogle Merritt Island FL 32953 United States 2026-01-13
Leanne Weston Merritt island FL 32952 United States 2026-01-13
Rebecca Sprague Merritt Island FL 32953 United States 2026-01-13
Vanessa Kosowsky Merritt Island FL 32953 United States 2026-01-13
Erica Miller Merritt Island FL 32952 United States 2026-01-13
Jillena Babuschak Merritt Island FL 32953 United States 2026-01-13
Diana Glenz Merritt Island FL 32952 United States 2026-01-13
Tammy Gorichky Merritt Island FL 32953 United States 2026-01-13
Kevin Jumper Merritt Island FL 32953 United States 2026-01-13
Jessie Zumbum Merritt Island FL 32953 United States 2026-01-13
Simona Rodriguez Merritt Island FL 32952 United States 2026-01-13
Jon Kozenewski Merritt Island FL 32953 United States 2026-01-13
Grace Carbone Merritt Island FL 32953 United States 2026-01-13
Valerie Fontaine Merritt Island FL 32953 United States 2026-01-13
Katherine Shankland Cocoa FL 32926 United States 2026-01-13
Renee Schlingman Merritt Island FL 32952 United States 2026-01-13
Shannon Campbell Merritt Island FL 32952 United States 2026-01-13
Dipti Patel Merritt island FL 32953 United States 2026-01-13
Madeleine McCormack MERRITT IS FL 32953 United States 2026-01-13
Joseph Adams Merritt Island FL 32953 United States 2026-01-13
Christina Cameron Merritt Island FL 32953 United States 2026-01-13
Jasta Meade Merritt Island FL 32953 United States 2026-01-13
Oleen Bell Merritt Island FL 32952 United States 2026-01-13
Jan Kugelmann Merritt Island FL 32953 United States 2026-01-13
Kate Sverkounova Merritt Island FL 32953 United States 2026-01-13
Rachelle Jumper Merritt Island FL 32953 United States 2026-01-13
Scott Marshall Merritt Island FL 32953 United States 2026-01-13
Blaine Stuart Merritt Island FL 32953 United States 2026-01-13
Jeff Asper Merritt Island FL 32953 United States 2026-01-13
Jason McClasky Merritt Island FL 32953 United States 2026-01-13
Julie Dunn Merritt Island FL 32953 United States 2026-01-13
Gayle Cameron Merritt Island FL 32954 United States 2026-01-13
Barbara Galarneau Merritt Island FL 32953 United States 2026-01-13
Julie Jones Merritt Island FL 32953 United States 2026-01-13
Kathy Martini Merritt Island FL 32953 United States 2026-01-13
Richard Parent Merritt Island FL 32952 United States 2026-01-13
Jennifer Bechtol Merritt Island FL 32952 United States 2026-01-13

Marie Volland Merritt Island FL 32953 United States 2026-01-13
Michael Lenza Merritt Island FL 32953 United States 2026-01-13
JoAnn Cravens Merritt Island FL 32953 United States 2026-01-13
Denise Manley Merritt Island FL 32953 United States 2026-01-13
Michael Hood Merritt Island FL 32952 United States 2026-01-13
Caroline Rowe Merritt Island FL 32953 United States 2026-01-13
Robert Guthridge Merritt Island FL 32953 United States 2026-01-13
James Bowman Merritt Island FL 32953 United States 2026-01-13
Victoria Nord Merritt Island FL 32953 United States 2026-01-13
Samantha Lewis Merritt Island FL 32953 United States 2026-01-13
Douglas Cameron Merritt Island FL 32952 United States 2026-01-13
Louise Mistretta Merritt Island FL 32953 United States 2026-01-13
Laura Donly Merritt Island FL 32952 United States 2026-01-13
Gayle Allenback Merritt Island FL 32953 United States 2026-01-13
Lindsay Carter Merritt Island FL 32953 United States 2026-01-13
Michael Patton Merritt Island FL 32952 United States 2026-01-13
Nancy Vanderschaaf Merritt island FL 32953 United States 2026-01-13
Joshua Haber Merritt Island FL 32953 United States 2026-01-13
Payton Jones Merritt Island FL 32953 United States 2026-01-13
Mark meade Merritt Island FL 32953 United States 2026-01-13
Mitchell Carson Merritt Island FL 32953 United States 2026-01-13
Mitch Morgan Merritt Island FL 32953 United States 2026-01-13
Robin Fisher Merritt Island FL 32953 United States 2026-01-13
Tina Chalfant Merritt Island FL 32953 United States 2026-01-13
Liz Cunneen Merritt Island FL 32953 United States 2026-01-13
Pamela Steel Merritt Island FL 32953 United States 2026-01-13
Alysha haber Merritt Island FL 32953 United States 2026-01-13
Julia Bott Merritt Island FL 32953 United States 2026-01-13
Gabrielle Leppo Merritt Island FL 32953 United States 2026-01-13
Daniel Foley Merritt Island FL 32952 United States 2026-01-13
Thomas Peterson Merritt Island FL 32953 United States 2026-01-13
DEBRA Sheridan Merritt Island FL 32953 United States 2026-01-13
Natasha Wheaton Merritt Island FL 32953 United States 2026-01-13
John Golovich Merritt Island FL 32953 United States 2026-01-13
Vanessa Hafer Merritt Island FL 32953 United States 2026-01-13
Wanda Keller Oviedo FL 32766 United States 2026-01-13
BRIAN WALEWSKI Merritt Island FL 32953 United States 2026-01-13
Kayla McEntee Miami FL 33142 United States 2026-01-13
Holly Scott Merritt Island FL 32953 United States 2026-01-13
Meredith Decker Merritt Island FL 32953 United States 2026-01-13
Sheila weaver Merritt Island FL 32953 United States 2026-01-13
Aranza milo Merritt Island FL 32953 United States 2026-01-13
Donna Norwood Merritt Island FL 32953 United States 2026-01-13
Brenda Wesp Merritt Island FL 32953 United States 2026-01-13
Preston Macintyre Merritt Island FL 32953 United States 2026-01-13
Paola Reynolds Cocoa FL 32926 United States 2026-01-13
Susan Binder Merritt Island FL 32953 United States 2026-01-13
Alexa Walewski Merritt Island FL 32953 United States 2026-01-13
Sandra L Roberts Merritt Island FL 32953 United States 2026-01-13
valinda Bradshaw Merritt Island FL 32952 United States 2026-01-13
Candice Nowicki Merritt Island FL 32952 United States 2026-01-13
whitney frizell Merritt Island FL 32953 United States 2026-01-13
Anna Bergeron Merritt Island FL 32953 United States 2026-01-13
William Mulley Merritt Island FL 32952 United States 2026-01-13
Amy King Merritt Island FL 32953 United States 2026-01-13
Elizabeth Gonnerman Merritt Island FL 32953 United States 2026-01-13
Jane Rowland Merritt Island FL 32953 United States 2026-01-13
Kelly Rowell Merritt Island FL 32953 United States 2026-01-13
vanessa santos Merritt Island FL 32952 United States 2026-01-13
Rose Bray Merritt Island FL 32953 United States 2026-01-13
Kelly Cunningham Cocoa Beach FL 32931 United States 2026-01-13
Ana Garcia Merritt Island FL 32953 United States 2026-01-13
Janine Pollei Merritt Island FL 32953 United States 2026-01-13
Tim Porterfield Merritt Island FL 32953 United States 2026-01-13
Duane LaRoche Merritt Island FL 32953 United States 2026-01-13

Karolena deClercq Cape Canaveral FL 32920 United States 2026-01-13
Brian Cheshire Merritt Island FL 32953 United States 2026-01-13
Laurie Yetman Merritt Island FL 32952 United States 2026-01-13
Margaret Strzelewicz Merritt Island FL 32953 United States 2026-01-13
Brenda Kiser Merritt Island FL 32953 United States 2026-01-13
Kristin Brach Merritt Island FL 32953 United States 2026-01-13
Anderson King Merritt Island FL 32953 United States 2026-01-13
Alicia Akins Merritt Island FL 32953 United States 2026-01-13
Kelsey Scott Merritt Island FL 32953 United States 2026-01-13
Timothy Haars Merritt Island FL 32953 United States 2026-01-13
Janette Fuller Merritt Island FL 32953 United States 2026-01-13
Josh Decker Merritt Island FL 32953 United States 2026-01-13
Marco Calderon Merritt Island FL 32953 United States 2026-01-13
Nicole Fuhrer Cocoa FL 32926 United States 2026-01-13
Barbara Chassee Merritt Island FL 32953 United States 2026-01-13
Christie McBride Merritt Island FL 32953 United States 2026-01-13
Katy Springer Merritt Island FL 32952 United States 2026-01-13
Clara Anderson Merritt Island FL 32953 United States 2026-01-13
Jason Ponton Merritt Island FL 32953 United States 2026-01-13
Becky Parker Merritt Island FL 32953 United States 2026-01-13
Elizabeth Mitchell Merritt Island FL 32952 United States 2026-01-13
Daniel Morris Merritt Island FL 32953 United States 2026-01-13
Kekoaikaika Fonseca Merritt Island FL 32952 United States 2026-01-13
John White Merritt Island FL 32953 United States 2026-01-13
Sandra Snowe RN Merritt Island FL 32952 United States 2026-01-13
Stacey Greenstreet Merritt Island FL 32953 United States 2026-01-13
Coleen Bowman Merritt Island FL 32952 United States 2026-01-13
Shannon sugiyama Merritt Island FL 32953 United States 2026-01-13
Sherri Centore Merritt Island FL 32953 United States 2026-01-13
maureen mccormick Merritt Island FL 32952 United States 2026-01-13
Suzie Jacobs Merritt Island FL 32952 United States 2026-01-13
Rene Turla Merritt Island FL 32952 United States 2026-01-13
Barbara Barricelli Merritt Island FL 32953 United States 2026-01-13
Jenavieve Blankenship Merritt Island FL 32953 United States 2026-01-13
Don Peplow Merritt Island FL 32953 United States 2026-01-13
Lea Ann Perry Merritt Island FL 32953 United States 2026-01-13
Jennifer Kirkpatrick Merritt Island FL 32952 United States 2026-01-13
Gregory McClasky Merritt Island FL 32953 United States 2026-01-13
Eva Mixco Merritt Island FL 32953 United States 2026-01-13
Kelly Lockwood Merritt Island FL 32953 United States 2026-01-13
Alicia Ames Merritt Island FL 32953 United States 2026-01-13
Joan Palmer Merritt Island FL 32953 United States 2026-01-13
Leanne Lemon Merritt Island FL 32953 United States 2026-01-13
John Borowicz Merritt Island FL 32953 United States 2026-01-13
Kimberly Jarvis Merritt Island FL 32952 United States 2026-01-13
Pamela White Merritt Island FL 32953 United States 2026-01-13
michael duncan Cocoa FL 32926 United States 2026-01-13
Nikia Le Merritt island FL 32952 United States 2026-01-13
Diana Schommer Merritt Island FL 32953 United States 2026-01-13
Dan Tweed Merritt Island FL 32953 United States 2026-01-13
Karen Roten Merritt Island FL 32953 United States 2026-01-13
Leslie Davis Merritt Island FL 32952 United States 2026-01-13
Thomas Navo Melbourne FL 32940 United States 2026-01-13
Helen Finn Merritt Island FL 32953 United States 2026-01-13
Patricia Byrd Merritt Island FL 32953 United States 2026-01-13
Tracy Cook Merritt Island FL 32953 United States 2026-01-13
Tuula Salin Merritt Island FL 32953 United States 2026-01-13
pamela diaz Merritt Island FL 32953 United States 2026-01-13
Melissa Hintz Merritt Island FL 32953 United States 2026-01-13
Channon Bouillion Merritt Island FL 32952 United States 2026-01-13
Giles Malone Merritt Island FL 32953 United States 2026-01-13
Mary Spalding Merritt Island FL 32953 United States 2026-01-13
Jon Inwood Brooklyn NY 11226 United States 2026-01-13
Tara Brust Merritt Island FL 32953 United States 2026-01-13
Pamela Hoever Merritt Island FL 32953 United States 2026-01-13

Mikey Sanchez Mcallen TX 78501 United States 2026-01-13
Emily perry Vero Beach FL 32962 United States 2026-01-13
Samantha Roche Merritt Island FL 32953 United States 2026-01-13
Michelle MacCaffrie Merritt Island FL 32952 United States 2026-01-13
Sadig Huseynov Melbourne FL 32935 United States 2026-01-13
Karen Baker Orlando FL 32810 United States 2026-01-13
Randy Cook Deltona FL 32738 United States 2026-01-13
Douglas Levine Merritt Island FL 32953 United States 2026-01-13
Jennifer Passarelli Merritt Island FL 32953 United States 2026-01-13
Karen Gunn-Bardot Merritt Island FL 32953 United States 2026-01-13
David Matthews Merritt Island FL 32953 United States 2026-01-13
Michelle Durdan Cocoa FL 32922 United States 2026-01-13
Chilla Gibbs Merritt Island FL 32953 United States 2026-01-13
Regina Garringer Merritt Island FL 32952 United States 2026-01-13
Bonnie Zimmerman Merritt Island FL 32953 United States 2026-01-13
Meghan Caplan Merritt Island FL 32953 United States 2026-01-13
Danielle Caneva Merritt Island FL 32953 United States 2026-01-13
susan mowrey Merritt Island FL 32953 United States 2026-01-13
Cheryl Callahan Merritt Island FL 32953 United States 2026-01-13
Robert Massie Merritt Island FL 32953 United States 2026-01-13
Suzanne Earlie Merritt Island FL 32953 United States 2026-01-13
Amber Larkin Merritt Island FL 32953 United States 2026-01-13
Lindsay Elston Merritt Island FL 32953 United States 2026-01-13
Sandra Baker Merritt Island FL 32953 United States 2026-01-13
Monica Marquez Merritt Island FL 32952 United States 2026-01-13
Lynn Walker Merritt island FL 32952 United States 2026-01-13
Debbie Sanders Merritt Island FL 32952 United States 2026-01-13
Jessica May Merritt Island FL 32952 United States 2026-01-13
Debbie Friedman Merritt Island FL 32953 United States 2026-01-13
Dawn Kelly Merritt Island FL 32953 United States 2026-01-13
Donna Noonan Merritt Island FL 32953 United States 2026-01-13
Tasha Wood Merritt Island FL 32953 United States 2026-01-13
Brad Jones Merritt Island FL 32952 United States 2026-01-13
Elwood Fisher Merritt Island FL 32953 United States 2026-01-13
Pamela Shore Merritt Island FL 32953 United States 2026-01-13
Jenny Cox Merritt Island FL 32952 United States 2026-01-13
Annslin Hall Merritt Island FL 32952 United States 2026-01-13
Don Klump Merritt Island FL 32953 United States 2026-01-13
Jennifer Neighbor Merritt Island FL 32953 United States 2026-01-13
Pamela Bush Merritt Island FL 32953 United States 2026-01-13
Jeff Nordfors Merritt Island FL 32953 United States 2026-01-13
Holly Barnes Merritt Island FL 32953 United States 2026-01-13
Karen Cauffman Merritt Island FL 32953 United States 2026-01-13
Taylor Ponder Cape Canaveral FL 32920 United States 2026-01-13
Richard Bruner Merritt Island FL 32953 United States 2026-01-13
Anthony Lohr Merritt Island FL 32952 United States 2026-01-13
ELENA HAMM Merritt Island FL 32952 United States 2026-01-13
Rebecca Schermbeck Merritt Island FL 32952 United States 2026-01-13
David Mercer Merritt Island FL 32953 United States 2026-01-13
Carla Casey Merritt Island FL 32953 United States 2026-01-13
Heather Anderson Merritt Island FL 32953 United States 2026-01-13
Kim Raney Merritt Island FL 32953 United States 2026-01-13
Christie Laffey Merritt Island FL 32952 United States 2026-01-13
Michael Grenon Merritt Island FL 32953 United States 2026-01-13
Mindy Jones Merritt Island FL 32953 United States 2026-01-13
Thomas Seberry Merritt Island FL 32952 United States 2026-01-13
Pamela Lesch Merritt Island FL 32953 United States 2026-01-13
estelle davis Cocoa FL 32922 United States 2026-01-13
Kim Battle Merritt Island FL 32953 United States 2026-01-13
Patti Frew Merritt Island FL 32953 United States 2026-01-13
Kristi Wilkerson Merritt Island FL 32952 United States 2026-01-13
Kaitlyn Pruna Orlando FL 32833 United States 2026-01-13
Taylor Capps Merritt Island FL 32953 United States 2026-01-13
Lynn Arevalos Merritt Island FL 32953 United States 2026-01-13
Sara kaabi Weehawken NJ 07032 United States 2026-01-13

Maureen Deegan Merritt Island FL 32953 United States 2026-01-13
Michelle Daignault-ives Merritt Island FL 32953 United States 2026-01-13
Jillian Losee Merritt Island FL 32953 United States 2026-01-13
David Derhammer Merritt Island FL 32953 United States 2026-01-13
Rob Lahr Merritt Island FL 32953 United States 2026-01-13
Sandra Jeffries Merritt Island FL 32953 United States 2026-01-13
Jacqueline Fritz Merritt Island FL 32952 United States 2026-01-13
Debra Montgomery Merritt Island FL 32953 United States 2026-01-13
Jason Kennedy Merritt Island FL 32953 United States 2026-01-13
Susan Miller Merritt Island FL 32953 United States 2026-01-13
Natalie Knackert Merritt Island FL 32953 United States 2026-01-13
Heike Jahnert Merritt Island FL 32953 United States 2026-01-13
Chris Finton Cocoa Beach FL 32931 United States 2026-01-13
Susana Muñoz Madrid "" 28019 Spain 2026-01-13
Kathleen Cusmano Merritt Island FL 32953 United States 2026-01-13
Rosie Cruz Winter Park FL 32789 United States 2026-01-13
Carolyn Breza Merritt Island FL 32953 United States 2026-01-13
Heath Williams Titusville FL 32780 United States 2026-01-13
Kim Kennedy Merritt Island FL 32953 United States 2026-01-13
Brian Harrell Merritt Island FL 32953 United States 2026-01-13
Vanessa Mitchell Cocoa FL 32927 United States 2026-01-13
Mary Ellen Jelen Merritt Island FL 32953 United States 2026-01-13
Charles Amrich Merritt Island FL 32953 United States 2026-01-13
Gisela Pickard Melbourne FL 32935 United States 2026-01-13
Kristina Nusser Merritt Island FL 32953 United States 2026-01-13
Heather Smith Merritt Island FL 32953 United States 2026-01-13
Marjorie Sarris Merritt Island FL 32953 United States 2026-01-13
Diane Strickland Merritt Island FL 32953 United States 2026-01-13
Melanie Sigman Merritt Island FL 32952 United States 2026-01-13
Stephanie Pope Merritt Island FL 32952 United States 2026-01-13
Jackie Wood Merritt Island FL 32953 United States 2026-01-13
Kelly McBride Cocoa FL 32926 United States 2026-01-13
Bill Jelen Merritt Island FL 32953 United States 2026-01-13
Paul Henderson Merritt Island FL 32953 United States 2026-01-13
Shannon Carr Merritt Island FL 32953 United States 2026-01-13
Lucy Hamelers Merritt Island FL 32952 United States 2026-01-13
Yolanda Schultes Wittenbach "" "" Sweden 2026-01-13
Rosalind Lanthorne Merritt Island FL 32952 United States 2026-01-13
Randy Strickland Merritt Island FL 32953 United States 2026-01-13
Brad Ross Merritt Island FL 32953 United States 2026-01-13
Crystal Jones Merritt Island FL 32953 United States 2026-01-13
Gerald Morehead Merritt Island FL 32953 United States 2026-01-13
Darren knight Merritt Island FL 32953 United States 2026-01-13
Lisa Knight Merritt Island FL 32953 United States 2026-01-13
Suzette Smith Merritt Island FL 32953 United States 2026-01-13
Michele Smith Merritt Island FL 32953 United States 2026-01-13
Monica Blakely Merritt Island FL 32953 United States 2026-01-13
Megan Tomlinson Merritt Island FL 32953 United States 2026-01-13
Renee Boone Merritt Island FL 32953 United States 2026-01-13
Michelle LaMoia New Smyrna Beach FL 32168 United States 2026-01-13
Thomas Blakely Merritt Island FL 32953 United States 2026-01-13
Missy Clabough Cocoa Beach FL 32931 United States 2026-01-13
Cameron Dennis Merritt Island FL 32953 United States 2026-01-13
Brittany Deutscher Merritt Island FL 32953 United States 2026-01-13
Evan Ernst Merritt Island FL 32953 United States 2026-01-13
Jane West Rockledge FL 32955 United States 2026-01-13
Cheryl Bennett Merritt Island FL 32952 United States 2026-01-13
Teri Farner Merritt Island FL 32953 United States 2026-01-13
Heiden Irizarry Merritt Island FL 32953 United States 2026-01-13
Meaghan Hamann Merritt Island FL 32953 United States 2026-01-13
Matthew Rutledge Merritt Island FL 32952 United States 2026-01-13
Lucie Grant Merritt Island FL 32953 United States 2026-01-13
Nelson rutledge Merritt Island FL 32952 United States 2026-01-13
Edward Hoglelund Merritt Island FL 32953 United States 2026-01-13
Keith Johnson Merritt Island FL 32953 United States 2026-01-13

Tammy Palermo Merritt Island FL 32952 United States 2026-01-13
Viviane Suydam Merritt Island FL 32953 United States 2026-01-13
Michael Marquart Merritt Island FL 32952 United States 2026-01-13
Mike Hughey Merritt Island FL 32953 United States 2026-01-13
Michael Krupczak Merritt Island FL 32953 United States 2026-01-13
Nicholas Cabral Orlando FL 32832 United States 2026-01-13
Pamela Hart Merritt Island FL 32953 United States 2026-01-13
Gary Johnson Merritt Island FL 32953 United States 2026-01-13
Kevin hart Merritt Island FL 32953 United States 2026-01-13
Lois Fletcher Cocoa FL 32922 United States 2026-01-13
Cathy Stanek Merritt Island FL 32953 United States 2026-01-13
Alexis Barnes Merritt Island FL 32953 United States 2026-01-13
Mary Previti Melbourne FL 32934 United States 2026-01-13
Richard Larkin Merritt Island FL 32953 United States 2026-01-13
Joy Wagner Merritt Island FL 32953 United States 2026-01-13
Rose Mary Campbell Polk City FL 33868 United States 2026-01-13
Jean Hayes Titusville FL 32796 United States 2026-01-13
Brian Suydam Merritt Island FL 32953 United States 2026-01-13
Teresa Lund Cocoa FL 32926 United States 2026-01-13
Hector Serrano Merritt Island FL 32953 United States 2026-01-13
Mary Godfrey Orlando FL 32801 United States 2026-01-13
Georgia Maas Merritt Island FL 32953 United States 2026-01-13
Takiyah Cockrum Vero Beach FL 32963 United States 2026-01-13
Jacob Owens "" "" "" U.S. Virgin Islands 2026-01-13
LeeAnn Icart Oviedo FL 32766 United States 2026-01-13
Christina Haller Merritt Island FL 32953 United States 2026-01-13
Cynthia Mayes Merritt Island FL 32952 United States 2026-01-13
Liz Blankenship Orlando FL 32806 United States 2026-01-13
Leonard Houglan Merritt Island FL 32953 United States 2026-01-13
Michelle Ireland West Melbourne FL 32904 United States 2026-01-13
Nicole Rutledge Merritt Island FL 32952 United States 2026-01-13
Ute Steigerwald Merritt Island FL 32953 United States 2026-01-13
Edward Carlsen Merritt Island FL 32953 United States 2026-01-13
Militza Colon Orlando FL 32801 United States 2026-01-13
Kevin Robertson Merritt Island FL 32953 United States 2026-01-13
Michael Carlsen Rockledge FL 32955 United States 2026-01-13
Jennifer Duncan Merritt Island FL 32952 United States 2026-01-13
hannah sims Cape Canaveral FL 32920 United States 2026-01-13
Kathryn Smith Merritt Island FL 32953 United States 2026-01-13
Reina Dalton Merritt Island FL 32953 United States 2026-01-13
Florence Bragdon Merritt Island FL 32953 United States 2026-01-13
Travis Dematteo Merritt Island FL 32953 United States 2026-01-13
Richard English Merritt Island FL 32952 United States 2026-01-13
Josh Jacobs Merritt Island FL 32952 United States 2026-01-13
Janet Brubaker Merritt Island FL 32952 United States 2026-01-13
Care Nobles Merritt Island FL 32952 United States 2026-01-13
Durwood Morin Merritt Island FL 32952 United States 2026-01-13
Fran Teders Merritt Island FL 32952 United States 2026-01-13
Cathy Baldassare Merritt Island FL 32953 United States 2026-01-13
Samantha Ellis Merritt Island FL 32953 United States 2026-01-13
Maryam Hojjat Melbourne FL 32940 United States 2026-01-13
Marlene Corbett Merritt Island FL 32953 United States 2026-01-13
Bonnie Hughes Merritt Island FL 32953 United States 2026-01-13
Luc Genest Merritt Island FL 32953 United States 2026-01-13
Jennifer Auriemma Merritt Island FL 32953 United States 2026-01-13
Matthew Masson Merritt Island FL 32953 United States 2026-01-13
Vicki Brown Homosassa FL 34446 United States 2026-01-13
Elizabeth Allen Merritt Island FL 32953 United States 2026-01-13
JOE MULLIN Merritt Island FL 32953 United States 2026-01-13
George Clark Palm Bay FL 32911 United States 2026-01-13
Karin Priest Merritt Island FL 32952 United States 2026-01-13
Lisa Lavoie New York NY 10021 United States 2026-01-13
Crystal Rodriguez Merritt Island FL 32952 United States 2026-01-13
Katalin Kónya-Jakus Szatymaz "" "" Hungary 2026-01-13
Susan Weir Cocoa FL 32922 United States 2026-01-13

jaime campora Palm Bay FL 32908 United States 2026-01-13
Chad Campbell Merritt Island FL 32952 United States 2026-01-13
Micaiah Black Laurel MD 20707 United States 2026-01-13
Rhonda Amrich Merritt Island FL 32953 United States 2026-01-13
Pauline Simpson Merritt Island FL 32953 United States 2026-01-13
Helen Honeywill Merritt Island FL 32953 United States 2026-01-13
Arrington Prytherch Cocoa Beach FL 32931 United States 2026-01-13
Katherine Cullen Merritt Island FL 32953 United States 2026-01-13
Sean Mulvaney Melbourne FL 32935 United States 2026-01-13
Thomas Roche Merritt island FL 32952 United States 2026-01-13
Staci Long Merritt Island FL 32953 United States 2026-01-13
Jay Rutledge Merritt Island FL 32952 United States 2026-01-13
Julia stevens Merritt Island FL 32952 United States 2026-01-13
Stacy vidal Merritt Island FL 32953 United States 2026-01-13
lisa mckee Merritt Island FL 32952-5633 United States 2026-01-13
Angelo Gilvary Cocoa FL 32927 United States 2026-01-13
Nick Ball Merritt Island FL 32953 United States 2026-01-13
Angela M Fegers Merritt Island FL 32953 United States 2026-01-13
Joy Best Merritt Island FL 32953 United States 2026-01-13
Harold Gray Merritt Island FL 32953 United States 2026-01-13
Gregory Sakala Miami FL 33197 United States 2026-01-13
Alexa Nichols Cocoa FL 32922 United States 2026-01-13
Kimberley Fitzgerald Merritt Island FL 32953 United States 2026-01-13
Trudy Rodgers Merritt Island FL 32953 United States 2026-01-13
Kirsten Barnes Merritt Island FL 32953 United States 2026-01-13
Connie Connors Cocoa FL 32922 United States 2026-01-13
Parris Reaves Orlando FL 32801 United States 2026-01-13
Lawrence Budnick Merritt Island FL 32953 United States 2026-01-13
Joan Johnson Merritt Island FL 32953 United States 2026-01-13
Rachael Gill Merritt Island FL 32953 United States 2026-01-13
Law Burns Merritt Island FL 32953 United States 2026-01-13
Pamela Boardman Melbourne Beach FL 329566 United States 2026-01-13
Eliz@beth Oliver Cocoa Beach FL 32931 United States 2026-01-13
Eric Gillette Merritt Island FL 32953 United States 2026-01-13
Tim Hattaway Cape Canaveral FL 32940 United States 2026-01-13
Renee Massie Merritt Island FL 32953 United States 2026-01-13
Janice Jingle Merritt Island FL 32953 United States 2026-01-13
Quinci Jenkins Smith Merritt Island FL 32952 United States 2026-01-13
Courtenay Porter Merritt Island FL 32952 United States 2026-01-13
Bob Levit Merritt Island FL 32953 United States 2026-01-13
R.J. Edwards Merritt Island FL 32953 United States 2026-01-13
Jason Varis Merritt Island FL 32953 United States 2026-01-13
Robyn Willett Merritt Island FL 32953 United States 2026-01-13
Heriberto Echevarria Merritt Island FL 32953 United States 2026-01-13
Cindy Shaw Merritt Island FL 32953 United States 2026-01-13
Melanie Griffith Merritt Island FL 32952 United States 2026-01-13
Clara Anderson Merritt Island FL 32953 United States 2026-01-13
Mona Jason Merritt Island FL 32952 United States 2026-01-13
Ginger Torgrimson Lutz FL 33558 United States 2026-01-13
Adam Kaluba Bursleson TX 76028 United States 2026-01-13
Antanas Bukauskas Deltona FL 32725 United States 2026-01-13
Cheree Shaykhian Merritt Island FL 32953 United States 2026-01-13
James Carbonneau Merritt Island FL 32953 United States 2026-01-13
Mari Quiroga Melbourne FL 32940 United States 2026-01-13
Donn Sardella Merritt Island FL 32953 United States 2026-01-13
Thomas Coyle Merritt Island FL 32953 United States 2026-01-13
Robert Colburn Cocoa FL 32922 United States 2026-01-13
Chyna Jenkins Merritt Island FL 32952 United States 2026-01-13
Cheryl Henkenberns Merritt Island FL 32953 United States 2026-01-13
Sarah Smith Merritt Island FL 32953 United States 2026-01-13
Janeen Golovich Merritt Island FL 32953 United States 2026-01-13
Randy Barackman Merritt Island FL 32952 United States 2026-01-13
Linda Chattin Cocoa Beach FL 32931 United States 2026-01-13
Kasey Newlon Merritt Island FL 32953 United States 2026-01-13
Stephen Schlecht Merritt Island FL 32953 United States 2026-01-13

Ginny Heche Merritt Island FL 32953 United States 2026-01-13
Melody Maine Merritt Island FL 32952 United States 2026-01-13
Nick Gray Rockledge FL 32955 United States 2026-01-13
Oliver Downes Melbourne FL 32934 United States 2026-01-13
Lisa Smith Merritt Island FL 32952 United States 2026-01-13
Emily Heche Merritt Island FL 32953 United States 2026-01-13
Carla Pastermack Merritt Island FL 32953 United States 2026-01-13
Ryan Hanks Merritt Island FL 32953 United States 2026-01-14
Michelle Prine Merritt Island FL 32952 United States 2026-01-14
Teresa LaBarbera Merritt Island FL 32953 United States 2026-01-14
Courtney Borowicz Merritt Island FL 32953 United States 2026-01-14
Tammy Jagodzinski Merritt Island FL 32952 United States 2026-01-14
Sherri Backer Merritt Island FL 32953 United States 2026-01-14
Barbara Rausch Floral City FL 34436 United States 2026-01-14
Renea Hicks Cocoa FL 32926 United States 2026-01-14
Tracy Neal Merritt Island FL 32953 United States 2026-01-14
Brenda Wivholm Merritt Island FL 32953 United States 2026-01-14
Charlotte Holton Merritt Island FL 32953 United States 2026-01-14
Jordyn N Merritt Island FL 32953 United States 2026-01-14
Leslie Neihouse Rockledge FL 32955 United States 2026-01-14
Kimberly Franks Merritt Island FL 32953 United States 2026-01-14
Marisa Graybeal Rockledge FL 32955 United States 2026-01-14
marie Parlapiano Merritt Island FL 32953 United States 2026-01-14
Sonia Pearson Merritt Island FL 32953 United States 2026-01-14
Sandy Hood Raleigh NC 27606 United States 2026-01-14
Michelle Seibold Merritt Island FL 32952 United States 2026-01-14
Philip smetana Merritt Island FL 32953 United States 2026-01-14
Christina Pettit Cocoa Beach FL 32931 United States 2026-01-14
Dennis Nicinski Merritt Island FL 32952 United States 2026-01-14
Roy Braganza Merritt Island FL 32953 United States 2026-01-14
Susan Dunleavy Orlando FL 32827 United States 2026-01-14
Douglas Corwin Melbourne FL 32901 United States 2026-01-14
keri hagar Merritt island FL 32 United States 2026-01-14
Kimberly Potter Merritt island FL 32953 United States 2026-01-14
Amanda Skalitzky Merritt Island FL 32952 United States 2026-01-14
Lauren May Merritt Island FL 32953 United States 2026-01-14
Mark Hoover Merritt Island FL 32953 United States 2026-01-14
Oscar Von Bernuth Kissimmee FL 34759 United States 2026-01-14
Conner Nicinski Merritt Island FL 32952 United States 2026-01-14
kathleen schiffer Melbourne FL 32940 United States 2026-01-14
Linda Alvarez Merritt Island FL 32952 United States 2026-01-14
Christy Prebor Merritt Island FL 32953 United States 2026-01-14
Kevin Christian Case Merritt Island FL 32953 United States 2026-01-14
Kevin Smith Merritt Island FL 32953 United States 2026-01-14
Richard Peterson Merritt Island FL 32953 United States 2026-01-14
michael cunningham Merritt Island FL 32953 United States 2026-01-14
Marie Claire Villanueva Merritt Island FL 32953 United States 2026-01-14
Kim Ballew Merritt Island FL 32952 United States 2026-01-14
Tina Barsh Rockledge FL 32955 United States 2026-01-14
Crystal Singleton Titusville FL 32780 United States 2026-01-14
Thomas Scalzo Cape Canaveral, Florida 32920 FL 32812 United States 2026-01-14
Lucas Hendley Merritt Island FL 32952 United States 2026-01-14
Sandra Hampton Mims FL 32754 United States 2026-01-14
Allison Dunn Carver Merritt Island FL 32953 United States 2026-01-14
Laurie Longmire Cape canaveral FL 32920 United States 2026-01-14
Ashley Thomas Merritt island FL 32953 United States 2026-01-14
Lisa Glass Merritt islans FL 32952 United States 2026-01-14
Dean Orr Merritt Island FL 32953 United States 2026-01-14
Stefanie Stone Cape Canaveral FL 32920 United States 2026-01-14
Reggie Moore Merritt Island FL 32953 United States 2026-01-14
Michael Dunn Merritt Island FL 32953 United States 2026-01-14
Thomas Bridges Cocoa FL 32927 United States 2026-01-14
Arellys Diaz Orlando FL 32801 United States 2026-01-14
Renee Mims Merritt Island FL 32953 United States 2026-01-14
Holly Gibney Merritt Island FL 32953 United States 2026-01-14

Brittany Abrams Merritt Island FL 32953 United States 2026-01-14
Michael Smith Merritt Island FL 32953 United States 2026-01-14
Stephen Gasecki Merritt Island FL 32953 United States 2026-01-14
Brittany Lee Merritt Island FL 32953 United States 2026-01-14
Eden Garcia Merritt Island FL 32953 United States 2026-01-14
Tiffany Prince West Melbourne FL 32904 United States 2026-01-14
Yerran Swift Merritt Island FL 32953 United States 2026-01-14
Patricia Bryan Merritt island FL 32953 United States 2026-01-14
Susan Moore Palm Bay FL 32911 United States 2026-01-14
Cathy dixon Merritt Island FL 32952 United States 2026-01-14
Monica Fredette Merritt Island FL 32953 United States 2026-01-14
Anabella Morejon Fort Myers FL 33907 United States 2026-01-14
Sarah Hodge Merritt Island FL 32953 United States 2026-01-14
Katlyn Matthews Merritt island FL 32953 United States 2026-01-14
Suzanne Leightling Cape Canaveral FL 32920 United States 2026-01-14
Valerie Drinkwater Merritt Island FL 32952 United States 2026-01-14
Chemeine Poskitt Merritt Island FL 32953 United States 2026-01-14
Peg Cotner Merritt Island FL 32953 United States 2026-01-14
Fred Oringer Kissimmee FL 34741 United States 2026-01-14
Edward Guy Knoebel Rockledge FL 32955 United States 2026-01-14
Teresa Hall Merritt Island FL 32953 United States 2026-01-14
Todd McDowell Merritt Island FL 32953 United States 2026-01-14
Jennifer McDowell Merritt Island FL 32953 United States 2026-01-14
Genevieve Jones Merritt Island FL 32952 United States 2026-01-14
Mindy Williams Merritt Island FL 32952 United States 2026-01-14
Patricia Cullen florida FL 123456 United States 2026-01-14
Whitney Thomas Merritt Island FL 32953 United States 2026-01-14
Cynthia Huckleby Palm Bay FL 32907 United States 2026-01-14
Herb Stratton Merritt Island FL 32953 United States 2026-01-14
Randy Wolf Merritt Island FL 32953 United States 2026-01-14
Rachel Wolf Bradenton FL 34211 United States 2026-01-14
Peter marks Merritt Island FL 32953 United States 2026-01-14
Beverly Morris Cape Canaveral Air Force Station FL 32920 United States 2026-01-14
Kim Tampa Merritt Island FL 32952 United States 2026-01-14
Jenn McDonald Merritt Island FL 32953 United States 2026-01-14
Melody Wolf Merritt Island FL 32953 United States 2026-01-14
Judy VanVoorhis Cocoa FL 32926 United States 2026-01-14
Natalie Ogburn Cocoa FL 32922 United States 2026-01-14
Kelly Stanton Burns Merritt Island FL 32953 United States 2026-01-14
Brenda Price Tampa FL 33611 United States 2026-01-14
Carol Bartleson Rockledge FL 32955 United States 2026-01-14
Tracy Steele Merritt Island FL 32953 United States 2026-01-14
Helen Byon Merritt Island FL 32953 United States 2026-01-14
Jennifer Rasor Cocoa FL 32926 United States 2026-01-14
Sarah Zobel Merritt Island FL 32953 United States 2026-01-14
Victor Mora Merritt Island FL 32953 United States 2026-01-14
Leo Kiffner Merritt Island FL 32952 United States 2026-01-14
Rebecca Calderon Merritt Island FL 32953 United States 2026-01-14
darcy casas merritt island FL 32953 United States 2026-01-14
Maurice Boudreau Merritt Island FL 32952 United States 2026-01-14
Wendy Brewster Merritt Island FL 32953 United States 2026-01-14
Michael Kennedy Merritt Island FL 32953 United States 2026-01-14
Keelee Coombs Merritt Is FL 32952 United States 2026-01-14
Louis Marchica Merritt Island FL 32952 United States 2026-01-14
Liz Allen Malabar FL 32950 United States 2026-01-14
Joanna Schwartz Titusville FL 32796 United States 2026-01-14
Patricia Brown Merritt Island FL 32952 United States 2026-01-14
Rick Brown Merritt Island FL 32952 United States 2026-01-14
Lang Alexander Merritt Island FL 32953 United States 2026-01-14
Pam Stewart Maitland FL 32789 United States 2026-01-14
GINGER ALLEN Merritt Island FL 32953 United States 2026-01-14
Laura Hanson Orlando FL 32801 United States 2026-01-14
Jay Rutenkroger Cocoa FL 32922 United States 2026-01-14
Edward L Boullion Melbourne FL 32940 United States 2026-01-14
Jason B Merritt Island FL 32953 United States 2026-01-14

Jeffrey Hays Merritt Island FL 32953 United States 2026-01-14
Doug Govan Merritt Island FL 32953 United States 2026-01-14
Amanda Barber Merritt Island FL 32953 United States 2026-01-14
Karen Jones Merritt Island FL 32953 United States 2026-01-14
Alice Russell Merritt Island FL 32953 United States 2026-01-14
Dorothy Polito McDonald Merritt Island FL 32953 United States 2026-01-14
Tanja Schiffert Merritt Island FL 32953 United States 2026-01-14
Donna Brown Satellite Beach FL 32937 United States 2026-01-14
Andreas Vivolo Merritt Island FL 32953 United States 2026-01-14
Lyra Bridgwood Orlando FL 32806 United States 2026-01-14
John Paul Arel Merritt Island FL 32952 United States 2026-01-14
Elizabeth Porter Merritt Island FL 32953 United States 2026-01-14
Laurie Brady Merritt Island FL 32953 United States 2026-01-14
Jennifer Astle Cocoa FL 32927 United States 2026-01-14
Kevin Dezurik McComb MS 39648 United States 2026-01-14
Peter Bennett Merritt Island FL 32952 United States 2026-01-14
Kaitlyn Easterling Cocoa FL 32927 United States 2026-01-14
Courtnee Glover Orlando FL 32808 United States 2026-01-14
Joni Bohne Cocoa FL 32922 United States 2026-01-14
Michael Derouen Cocoa FL 32927 United States 2026-01-14
Sarah Johnson Merritt Island FL 32953 United States 2026-01-14
Ellen Gordon Merritt Island FL 32952 United States 2026-01-14
Debey Von Deltona FL 32738 United States 2026-01-14
Shannon Chamberlain Merritt Island FL 32953 United States 2026-01-14
Todd Snow Merritt Island FL 32953 United States 2026-01-14
David S Orlando FL 32832 United States 2026-01-14
Lila Sandstrom Merritt Island FL 32953 United States 2026-01-14
Jonathan Byon Miami FL 33197 United States 2026-01-14
Dave Fitzgerald Merritt Island FL 32953 United States 2026-01-14
Cindy Erwin Merritt Island FL 32952 United States 2026-01-14
William Cauffman Merritt Island FL 32953 United States 2026-01-14
Cynthia Bottomley Cocoa FL 32926 United States 2026-01-14
James Leagan Merritt Island FL 32953 United States 2026-01-14
Kathy Gay Merritt Island FL 32953 United States 2026-01-14
T Dove Merritt Island FL 32953 United States 2026-01-14
Elaine Jackson Merritt Island FL 32953 United States 2026-01-14
Debbie Savoie Merritt Island FL 32953 United States 2026-01-14
Kathy Ingram Merritt Island FL 32953 United States 2026-01-14
Emily Lichtenberger Merritt Island FL 32920 United States 2026-01-14
Caitlyn Daly Merritt Island FL 32953 United States 2026-01-14
Kenneth Hussey Merritt Island FL 32953 United States 2026-01-14
Edythe June Hutchinson Merritt Island FL 32952 United States 2026-01-14
Sue Iovine Merritt Island FL 32953 United States 2026-01-14
Randall Koontz Merritt Island FL 32953 United States 2026-01-14
Benjamin Rogers Merritt Island FL 32952 United States 2026-01-14
Meagan dixon Verona NJ 07044 United States 2026-01-14
Kim Bachand Merritt Island FL 32953 United States 2026-01-14
Scott Gill Cape Canaveral FL 32920 United States 2026-01-14
Ellen Manco Merritt Island FL 32953 United States 2026-01-14
James Lenhard Merritt Island FL 32953 United States 2026-01-14
wayne wiley Cape Canaveral FL 32920 United States 2026-01-14
Hailey Hattaway Cocoa FL 32926 United States 2026-01-14
Jennifer hauer Merritt Island FL 32953 United States 2026-01-14
Lauren Lynch Merritt Island FL 32953 United States 2026-01-14
Jeff Prater Merritt Island FL 32952 United States 2026-01-14
Erin Morgan Merritt Island FL 32952 United States 2026-01-14
merrybeth burgess Rockledge FL 32955 United States 2026-01-14
Alf Fischer Merritt Island FL 32953 United States 2026-01-14
Hanna Miller Port Saint John FL 32927 United States 2026-01-14
Tina Williams Merritt Island FL 32953 United States 2026-01-14
Steve Lawhon Merritt Island FL 32953 United States 2026-01-14
Alba Gomez Merritt Island FL 32953 United States 2026-01-14
marlene dusz Merritt Island FL FL 32952 United States 2026-01-14
Janis Atkinson Port Saint John FL 32927 United States 2026-01-14
Daniel Hanson Cape Canaveral FL 32920 United States 2026-01-15

Chloe Underwood Merritt Island FL 32953 United States 2026-01-15
Georganne DeSeve Merritt Island FL 32952 United States 2026-01-15
Marlene Wertz Merritt Island FL 32953 United States 2026-01-15
Tara Herrick Merritt Island FL 32953 United States 2026-01-15
Cathleen Baker Merritt Island FL 33197 United States 2026-01-15
Janet Trentini Oak Hill FL 32759 United States 2026-01-15
Jimm Witherell Orlando FL 32935 United States 2026-01-15
Izaak Altamirano Manchester NH 03111 United States 2026-01-15
Kenneth Cornejo Orlando FL 32837 United States 2026-01-15
Vivian Bantos North Merritt Island FL 32953 United States 2026-01-15
marilyn waters Melbourne FL 32940 United States 2026-01-15
Cheryl Murphy Merritt Island FL 32953 United States 2026-01-15
Jossean Perez Casselberry FL 32707 United States 2026-01-15
Leon Kindred Merritt Island FL 32953 United States 2026-01-15
Kathryn Anderson Merritt Island FL 32953 United States 2026-01-15
Jamie Duke "" GA 31566 United States 2026-01-15
Sandra Burchfield Merritt Island FL 32952 United States 2026-01-15
Tanya Knappman Merritt Island FL 32953 United States 2026-01-15
Ralph Page Merritt Island FL 32953 United States 2026-01-15
Diana Priest Merritt Island FL 32952 United States 2026-01-15
Alicia Paquette Merritt Island FL 32952 United States 2026-01-15
Anne Schlawiedt Merritt Island FL 32952 United States 2026-01-15
Martha B Venable Merritt Island FL 32953 United States 2026-01-15
Jackie Johnson Merritt Island FL 32952 United States 2026-01-15
Namira Abdulgani Brooklyn NY 11221 United States 2026-01-15
Barbara Talerico Merritt Island FL 32953 United States 2026-01-15
Skyler ille Merritt Island FL 32953 United States 2026-01-15
Cheyenne Fines Merritt Island FL 32953 United States 2026-01-15
Ethan Fines Merritt Island FL 32953 United States 2026-01-15
David Fontana Merritt Island FL 32953 United States 2026-01-15
Mark Dahl Merritt Island FL 32953 United States 2026-01-15
足立 響生 大田区 "" 1450064 Japan 2026-01-15
Jacob Pitcher Merritt Island FL 32953 United States 2026-01-15
Megan Pinczes Merritt Island FL 32953 United States 2026-01-15
Jennifer Moore Merritt Island FL 32952 United States 2026-01-15
Tracy Corley Merritt Island FL 32953 United States 2026-01-15
Frank Fisher Merritt Island FL 32953 United States 2026-01-15
Melissa Grimm Cocoa Beach FL 32931 United States 2026-01-15
Brian Teek Merritt Island FL 32953 United States 2026-01-15
Dianne Hendriksen Merritt Island FL 32952 United States 2026-01-15
Kayla Ellis Merritt Island FL 32953 United States 2026-01-15
Tanner Chasteen Merritt Island FL 32952 United States 2026-01-15
Shelly Reade Merritt Island FL 32953 United States 2026-01-15
Allan Krische Cocoa Beach FL 32931 United States 2026-01-15
Renee Harris Merritt Island FL 32953 United States 2026-01-15
Anthony Harris Merritt Island FL 32953 United States 2026-01-15
Summer Devlin Merritt Island FL 32953 United States 2026-01-15
Raquel Lay Merritt Island FL 32952 United States 2026-01-15
Stacey Kidd Melbourne FL 32904 United States 2026-01-15
Scott Chandler Merritt Island FL 32953 United States 2026-01-15
Denise Chandler Merritt Island FL 32953 United States 2026-01-15
Andrew Burrow Fairfield CA 94533 United States 2026-01-15
Arthur Friedman Merritt Island FL 32953 United States 2026-01-15
Gary Klein Merritt Island FL 32952 United States 2026-01-15
Deborah Haggard Merritt Island FL 32952 United States 2026-01-15
Mary Turner Merritt Island FL 32953 United States 2026-01-15
Melody DeCarlo Merritt Island FL 32952 United States 2026-01-15
Justin Birbal Merritt Island FL 32953 United States 2026-01-15
susanne maher Merritt Island FL 32953 United States 2026-01-15
aisa Andrus Merritt Island FL 32953 United States 2026-01-15
Wes Green Merritt Island FL 32953 United States 2026-01-15
Jacklin Fisher Cocoa FL 32926 United States 2026-01-15
Jennifer Powell Merritt Island FL 32953 United States 2026-01-15
Clifford Dietz Merritt Island FL 32953 United States 2026-01-15
Shay Hattaway Cocoa FL 32927 United States 2026-01-15

Anthony Andrus Merritt Island FL 32953 United States 2026-01-15
megan venable Merritt Island FL 32952 United States 2026-01-15
Rhonda Chandler Merritt Island FL 32953 United States 2026-01-15
Samantha Marckioni Merritt Island FL 32953 United States 2026-01-15
Kevin Gorman Merritt Island FL 32953 United States 2026-01-15
Tommie Long Merritt Island FL 32952 United States 2026-01-15
David Boyd Merritt Island FL 32952 United States 2026-01-15
Kelly McDaniel Merritt Island FL 32953 United States 2026-01-15
Kaitlyn Williams Cocoa FL 32926 United States 2026-01-15
Missi fitz Merritt Island FL 32953 United States 2026-01-15
Lucy McRoberts Rockledge FL 32955 United States 2026-01-15
Jennifer Briggs Merritt Island FL 32953 United States 2026-01-15
Deanna Greenwell Merritt Island FL 32952 United States 2026-01-15
Andrew DeLuca Merritt Island FL 32953 United States 2026-01-15
Ana Elliott Merritt Island FL 32953 United States 2026-01-15
Kim Pond Merritt Island FL 32953 United States 2026-01-15
Susan Schwarz Merritt Island FL 32953 United States 2026-01-15
Kerry Palermo Merritt Island FL 32953 United States 2026-01-15
Scott Byrd Merritt Island FL 329 United States 2026-01-15
Carli Barr Merritt Island FL 32952 United States 2026-01-15
Danielle Dulude Merritt Island FL 32953 United States 2026-01-15
Jeanette Hoover Merritt Island FL 32953 United States 2026-01-15
Annmarie Lovett Merritt Island FL 32953 United States 2026-01-15
Jarrett Rogers Orlando FL 32811 United States 2026-01-15
Elizabeth Labonte Merritt Island FL 32953 United States 2026-01-15
Sasha Primeaux Merritt Island FL 32953 United States 2026-01-15
Bradley Lawrence Zephyrhills FL 33542 United States 2026-01-15
Sharon Dulude Merritt Island FL 32953 United States 2026-01-15
Sarah Hernandez Merritt island FL 32953 United States 2026-01-15
Nathan Roop Merritt Island FL 32952 United States 2026-01-15
Pamela Davidson Merritt Island FL 32953 United States 2026-01-15
Rose Brant Merritt Island FL 32953 United States 2026-01-15
Barbara Delaney Elberton GA 30635 United States 2026-01-15
Ellen Parda Cocoa Beach FL 32931 United States 2026-01-15
Brian Schaible Merritt Island FL 32952 United States 2026-01-15
Connie longacre Merritt Island FL 32952 United States 2026-01-15
Powell Michael Merritt Island FL 32952 United States 2026-01-15
Elizabeth Munroe Cocoa FL 32926 United States 2026-01-15
Nathan Brach Merritt Island FL 32953 United States 2026-01-15
Lauren church Merritt Island FL 32953 United States 2026-01-15
Travis mckenzie Merritt Island FL 32952 United States 2026-01-15
Laura Maharaj Birbal Merritt Island FL 32953 United States 2026-01-15
Perry Cusmano Merritt Island FL 32953 United States 2026-01-15
Mary Watkins Merritt Island FL 32953 United States 2026-01-15
Morgan Jones Merritt Island FL 32953 United States 2026-01-15
Carlee Adams Cocoa Beach FL 32931 United States 2026-01-15
David Grant Merritt Island FL 32952 United States 2026-01-15
Denise Forsberg Merritt Island FL 32953 United States 2026-01-15
Faith Gateley Cocoa Beach FL 32931 United States 2026-01-15
AnnMarie Daly Fort Pierce FL 34981 United States 2026-01-15
Natalie Whitehurst Merritt Island FL 32953 United States 2026-01-15
Peter Rochester Merritt Island FL 32953 United States 2026-01-15
TCHERLEN SERAPHIN Indianapolis IN 46208 United States 2026-01-15
corey LeBlanc Merritt Island FL 32953 United States 2026-01-15
Mary Carpenter Merritt Island FL 32952 United States 2026-01-15
Garrett Betty Merritt Island FL 32952 United States 2026-01-15
Jeff Wilson Merritt Island FL 32953 United States 2026-01-15
Nancy Pandolfi Merritt Island FL 32953 United States 2026-01-15
Pamela Seaton Merritt Island FL 32953 United States 2026-01-15
Brinn Leach-Wilson Merritt Island FL 32953 United States 2026-01-15
Scott Marckioni Merritt Island FL 32953 United States 2026-01-15
Mike Washburn Napa CA 94558 United States 2026-01-15
Michelle Gunter Southwest Brevard Cnty FL 32922 United States 2026-01-15
James Mulcahey Merritt Island FL 32953 United States 2026-01-15
Lauren Ark Orlando "" 32801 United States 2026-01-15

Louis Lemire Merritt Island FL 32953 United States 2026-01-15
India Downey Palm Bay FL 32907 United States 2026-01-15
Adam Schuppan Merritt Island FL 32953 United States 2026-01-15
Marisa Gabay Cocoa FL 32926 United States 2026-01-15
Nancy Winn Merritt Island FL 32953 United States 2026-01-15
Emily Hallenstein Merritt Island FL 32953 United States 2026-01-15
James Babiarz Merritt Island FL 32953 United States 2026-01-15
Debra Gibson Merritt Island FL 32952 United States 2026-01-15
Robert Elliott Merritt Island FL 32953 United States 2026-01-15
Christopher Hunter Merritt Island FL 32952 United States 2026-01-15
Jacob Babuschak Merritt Island FL 32953 United States 2026-01-15
k p miami FL 32940 United States 2026-01-15
Elizabeth Elliott Merritt Island FL 32953 United States 2026-01-15
James Hicks Merritt Island FL 32953 United States 2026-01-15
Amanda Smith Merritt Island FL 32953 United States 2026-01-15
Paige Mycoskie Merritt Island FL 32952 United States 2026-01-15
Curtis Myhand Merritt Island FL 32953 United States 2026-01-15
Jared maher Merritt Island FL 32953 United States 2026-01-15
Salma Romo Brandon FL 33510 United States 2026-01-15
Michael Moll "" "" "" Switzerland 2026-01-15
Kim Welch Cocoa FL 32927 United States 2026-01-15
Juliet Khan Margate FL 33063 United States 2026-01-15
Linda Johnson Merritt Island FL 32953 United States 2026-01-15
William Austin Merritt Island FL 32953 United States 2026-01-15
Diana Turnbull Merritt Island FL 32953 United States 2026-01-15
Heidi Thayer Orlando FL 32833 United States 2026-01-15
Heidi Dutter Merritt Island FL 32952 United States 2026-01-15
Davis Kolasa Merritt Island FL 32953 United States 2026-01-15
Kathleen Lemire Merritt Island FL 32953 United States 2026-01-15
Michelle Weinau Merritt Island FL 32953 United States 2026-01-15
Darlene Montano Merritt Island FL 32953 United States 2026-01-15
Dorothy Gray Merritt Island FL 32953 United States 2026-01-15
Aprille Waldrop Merritt Island FL 32953 United States 2026-01-15
Sara Turnbull Merritt Island FL 32953 United States 2026-01-16
Ben Waldrop Merritt Island FL 32953 United States 2026-01-16
Tina Zidich Merritt Island FL 32953 United States 2026-01-16
Monica Marckioni Merritt Island FL 32953 United States 2026-01-16
Barbara Selig Merritt Island FL 32953 United States 2026-01-16
Cathy Alexander Kissimmee FL 34746 United States 2026-01-16
Elizabeth Francis Merritt Island FL 32953 United States 2026-01-16
Bonnie King Merritt Island FL 32952 United States 2026-01-16
Mary Ervin Merritt Island FL 32953 United States 2026-01-16
Sharon Obrien Merritt Island FL 32953 United States 2026-01-16
Kathy Matson Merritt Island FL 32953 United States 2026-01-16
Rafael Bustamante Merritt Island FL 32952 United States 2026-01-16
Heather Raustad Merritt Island FL 32953 United States 2026-01-16
Heather Raustad Merritt Island FL 32953 United States 2026-01-16
Tracy Stephens Merritt Island FL 32953 United States 2026-01-16
Teresa Nick Merritt Island FL 32953 United States 2026-01-16
Diane Duclos Merritt Island FL 32953 United States 2026-01-16
Michael Duclos Merritt Island FL 32953 United States 2026-01-16
Marc Stewart Merritt Island FL 32953 United States 2026-01-16
Faith Day Orlando FL 32811 United States 2026-01-16
Theodore Siegel Merritt Island FL 32953 United States 2026-01-16
Gina DeMarco Longwood FL 32750 United States 2026-01-16
Vanessa Skipper Merritt Island FL 32953 United States 2026-01-16
Kelsey Godfrey Cocoa FL 32927 United States 2026-01-16
Diedre Kendall Merritt Island FL 32953 United States 2026-01-16
Vernon Portell Merritt Island FL 32953 United States 2026-01-16
Kennedy Arthurs Merritt Island FL 32953 United States 2026-01-16
Lena Dillon Merritt Island FL 32952 United States 2026-01-16
Maggie McKenzie Conway AR 72034 United States 2026-01-16
Ja Lawhon Merritt Island FL 32953 United States 2026-01-16
Barbara Volz "" "" "" United States 2026-01-16
Craig Jones Merritt Island FL 32953 United States 2026-01-16

Angel Dehart Cocoa FL 32927 United States 2026-01-16
Barbara Norris Merritt Island FL 32953 United States 2026-01-16
Sean Benzinger Merritt Island FL 32953 United States 2026-01-16
Katherine Renneisen Merritt Island FL 32953 United States 2026-01-16
Laura Walters Merritt Island FL 32953 United States 2026-01-16
Sue Violante Merritt Island FL 32953 United States 2026-01-16
Sherrie Bergen Merritt Island FL 32953 United States 2026-01-16
Mitchel Babb Merritt Island FL 32953 United States 2026-01-16
Ro Clarkin Merritt Island FL 32953 United States 2026-01-16
Joseph smith Merritt Island FL 32953 United States 2026-01-16
Jessica Altamirano Merritt Island FL 32953 United States 2026-01-16
Brad Pervell Merritt Island FL 32953 United States 2026-01-16
Catherine McGee Melbourne Beach FL 32951 United States 2026-01-16
Margaret Bracket Merritt Island FL 32952 United States 2026-01-16
Catherine Ely Merritt Island FL 32954 United States 2026-01-16
Dylan De Jesus Orlando FL 32828 United States 2026-01-16
Shelly Williamson Merritt Island FL 32953 United States 2026-01-16
Michael McCullough Merritt Island FL 32953 United States 2026-01-16
liz Anderson Merritt island FL 32952 United States 2026-01-16
Betty Gillespie Merritt Island FL 32953 United States 2026-01-16
Jim Houston Cape Canaveral FL 32920 United States 2026-01-16
Debbie Brownfield Merritt Island FL 32953 United States 2026-01-16
Melody Sanchez Merritt Island FL 32953 United States 2026-01-16
Liza Sanchez Merritt Island FL 32953 United States 2026-01-16
Patrick Miller Cocoa FL 32926 United States 2026-01-16
Paula Black Cocoa FL 32926 United States 2026-01-16
Amber Chieffe Merritt Island FL 32953 United States 2026-01-16
Ron Chieffe Merritt Island FL 32953 United States 2026-01-16
Shelby Chieffe Merritt Island FL 32953 United States 2026-01-16
Lisa Gerlach Merritt Island FL 32953 United States 2026-01-16
Ash Gegg York PA 17404 United States 2026-01-16
Sharon Gayman Merritt Island FL 32953 United States 2026-01-16
Cherie Graham Chandler AZ 85286 United States 2026-01-16
Ruth Young Merritt Island FL 32953 United States 2026-01-16
Aly Escobar Kissimmee FL 34741 United States 2026-01-16
Kirsten Smith Merritt Island FL 32953 United States 2026-01-16
John Seger Merritt Island FL 32953 United States 2026-01-16
Carly Martindale Merritt Island FL 32953 United States 2026-01-16
Gary Shetzline Merritt Island FL 32953 United States 2026-01-16
Richard C Orlando FL 32805 United States 2026-01-16
Sandy Velez Merritt Island FL 32953 United States 2026-01-16
Robert Wise Merritt Island FL 32953 United States 2026-01-16
Debra Brooks Merritt Island FL 32953 United States 2026-01-16
Cheryl Chambers Merritt Island FL 32953 United States 2026-01-16
Matai Bender Apopka FL 32712 United States 2026-01-16
Carolyn Robinson Merritt Island FL 32953 United States 2026-01-16
Nesha Stanton Cocoa FL 32927 United States 2026-01-16
Sharon Brindley Cocoa FL 32927 United States 2026-01-16
Sule Prado Cape Canaveral FL 32920 United States 2026-01-16
Rochelle Hills Cape Canaveral FL 32920 United States 2026-01-16
Barbara Lambert Merritt Island FL 32952 United States 2026-01-16
Andrea Chisari Mims FL 32754 United States 2026-01-16
Holly Newman Merritt Island FL 32952 United States 2026-01-16
Hattaway Butler Orlando FL 32818 United States 2026-01-16
Norelle Johnston Merritt Island FL 32953 United States 2026-01-16
Keri Schechinger Merritt Island FL 32953 United States 2026-01-16
Stephanie Moody Indialantic FL 32903 United States 2026-01-16
Martha Cartagena Haines City FL 33844 United States 2026-01-16
Virginia Pleasant Merritt Island FL 32953 United States 2026-01-16
Patricia Burt Cape Canaveral FL 32920 United States 2026-01-16
Edgar Jones Orlando FL 32801 United States 2026-01-16
Nick Sarpoolaki Melbourne Beach FL 32951 United States 2026-01-16
Steve Sebring Merritt Island FL 32953 United States 2026-01-16
Tim S Philadelphia PA 19124 United States 2026-01-16
Abigail Gaston Merritt Island FL 32953 United States 2026-01-16

Christian Morgan Cocoa FL 32922 United States 2026-01-16
Linda Steel Merritt Island FL 32953 United States 2026-01-16
Donald Lampkins Merritt Island FL 32953 United States 2026-01-16
Paul Brown Merritt Island FL 32953 United States 2026-01-16
Theresa Russ Mount Dora FL 32757 United States 2026-01-17
Steve Smith Vero Beach FL 32963 United States 2026-01-17
Luke C Palm Bay FL 32905 United States 2026-01-17
Debra Olejarski Merritt Island FL "" United States 2026-01-17
Tara Payne Brookland AR 72417 United States 2026-01-17
Karen Taft Rockledge FL 32955 United States 2026-01-17
Malinda Chaidez Brea CA 92821 United States 2026-01-17
Mindy Gordon Merritt Island FL 32953 United States 2026-01-17
Denise Minchella Merritt Island FL 32952 United States 2026-01-17
Judy F. Merritt Island FL 32953 United States 2026-01-17
Katie Knight Rockledge FL 32955 United States 2026-01-17
Melissa Kirkland Merritt Island FL 32953 United States 2026-01-17
Ann Marie Turner Merritt Island FL 32953 United States 2026-01-17
laura govan Merritt island FL 32953 United States 2026-01-17
Pauline Culley "" NY 10310 United States 2026-01-17
Carol Pennington-York Merritt Island FL 32953 United States 2026-01-17
Jason LaBarbera Merritt Island FL 32953 United States 2026-01-17
Hunter Knight Merritt Island FL 32953 United States 2026-01-17
Candy Sands Titusville FL 32796 United States 2026-01-17
Ryan Gielow Vero Beach FL 32968 United States 2026-01-17
David Herman Merritt Island FL 32953 United States 2026-01-17
Tracie Goodwin Merritt Island FL 32953 United States 2026-01-17
Christine Purcell Merritt Island FL 32953 United States 2026-01-17
Barbara hoosier Orlando FL 32811 United States 2026-01-17
gwen stevenson Merritt Island FL 32953 United States 2026-01-17
Adam Brady Cape Canaveral FL 32920 United States 2026-01-17
Roy Spalding Merritt Island FL 32953 United States 2026-01-17
Sarah Anzalone Williamsburg VA 23185 United States 2026-01-17
Monica Ellis Merritt Island FL 32953 United States 2026-01-17
Sarah Reynolds Cullman AL 35055 United States 2026-01-17
Tamiranda Perkins Palm Bay FL 32905 United States 2026-01-17
Janlyn Hall Merritt Island FL 32953 United States 2026-01-17
Jeff Frame Merritt Island FL 32953 United States 2026-01-17
Brenda Krieger Merritt Island FL 32953 United States 2026-01-17
Emily Harris Merritt Island FL 32953 United States 2026-01-17
Dan Sconyers Merritt Island FL 32953 United States 2026-01-17
Carol Herrman Merritt Island FL 32953 United States 2026-01-17
Teresa Ryan Merritt Island FL 32953 United States 2026-01-17
Ava Humphrey Merritt Island FL 32953 United States 2026-01-17
Kai B Cocoa Beach FL 32931 United States 2026-01-17
Brian Sage Merritt Island FL 32953 United States 2026-01-17
Debbie Parsons Merritt Island FL 32953 United States 2026-01-17
Alison Grenn "" "" "" United States 2026-01-17
Stacey Guetzloe Merritt Island FL 34744 United States 2026-01-17
Kacie Copeland Merritt Island FL 32953 United States 2026-01-17
Sandy Young Rockledge FL 32955 United States 2026-01-17
Traci Sciarretta Merritt Island FL 32953 United States 2026-01-17
Paula Berntson Merritt Island FL 32952 United States 2026-01-17
Boyd Brown Merritt Island FL 32952 United States 2026-01-17
Natalie Rathweg Merritt Island FL 32953 United States 2026-01-17
Montserrat Esparza Orlando FL 32825 United States 2026-01-17
Ashley Doig Merritt Island FL 32953 United States 2026-01-17
Joli Storm Merritt Island FL 32953 United States 2026-01-17
David Wall Merritt Island FL 32952 United States 2026-01-17
Patricia Cobey Longwood FL 32779 United States 2026-01-17
Claire Deason Madrid "" 28014 Spain 2026-01-17
Zachary Rockwell Merritt Island FL 32953 United States 2026-01-17
Kathryn Roth Merritt Island FL 32954 United States 2026-01-17
Alison Sonnemann Merritt Island FL 32952 United States 2026-01-17
Daniel Wright Merritt Island FL 32953 United States 2026-01-17
Brayden Uzee Merritt Island FL 32952 United States 2026-01-17

Taunia Uzee Merritt Island FL 32952 United States 2026-01-17
Ken Brown Merritt Island FL 32953 United States 2026-01-17
Lily Halberstadt Merritt Island FL 32952 United States 2026-01-17
Stephen Humphrey Merritt Island FL 32953 United States 2026-01-17
Edith Zorn Cincinnati OH 45202 United States 2026-01-17
Samantha Tierno Merritt Island FL 32953 United States 2026-01-17
Lourdes Alcox Bradenton FL 34202 United States 2026-01-17
Barbara Julian Merritt Island FL 32953 United States 2026-01-17
Vivian Petit Orlando FL 32801 United States 2026-01-17
Siobhan Mottershead Kissimmee FL 34741 United States 2026-01-17
Robbyn Spratt Merritt Island FL 32952 United States 2026-01-17
Nathan Boone Merritt Island FL 32953 United States 2026-01-17
Mike VanGilder Merritt Island FL 32952 United States 2026-01-17
Linda Miller Lithia FL 33547 United States 2026-01-17
Stacey Miller Deltona FL 32738 United States 2026-01-17
Mary Lasley Cocoa Beach FL 32931 United States 2026-01-17
Dalila Montalvan Pompano Beach FL 33069 United States 2026-01-17
Kiara Oberhaensli Merritt Island FL 32953 United States 2026-01-17
Michael Harris Merritt Island FL 32953 United States 2026-01-17
Tom Reedy Merritt Island FL 32953 United States 2026-01-17
Thomas Reedy Merritt Island FL 32953 United States 2026-01-17
Hilda Meyer Titusville FL 32796 United States 2026-01-17
Joshua Pace Merritt Island FL 32953 United States 2026-01-17
Teresa Speed Cocoa FL 32922 United States 2026-01-17
Alexis Gorman Merritt Island FL 32953 United States 2026-01-17
Justin Fegers Merritt Island FL 32953 United States 2026-01-17
Melissa Holst Merritt Island FL 32953 United States 2026-01-17
Elizabeth Johnson Manhattan IL 60442 United States 2026-01-17
Julie Bowling Merritt Island FL 32952 United States 2026-01-17
Barbara Morrow Merritt Island FL 32953 United States 2026-01-17
Susan Mayer Rockledge FL 32955 United States 2026-01-17
Jacob McCarver Merritt Island FL 32953 United States 2026-01-17
Emily Huston Colorado Springs CO 80904 United States 2026-01-17
Todd Bost Roselle IL 60172 United States 2026-01-17
Heath Horr Cocoa FL 32926 United States 2026-01-17
Abby Cason Ruckersville VA 22968 United States 2026-01-17
Alyson Bergman Cocoa Beach FL 32931 United States 2026-01-17
Louie Capeles The Bronx NY 10452 United States 2026-01-18
Abby Bailey Oviedo FL 32765 United States 2026-01-18
Shawn Boatwright Vero Beach FL 32962 United States 2026-01-18
Krystal Prieto Philadelphia PA 19121 United States 2026-01-18
Pattrra Dodd Port Saint Lucie FL 34983 United States 2026-01-18
Luis Martinez Merritt Island FL 32953 United States 2026-01-18
Delia Timpy Cocoa FL 32922 United States 2026-01-18
Christian Myers Merritt Island FL 32953 United States 2026-01-18
Tom Steiner Merritt Island FL 32953 United States 2026-01-18
Carina Allen Merritt Island FL 32953 United States 2026-01-18
Sophie Elliott Merritt Island FL 32953 United States 2026-01-18
Christopher Craighead Merritt Island FL 32953 United States 2026-01-18
Robyn Moyer Merritt Island FL 32952 United States 2026-01-18
Antoinette Angell Merritt Island FL 32953 United States 2026-01-18
karen lund Orlando FL 32828 United States 2026-01-18
Rachel Tineo Cocoa Beach FL 32931 United States 2026-01-18
Susan Clements Merritt Island FL 32953 United States 2026-01-18
lynn alfone Toms River NJ 08753 United States 2026-01-18
Virginia Prieto Cocoa FL 32926 United States 2026-01-18
Sabine palumbo Melbourne FL 32904 United States 2026-01-18
Cynthia Kelley Cocoa Beach FL 32931 United States 2026-01-18
Kiana Sadat Ahmadi "" "" "" United States 2026-01-18
Denise Vickers Cocoa FL 32926 United States 2026-01-18
Julie Roberts Miami FL 33197 United States 2026-01-18
Cindie Robinson Merritt Island FL 32952 United States 2026-01-18
Carolynn McIntyre Merritt Island FL 32953 United States 2026-01-18
Rebecca Bowman Merritt Island FL 32953 United States 2026-01-18
karen Eiermann Merritt Island FL 32952 United States 2026-01-18

Alfonso Vicidomini Cape Canaveral FL 32920 United States 2026-01-18
Jocelyn Taylor Cocoa Beach FL 32931 United States 2026-01-18
Cleon Buzzell Merritt Island FL 32953 United States 2026-01-18
kim day merritt island FL 32953 United States 2026-01-18
Judy Marenczuk Merritt Island FL 32953 United States 2026-01-18
Margaret Shields Melbourne Beach FL 32951 United States 2026-01-18
Gary Neff Merritt Island FL 32953 United States 2026-01-18
Jeanne Clark Titusville FL 32780 United States 2026-01-18
Thomas Bresnahan Cocoa FL 32926 United States 2026-01-18
Tammy Hingle Merritt Island FL 32953 United States 2026-01-18
Michael Harrison Merritt Island FL 32953 United States 2026-01-18
Patricia Rowan Merritt Island FL 32953 United States 2026-01-18
Pamela Goldthrite Merritt Island FL 32953 United States 2026-01-18
Scott Spratt Merritt Island FL 32952 United States 2026-01-18
Tomorrow McCarthy North Merritt Island FL 32953 United States 2026-01-18
Cheryle Mako Merritt Island FL 32953 United States 2026-01-18
Michelle Hensley Cocoa FL 32927 United States 2026-01-18
Kelley Rose Merritt Island FL 32953 United States 2026-01-18
Mary Elliott Great Bend KS 67530 United States 2026-01-18
Linda Greenhaw Cape Canaveral FL 32940 United States 2026-01-18
Jone mount Merritt Island FL 32953 United States 2026-01-18
Richard Wuestenfeld Merritt Island FL 32953 United States 2026-01-18
Rose Mercius Vero Beach FL 32967 United States 2026-01-18
Michael Mako Merritt Island FL 32953 United States 2026-01-18
Sierra Rosenthal Merritt Island FL 32952 United States 2026-01-18
Julien Espinola Philadelphia "" 19111 United States 2026-01-18
Gina Lindhorst Merritt Island FL 32953 United States 2026-01-18
Ruby Donaldson Merritt Island FL 32953 United States 2026-01-18
Susan MacLellan Merritt Island FL 32953 United States 2026-01-18
Kimber Bogle Merritt Island FL 32952 United States 2026-01-18
Katrinka Burenko Merritt Island FL 32953 United States 2026-01-18
Lynda Giesler Merritt Island FL 32953 United States 2026-01-18
Mya McCormick Merritt Island FL 32953 United States 2026-01-18
Courtney Eaton Merritt Island FL 32953 United States 2026-01-18
Charles McEachern Merritt Island FL 32952 United States 2026-01-18
Carlos de la cruz Merritt Island FL 32953 United States 2026-01-18
Ethan Herrell Merritt Island FL 32953 United States 2026-01-19
MICHELLE Maricic Rockledge FL 32955 United States 2026-01-19
Gloria Navan Lawrenceville GA 30043 United States 2026-01-19
Maria Alfaro Vero Beach FL 32960 United States 2026-01-19
Carol Gegner Cocoa FL 32922 United States 2026-01-19
Larry Raustad Merritt Island FL 32953 United States 2026-01-19
Amanda Martinez Sebastian FL 32958 United States 2026-01-19
Renee Fuller Longwood FL 32779 United States 2026-01-19
Diego Alvarez Merritt Island FL 32953 United States 2026-01-19
Ashley Hanks Merritt Island FL 32953 United States 2026-01-19
John Knott Merritt Island FL 32953 United States 2026-01-19
Holly Gibney Merritt Island FL 32953 United States 2026-01-19
Peggy Huff Merritt Island FL 32952 United States 2026-01-19
Cindee Schwartz Sunset Beach NC 28468 United States 2026-01-19
Laurie Crooks Orlando FL 32801 United States 2026-01-19
John Clamp Merritt Island FL 32953 United States 2026-01-19
Maddy Dheilly Merritt Island FL 32953 United States 2026-01-19
Ryan Danek Merritt Island FL 32953 United States 2026-01-19
Pete Patellis Merritt Island FL 32953 United States 2026-01-19
David Pratt Florida USA FL 32952 United States 2026-01-19
Vicky Justine Merritt Island FL 32952 United States 2026-01-19
Margaret Barley Cocoa Beach FL 32931 United States 2026-01-19
Tami Hillman West Melbourne FL 32904 United States 2026-01-19
Taylor Timney Merritt Island FL 32953 United States 2026-01-19
Ag Attersby Winter Park FL 32789 United States 2026-01-19
Lauri Kelnhofner Merritt Island FL 32952 United States 2026-01-19
kimberly teal woods merritt island FL 32953 United States 2026-01-19
Anita Lane Merritt Island FL 32953 United States 2026-01-19
Diane Pisano Merritt Island FL 32953 United States 2026-01-19

Lynn Tweed Merritt Island FL 32953 United States 2026-01-19
Tonya Anderson "" FL "" United States 2026-01-19
Jeannie McLam Merritt Island FL 32953 United States 2026-01-19
Matt howard Brooklyn NY 11215 United States 2026-01-19
michaele brown Merritt Island FL 32953 United States 2026-01-19
Deana Lybarger Cocoa Beach FL 32931 United States 2026-01-19
Elijah Adams Cocoa FL 32926 United States 2026-01-19
Jodi Boujidi Merritt Island FL 32952 United States 2026-01-19
Julie Terry Merritt Island FL 32953 United States 2026-01-19
Linda Vickers Merritt Island FL 32953 United States 2026-01-19
Kelly Wessner Merritt Island FL 32953 United States 2026-01-19
Susan Graves Merritt Island FL 32953 United States 2026-01-19
Tammi Belt Merritt Island FL 32953 United States 2026-01-19
Bubbles Jones Vero Beach FL 32968 United States 2026-01-20
Robert Buster Merritt Island FL 32953 United States 2026-01-20
Kelsey Bussiere Merritt Island FL 32953 United States 2026-01-20
Ginny Gleason Merritt Island FL 32953 United States 2026-01-20
Peggy Callenberger Merritt Island FL 32953 United States 2026-01-20
Sydney S Melbourne FL 32934 United States 2026-01-20
Anthony Distefano Staten Island NY 10302 United States 2026-01-20
Robin Berry Merritt Island FL 32953 United States 2026-01-20
Kimberly Matthews Merritt Island FL 32953 United States 2026-01-20
Jillian Nichter Kissimmee FL 34747 United States 2026-01-20
Cynthia Noppert Merritt Island FL 32953 United States 2026-01-20
James DiOrio Morton Grove IL 60053 United States 2026-01-20
Traci Dyson Merritt Island FL 32953 United States 2026-01-20
Leigh Rhodes Merritt Island FL 32953 United States 2026-01-20
Thomas Ackerson Merritt Island FL 32953 United States 2026-01-20
Jameson Lutz Melbourne Beach FL 32951 United States 2026-01-20
austin ward Albany OR 97322 United States 2026-01-20
Robert Rowe Hamilton "" L8E 3V6 Canada 2026-01-20
Michael Oleksik Merritt Island FL 32953 United States 2026-01-20
Dana Poznanski Merritt Island FL 32953 United States 2026-01-20
Joan Place Cocoa FL 32926 United States 2026-01-20
Juan Davis Orlando FL 32828 United States 2026-01-20
Mary Hayes Merritt Island FL 32953 United States 2026-01-20
Annie Skinnell Merritt Island FL 32952 United States 2026-01-20
Kelvin Vargas Merritt Island FL 32953 United States 2026-01-20
Hailey Walker Lakeland FL 33801 United States 2026-01-20
Dennis Bailey Leesburg FL 34848 United States 2026-01-20
Michelle Kennedy Merritt Island FL 32953 United States 2026-01-20
Jing Shen Merritt island FL 32953 United States 2026-01-20
Terence Roche Porter IN 46304 United States 2026-01-20
Lea Ann Wojcieszak Merritt Island FL 32952 United States 2026-01-20
Linda Zickus Porter IN 46304 United States 2026-01-20
Linda Pierce Titusville FL 32780 United States 2026-01-20
Malcolm T Merritt Island FL 32953 United States 2026-01-20
K Krupinski Cocoa Beach FL 32931 United States 2026-01-20
ahmed mahmoud Wilmington DE 19808 United States 2026-01-20
Sheryl Hull Cocoa Beach FL 32931 United States 2026-01-20
nicm patellis Merritt Island FL 32953 United States 2026-01-20
Arlene Allen-Buono Melbourne FL 32934 United States 2026-01-20
Kimberly Scarpetta Cocoa FL 32926 United States 2026-01-20
Eileen Smith Cocoa Beach FL 32931 United States 2026-01-20
Gina Domajnko Merritt Island FL 32953 United States 2026-01-20
Danielle DeMatteo Merritt Island FL 32953 United States 2026-01-20
Mary Miron Merritt Island FL 32952 United States 2026-01-20
Terry Hollister Merritt Island FL 32953 United States 2026-01-20
Adelaide Akey Palm Bay FL 32905 United States 2026-01-20
Emily Spahn Valrico FL 33596 United States 2026-01-20
William Hornung Merritt Island FL 32953 United States 2026-01-20
Elizabeth Gonnerman Merritt Island FL 32953 United States 2026-01-20
Jennifer Breslin Merritt Island FL 32953 United States 2026-01-20
Allyson Swanson Merritt Island FL 32953 United States 2026-01-20
Charles Novak Merritt Island FL 32953 United States 2026-01-20

Jamie Gentry Merritt Island FL 32953 United States 2026-01-20
BONNIE MAE Palatka FL 32177 United States 2026-01-20
Daniel Bracamonte Merritt Island FL 32953 United States 2026-01-20
Savanna Fleener Merritt Island FL 32953 United States 2026-01-20
Richard Shetler III Merritt Island FL 32953 United States 2026-01-20
Jennifer Hughes Merritt Island FL 32953 United States 2026-01-20
Donna Winstead marinelli Merritt Island FL 32953 United States 2026-01-20
Steven Markley Rockledge FL 32955 United States 2026-01-20
Andrea Cantu Merritt island FL 32953 United States 2026-01-20
Ashley Bracamonte Merritt Island FL 32953 United States 2026-01-20
mia martinez Orlando FL 32832 United States 2026-01-20
Cynthia Allen Lawre GA 30043 United States 2026-01-20
Jessi Shetler Merritt Island FL 32953 United States 2026-01-20
Nancy Mcgrath Southborough MA 01772 United States 2026-01-20
Claire Dunn Merritt Island FL 32953 United States 2026-01-20
Victoria Davison Leesburg OK 34788 United States 2026-01-20
Emily O'Grady Merritt Island FL 32953 United States 2026-01-20
Andrew Flood Albany NY 12203 United States 2026-01-20
Caroline Cosme Liège "" "" Belgium 2026-01-20
Amy Wheaton Orlando FL 32803 United States 2026-01-20
Consuelo Legarda Davenport FL 33837 United States 2026-01-21
Beth Nickles Melbourne FL 32935 United States 2026-01-21
Karie Hanselman Merritt Island FL 32953 United States 2026-01-21
Anna Martinez Orlando FL 32811 United States 2026-01-21
DeborahAnne Cox Merritt Island FL 32953 United States 2026-01-21
Margo ALBERTS Merritt Island FL 32953 United States 2026-01-21
Joseph Alberts Merritt Island FL 32953 United States 2026-01-21
Brett Hanselman Merritt island FL 32953 United States 2026-01-21
Seth horowitz Merritt Island FL 32953 United States 2026-01-21
ROCKY CUDA Merritt Island FL 32953 United States 2026-01-21
Wayne Derbyshire The Villages FL 32163 United States 2026-01-21
Jon Portera Sebastopol CA 95472 United States 2026-01-21
Liz Erickson Merritt Island FL 32953 United States 2026-01-21
Brianna Lalumiere Merritt Island FL 32953 United States 2026-01-21
Marilyn Camden Rockledge FL 32955 United States 2026-01-21
David Lane Merritt Island FL 32952 United States 2026-01-21
Lily Ashby Vero Beach "" "" United States 2026-01-21
Rosanna Cope Merritt Island FL 32953 United States 2026-01-21
Gabriel Roncone Melbourne FL 32935 United States 2026-01-21
Cathy Latham Merritt Island FL 32953 United States 2026-01-21
Joshua Christoffersen Merritt Island FL 32953 United States 2026-01-21
Jessica Helms Merritt Island FL 32953 United States 2026-01-21
Carrie Patchell Merritt Island FL 32953 United States 2026-01-21
Jennifer Korchnak Palm Bay FL 32907 United States 2026-01-21
Virginia Whitaker Winter Park FL 32789 United States 2026-01-21
Anne alise Romero Merritt Island FL 32953 United States 2026-01-21
Logan Dalton Merritt Island FL 32953 United States 2026-01-21
Judith Greene Davenport "" 33896 United States 2026-01-21
Destinee Gilbert Cape Canaveral FL 32920 United States 2026-01-21
Jack Miller Titusville FL 32780 United States 2026-01-21
Elisa Maldonado Merritt Island FL 32953 United States 2026-01-21
Lindsey Tate Atlanta GA 30329 United States 2026-01-21
Aaron Lorber Merritt Island FL 32952 United States 2026-01-21
Mary Viera Merritt Island FL 32952 United States 2026-01-21
Jennifer McDonald Cocoa Beach FL 32931 United States 2026-01-21
Pierre Bonura Cocoa Beach FL 32931 United States 2026-01-21
Eric Farb Merritt Island FL 32953 United States 2026-01-21
Anita Magriplis Merritt Island FL 32953 United States 2026-01-21
Carter bagley Palmetto FL 34221 United States 2026-01-21
Victoria Leone Merritt Island FL 32953 United States 2026-01-21
Anne Barr Merritt Island FL 32952 United States 2026-01-21
Dennis Steuck Orlando FL 32824 United States 2026-01-21
Elizabeth Reynolds Port Orange FL 32127 United States 2026-01-21
Jennifer Martin Merritt Island FL 32953 United States 2026-01-21
Mark Florman Sewall's Point FL 34996 United States 2026-01-21

carol allen Merritt Island FL 32952 United States 2026-01-21
Dave bloodworth St. Cloud FL 34773 United States 2026-01-21
Joy Pantuso Palm Bay FL 32908 United States 2026-01-21
Rachelle Utz Cape Canaveral FL 32920 United States 2026-01-21
Bonita Shaffer Vero Beach FL 32967 United States 2026-01-21
gwen stevenson Merritt Island FL 32953 United States 2026-01-22
Maryam Khazaeli Encinitas CA 92024 United States 2026-01-22
Morgan Kyzer Vero Beach FL 32966 United States 2026-01-22
McKenna Wolfenberger Oklahoma City OK 73160 United States 2026-01-22
Julie Smith Tecumseh MI 49286 United States 2026-01-22
Maryalice Lanier West Melbourne FL 32904 United States 2026-01-22
Marina Habib Oviedo FL 32765 United States 2026-01-22
Lisa Spearry New Smyrna Beach FL 32168 United States 2026-01-22
Luca Grignola Miami "" 33186 United States 2026-01-22
Jennifer Worthington Sanford FL 32773 United States 2026-01-22
Sandie Smith Vero Beach FL 32963 United States 2026-01-22
Gloria Johns Keystone Heights FL 34761 United States 2026-01-22
Jack Greene Merritt Island FL 32952 United States 2026-01-22
Coty Albert Merritt Island FL 32952 United States 2026-01-22
Arian Roseanne Orlando FL 32818 United States 2026-01-22
Jeffery GILCHRIST Merritt Island FL 32952 United States 2026-01-22
Krystle Jean Kissimmee "" 34743 United States 2026-01-22
Habib Eslami "" "" "" United States 2026-01-22
Tatiushka Angelique Lora Gonzalez Kissimmee FL 34743 United States 2026-01-22
Donald Bousson Merritt Island FL 32953 United States 2026-01-22
Laura W Tobin Merritt Island FL 32953 United States 2026-01-22
ecko sauls Orlando FL 32811 United States 2026-01-22
Thomas Binder Merritt Island FL 32953 United States 2026-01-22
richard scofield vero beach FL 32967 United States 2026-01-22
Roger Hobart Titusville FL 32796 United States 2026-01-22
Tami Perri Palm Bay FL 32905 United States 2026-01-22
Candace Fowler Titusville FL 32765 United States 2026-01-22
Matt Knowles Vero Beach FL 32968 United States 2026-01-22
Jake Thistle Tallahassee "" 32304 United States 2026-01-22
Julianne Talley Vero Beach FL 32962 United States 2026-01-22
Mia Mitsakos-Gutierrez Vero Beach FL 32968 United States 2026-01-22
Contessa Andritz Titusville FL 32796 United States 2026-01-22
Hayden Chatlani St. Petersburg FL 33711 United States 2026-01-22
Tanner Severt Orlando FL 32821 United States 2026-01-22
Richard Johnson Vero Beach FL 32963 United States 2026-01-22
linda ellis Vero Beach FL 32968 United States 2026-01-22
Drew Buniski Vero Beach FL 32967 United States 2026-01-22
Jennifer Cuartas Miami FL 33180 United States 2026-01-22
Sharaima Nicolaas Kiss FL 34743 United States 2026-01-22
Adam Griffin Indian River Shores FL 32963 United States 2026-01-22
Jordan Crouch Vero Beach FL 32960 United States 2026-01-22
Thomas Smith Merritt Island FL 32953 United States 2026-01-22
Ann Ashfield Titusville FL 32780 United States 2026-01-22
Paul Livoti Brooklyn NY 11226 United States 2026-01-23
Mityc Guerrier Orlando FL 32801 United States 2026-01-23
Barbara Sobocinski Merritt Island FL 32953 United States 2026-01-23
Elaine Mcgilvray Vero Beach FL 32962 United States 2026-01-23
Tiffany Little Cocoa FL 32922 United States 2026-01-23
Daniel Linden Miami FL 33180 United States 2026-01-23
Donald Sands Port Saint John FL 32927 United States 2026-01-23
Hercules2252@aol.com Cory Place Hercules2252@aol.com FL iowa United States 2026-01-23
Sheridan Lorraine Grove Ciy OH 43123 United States 2026-01-23
Steffany Hernandez Poinciana FL 34759 United States 2026-01-23
Matthew Greene Merritt Island FL 32952 United States 2026-01-23
Kevin Gonzalez Orlando FL 32862 United States 2026-01-23
Denise Smith Lake Worth Beach FL 33461 United States 2026-01-23
Miles Kohn Orlando FL 32832 United States 2026-01-23
Kyle McElroy Carrollton GA 30116 United States 2026-01-23
Yarelis Rosa Falcon Kissimmee FL 34744 United States 2026-01-23
Michael Townsend Merritt Island FL 32953 United States 2026-01-23

Philip Chamberlain Saint Louis MO 63141 United States 2026-01-23
Tim Cole Merritt Island FL 32953 United States 2026-01-23
Joanne Dalrymple Melbourne FL 32935 United States 2026-01-23
Jennifer Edwards Vero Beach FL 32962 United States 2026-01-23
Melissa Dees Merritt Island FL 32952 United States 2026-01-23
Lynn Demarco Merritt Island FL 32953 United States 2026-01-23
Renee Trujillo Albuquerque NM 87111 United States 2026-01-23
Matt Carriger South Jordan UT 84009 United States 2026-01-23
Chris Murphy Merritt Island FL 32952 United States 2026-01-23
Richard Fischer Equinunk PA 18417 United States 2026-01-23
Janet Anderson Merritt Island FL 32952 United States 2026-01-23
Craig Sater Merritt Island FL 32953 United States 2026-01-23
Doug Withrow Withrow Cocoa FL 32926 United States 2026-01-23
Anthony Viviani Winter Park FL 32792 United States 2026-01-23
Barbara Ruland Merritt Island FL 32953 United States 2026-01-23
Denise Kemp Palm Springs FL 33461 United States 2026-01-23
Nancy Olds Vero beach FL 33961 United States 2026-01-23
Toni Snow Merritt Island FL 32953 United States 2026-01-23
Dawn Bramhall Merritt Island FL 32953 United States 2026-01-23
Sherry Vanlandingham Merritt Island FL 32953 United States 2026-01-23
David snow Merritt Island FL 32953 United States 2026-01-23
Erin Christianson Merritt Island FL 32952 United States 2026-01-23
Jeffrey DiMuria Melbourne FL 32940 United States 2026-01-23
Alyssa Thompson Grayson GA 30017 United States 2026-01-23
stefania Santos Merritt Island FL 32952 United States 2026-01-23
Lee Tait Merritt Island FL 32953 United States 2026-01-23
Kymberly Lietzow Merritt Island FL 32953 United States 2026-01-23
Jon Hilton Merritt Island FL 32953 United States 2026-01-23
Erasto Fernandez Merritt island FL 32852 United States 2026-01-23
Marianne Thurston Merritt Island FL 32952 United States 2026-01-23
Kimberly Thorne Merritt Island FL 32953 United States 2026-01-23
Kelly Elliott Merritt Island FL 32953 United States 2026-01-23
Jamee Harper Merritt Island FL 32953 United States 2026-01-23
Courtney zappia Merritt Island FL 32953 United States 2026-01-23
Holley Hawkes Merritt Island FL 32953 United States 2026-01-23
Jarrett Roland Merritt Island FL 32953 United States 2026-01-23
Theresa Bennett Merritt Island FL 32953 United States 2026-01-23
Laurie Tufts Cape Canaveral FL 32920 United States 2026-01-23
Kylee Tomlin Merritt Island FL 32953 United States 2026-01-23
Lance Hynes Merritt Island FL 32953 United States 2026-01-23
Dom Scarpa Titusville FL 32780 United States 2026-01-23
Alan Perrine Cocoa FL 32927 United States 2026-01-23
Jennifer Dennis Merritt Island FL 32953 United States 2026-01-23
Pamela Bush Merritt Island FL 32953 United States 2026-01-23
Thomas Dixon Merritt Island FL 32953 United States 2026-01-24
Alicia Kenerley Leesburg FL 34748 United States 2026-01-24
Marie Vassalotti Merritt Island FL 32953 United States 2026-01-24
Margaret Collins Merritt Island FL 32953 United States 2026-01-24
Kyle pendley Merritt Island FL 32952 United States 2026-01-24
Celia Pakula Palm Bay FL 32907 United States 2026-01-24
Michelle Pendley Melbourne FL 32901 United States 2026-01-24
Steven Ursell Sylvania OH 43560 United States 2026-01-24
lexi sima Merritt Island FL 32953 United States 2026-01-24
Lori Fox Merritt Island FL 32953 United States 2026-01-24
Sharleen Olson merritt island FL 32952 United States 2026-01-24
Shania Rodriguez Merritt Island FL 32953 United States 2026-01-24
Paul Campbell Merritt Island FL 32953 United States 2026-01-24
Henry Dearaujo Merritt Island FL 32953 United States 2026-01-24
Tara Bull Orlando FL 32832 United States 2026-01-24
Angelis Soto Davenport FL 33837 United States 2026-01-24
Julie Sutherland Carrollton TX 75006 United States 2026-01-24
RENNE BRICKEY Merritt Island FL 32953 United States 2026-01-24
Laura Uyeda Bagby Wailuku HI 96793 United States 2026-01-24
Arthur Brickey Merritt Island FL 32953 United States 2026-01-24
Mike Gulick Merritt Island FL 32953 United States 2026-01-24

Jessica Roberts Merritt Island FL 32952 United States 2026-01-24
Ronald Simpson Merritt Island FL 32953 United States 2026-01-24
Steven Roberts Melbourne FL 32935 United States 2026-01-24
Ashley James Rockledge FL 32955 United States 2026-01-24
Candice Baxter Merritt Island FL 32953 United States 2026-01-24
Lindsay Tischer Merritt Island FL 32952 United States 2026-01-24
Gale Egendoerfer Merritt Island FL 32952 United States 2026-01-24
Corey Roberts Merritt Island FL 32952 United States 2026-01-24
Mary Turner Merritt island FL 32953 United States 2026-01-24
Wendy Fullerton Merritt Island FL 32952 United States 2026-01-24
Clarissa Libardi Merritt Island FL 32953 United States 2026-01-24
Jen Stancavage Merritt Island FL 32952 United States 2026-01-24
Jackie Bruder Merritt Island FL 32952 United States 2026-01-24
A Britton Cocoa FL 32922 United States 2026-01-24
Joseph Haggard Merritt Island FL 32953 United States 2026-01-24
Dana Hoffman Merritt Island FL 32952 United States 2026-01-24
Lori Multari Vero Beach FL 32967 United States 2026-01-24
Katherine Kalm Merritt Island FL 32953 United States 2026-01-24
Colette Mocerino Merritt Island FL 32953 United States 2026-01-24
Andrew snell Merritt Island FL 32953 United States 2026-01-24
Deborah Sage Cocoa FL 32926 United States 2026-01-24
Julia Clancy Merritt Island FL 32953 United States 2026-01-24
Becky Thomas Rockledge FL 32955 United States 2026-01-24
Nicole B Merritt Island FL 32953 United States 2026-01-24
Keeton Baker Merritt Island FL 32953 United States 2026-01-24
Keith Roberts Merritt Island FL 32952 United States 2026-01-24
Farmer Farmer Merritt Island Dr FL 32953 United States 2026-01-24
Jacque Wartell Merritt Island FL 32952 United States 2026-01-24
susan pinkerton Indialantic FL 32903 United States 2026-01-24
Dustin Jackson Rockledge FL 32955 United States 2026-01-24
Ron Mecca Merritt Island FL 32953 United States 2026-01-24
Amy B Merritt Island FL 32952 United States 2026-01-24
Mirtha Norvil Ft. Pierce FL 34982 United States 2026-01-24
Reina Lilian Martinez Garcia Orlando FL 34743 United States 2026-01-24
Sandras tumey Merritt island FL 32952 United States 2026-01-24
Andrea Geuther Palm Bay FL 32907 United States 2026-01-24
Sharon Dixon Merritt Island FL 32953 United States 2026-01-24
Phillip Parrish Merritt Island FL 32953 United States 2026-01-24
Stephanie Hughes Merritt Island FL 32953 United States 2026-01-24
Mark Galloway Merritt Island FL 32952 United States 2026-01-24
Susan McCrory Prattville AL 36067 United States 2026-01-24
Jennifer Lenderman Merritt Island FL 32952 United States 2026-01-25
Jason short Merritt Island FL 32952 United States 2026-01-25
Billie Cross Merritt Island FL 32952 United States 2026-01-25
Angela Pinkerton Indialantic FL 32903 United States 2026-01-25
Theresa Reichley Rockledge FL 32955 United States 2026-01-25
Sherri FANELLI Merritt Island FL 32953 United States 2026-01-25
Janelle G Casselberry FL 32707 United States 2026-01-25
Mackenzie Quirarte melbourne FL 32935 United States 2026-01-25
Lynne Maurer Merritt Island FL 32953 United States 2026-01-25
Mackenzie Marks Satellite Beach FL 32937 United States 2026-01-25
Amanda Chaplin Merritt Island FL 32953 United States 2026-01-25
Marie Maruskanic Mims FL 32754 United States 2026-01-25
John Deatherage Merritt Island FL 32953 United States 2026-01-25
Aquil Taylor "" "" "" United States 2026-01-25
Kathleen Watts Merritt Island FL 32953 United States 2026-01-25
carolyn kantaras Merritt Island FL 32953 United States 2026-01-25
Gabrielle Rodriguez-Baez Winter Park FL 32792 United States 2026-01-25
Jeffrey Daignault Merritt Island FL 32953 United States 2026-01-25
Leslie RICHARDSON Merritt Island FL 32953 United States 2026-01-25
Madison Tumey Merritt Island FL 32952 United States 2026-01-25
Jeremy Gonnerman Merritt Island FL 32953 United States 2026-01-25
Pajge Sanders Rockledge FL 32955 United States 2026-01-25
Dorothy Castaneda Cape Canaveral FL 32920 United States 2026-01-25
Randall Harris Merritt Island FL 32953 United States 2026-01-25

Jamie Welsh Merritt Island FL 32953 United States 2026-01-25
Heather Titus Rockledge FL 32955 United States 2026-01-25
Sandra Lennon Merritt Island FL 32952 United States 2026-01-25
Dana Young Merritt Island FL 32953 United States 2026-01-25
avah wong Merritt Island FL 32953 United States 2026-01-25
Trista Grosvenor Palm Bay FL 32908 United States 2026-01-25
Mary Hillberg "" "" "" United States 2026-01-25
Xionary Pastrana Kissimmee FL 34746 United States 2026-01-25
Harry Alcoba Melbourne FL 32935 United States 2026-01-25
Gwen Hall Vero Beach FL 32967 United States 2026-01-25
Ian Smith Port Saint John FL 32927 United States 2026-01-25
Gerald Smith Merritt Island FL 32953 United States 2026-01-25
Olivia Smith Merritt Island FL 32953 United States 2026-01-25
Jesus bravo Titusville FL 32780 United States 2026-01-25
Brandon Kern Merritt Island FL 32953 United States 2026-01-25
Terry marple Merritt Island FL 32953 United States 2026-01-25
John Anderson Merritt Island FL 32953 United States 2026-01-25
Rebecca White Merritt Island FL 32953 United States 2026-01-25
Mary Beth Chuto Merritt Island FL 32953 United States 2026-01-25
Tammie Carpenter Merritt Island FL 32953 United States 2026-01-25
Vikki Woolems Merritt Island FL 32953 United States 2026-01-25
Patricia Todd-Dennis Melbourne FL 32940 United States 2026-01-25
Sophia White Merritt Island FL 32953 United States 2026-01-25
Tim Benjamin Winter Park FL 32792 United States 2026-01-25
Lisa Kern Merritt Island FL 32953 United States 2026-01-25
kathy andrew Merritt Island FL 32953 United States 2026-01-25
Cori Riggs Merritt Island FL 32953 United States 2026-01-25
Richard Riggs Merritt Island FL 32953 United States 2026-01-25
Chloe Donly Merritt Island FL 32952 United States 2026-01-25
Hunter Riggs Jacksonville Beach FL 32250 United States 2026-01-25
Michelle Russell Merritt Island FL 32953 United States 2026-01-25
Jacob Russell Merritt Island FL 32953 United States 2026-01-25
Kathi Berman-Gilmore Sebastian FL 32958 United States 2026-01-25
Ron Larochele Merritt Island FL 32953 United States 2026-01-25
Oliver Hajduk San Luis Potosí "" 78150 Mexico 2026-01-25
Gabriela Fernandez De Castro Orlando "" 32835 United States 2026-01-25
lily waters Merritt Island FL 32953 United States 2026-01-25
Evan waters Merritt Island FL 32953 United States 2026-01-25
Phaedra Magriplis Merritt Island FL 32953 United States 2026-01-25
Noah Martinez Merritt Island FL 32953 United States 2026-01-25
Sally Fitzgerald Merritt Island FL 32953 United States 2026-01-25
Abraham Ibrahim Merritt Island FL 32953 United States 2026-01-25
Lisa Beckstrom Merritt Island FL 32953 United States 2026-01-25
Kevin Reagan Merritt Island FL 32953 United States 2026-01-25
Carl Kran Merritt Island FL 32953 United States 2026-01-25
Michael Guccione Merritt Island FL 32953 United States 2026-01-25
Stephanie Tapley Cocoa Beach FL 32931 United States 2026-01-25
William Huff Merritt Island FL 32953 United States 2026-01-25
Stephanie Tucker Merritt Island FL 32953 United States 2026-01-26
Holly Kennedy Merritt Island FL 32953 United States 2026-01-26
Ray Bulleb Merritt Island FL 32953 United States 2026-01-26
Reza Bahari Orlando FL 32825 United States 2026-01-26
Lisa Diquollo Merritt Island FL 32953 United States 2026-01-26
Rachel Malloy Merritt Island FL 32953 United States 2026-01-26
Francoise Petit Longwood FL 32750 United States 2026-01-26
Timothy Blair Merritt Island FL 32953 United States 2026-01-26
Sharon Fielding Rockledge FL 32955 United States 2026-01-26
Tim Kennedy Merritt Island FL 32953 United States 2026-01-26
Ryan Terry Merritt Island FL 32953 United States 2026-01-26
Brian Reinert Merritt Island FL 32953 United States 2026-01-26
Sarah Gardi Cocoa FL 32927 United States 2026-01-26
John Beckstrom Merritt Island FL 32953 United States 2026-01-26
Dale McEllhiney Merritt ISLAND FL 32953 United States 2026-01-26
Angela Diehl Merritt Island FL 32953 United States 2026-01-26
Shirley Younkin Merritt Island FL 32952 United States 2026-01-26

Stephanie Rios Merritt Island FL 32952 United States 2026-01-26
Raymond Voorhis Merritt Island FL 32953 United States 2026-01-26
Lenny Johnson Merritt Island FL 32953 United States 2026-01-26
Roya shahpar Orlando FL 32801 United States 2026-01-26
Susan Cole Merritt Island FL 32953 United States 2026-01-26
christopher malinowski bradenton FL 34203 United States 2026-01-26
Steven Iapicco Merritt Island FL 32952 United States 2026-01-26
Richard Skinner Cocoa FL 32926 United States 2026-01-26
Liz Iapicco Merritt Island FL 32952 United States 2026-01-26
Theresa Skinner Merritt Island FL 32952 United States 2026-01-26
Robert McConville Merritt Island FL 32952 United States 2026-01-26
Don Skinner Merritt Island FL 32952 United States 2026-01-26
Amy Rios Merritt Island FL 32953 United States 2026-01-26
Arlene Ginn Merritt Island FL 32953 United States 2026-01-26
Thomas Hair Cocoa FL 32926 United States 2026-01-26
Brianna Treat Casselberry FL 32707 United States 2026-01-26
Cynthia Miller Merritt Island FL 32952 United States 2026-01-26
Colleen Lisi Merritt Island FL 32953 United States 2026-01-26
Noah Mann Indialantic FL 32903 United States 2026-01-26
Joey Frey Merritt Island FL 32952 United States 2026-01-26
Michael DeHart Melbourne FL 32940 United States 2026-01-26
Amani Anderson Orlando FL 32811 United States 2026-01-26
Lauren Widmer Merritt Island FL 32953 United States 2026-01-26
Paul Ballmann Merritt Island FL 32953 United States 2026-01-26
Glynn Linda Cocoa Beach FL 32931 United States 2026-01-26
Nurishan Ali Orlando FL 32839 United States 2026-01-26
Bret Nill Merritt Island "" 32952 United States 2026-01-26
Elwin Johnson Merritt Island FL 32953 United States 2026-01-26
Denise Lisboa Orlando FL 32801 United States 2026-01-26
Anna Flanigan Merritt Island FL 32952 United States 2026-01-26
Cristoffer Smith Melbourne FL 32935 United States 2026-01-26
Dawn Kosa Merritt is FL 32952 United States 2026-01-26
Geraldine Billow Merritt Island FL 32953 United States 2026-01-26
Evey Dishong Merritt Island FL 32953 United States 2026-01-26
Renne Brickey Merritt Island FL 32953 United States 2026-01-26
Narine Samuelian Kissimmee FL 34741 United States 2026-01-26
Vigaud Antoine Orlando FL 32810 United States 2026-01-26
Patty butela Connellsville PA 15425 United States 2026-01-26
Maria Samuda Merritt Island FL 32953 United States 2026-01-27
Brittany Samuda Merritt Island FL 32953 United States 2026-01-27
Jalen Jerelds Orlando FL 34787 United States 2026-01-27
James Scott Cocoa FL 32926 United States 2026-01-27
Greg Bacigalupo Grant FL 32949 United States 2026-01-27
Gerald Negri Merritt Island FL 32953 United States 2026-01-27
Kim bullen Merritt Island FL 32953 United States 2026-01-27
Josie Porterfield Merritt Island FL 32953 United States 2026-01-27
Christopher Davis Cocoa FL 32922 United States 2026-01-27
Melissa Cleveland Merritt Island FL 32952 United States 2026-01-27
nancy johnson Merritt Island FL 32953 United States 2026-01-27
Ronnie Cook Merritt Island FL 32953 United States 2026-01-27
Cazzie Rivers Merritt Island FL 32953 United States 2026-01-27
michele boucher Merritt island FL 32953 United States 2026-01-27
Caroline Luley Merritt Island FL 32953 United States 2026-01-27
Amy Luley Merritt Island FL 32953 United States 2026-01-27
Juandaniel Herrera Orlando FL 32812 United States 2026-01-27
Jack M Montgomery NY 32168 United States 2026-01-27
James Hill Merritt Island FL 32952 United States 2026-01-27
Liannis Marti Dieguez Palm Bay FL 32909 United States 2026-01-27
Michael Mijon Merritt Island FL 32953 United States 2026-01-27
Collin Blakely Merritt Island FL 32953 United States 2026-01-27
daniel shaver Merritt Island FL 32953 United States 2026-01-27
Donnetha Balzer Merritt Island FL 32953 United States 2026-01-27
Paige Herndon Merritt Island FL 32953 United States 2026-01-28
Denise Mee Orlando FL 32806 United States 2026-01-28
anne brooks Satellite Beach FL 32937 United States 2026-01-28

Fred McFall Merritt Island FL 32953 United States 2026-01-28
dana forte Wallingford CT 06492 United States 2026-01-28
TAMMY Allen Melbourne "" 32940 United States 2026-01-28
Matthew Seiser Merritt Island FL 32953 United States 2026-01-28
Lillie Switanek Blairsville GA 30512 United States 2026-01-28
ashley okane Melbourne FL 32904 United States 2026-01-28
Julie Tangredi Saint Joseph MN 56374 United States 2026-01-28
Terri Vear Merritt Island FL 32953 United States 2026-01-28
Danielle Zeiler Merritt Island FL 32952 United States 2026-01-28
Penny Myers Merritt Island FL 32953 United States 2026-01-28
Patricia Clark Merritt Island FL 32952 United States 2026-01-28
Kim Hunter Merritt Island FL 32953 United States 2026-01-28
Margaret Gibb Merritt Island FL 32952 United States 2026-01-28
Denise Bleakney Orlando FL 32809 United States 2026-01-28
Mark Varrato Merritt Island FL 32952 United States 2026-01-28
Melissa Regini Merritt Island FL 32953 United States 2026-01-28
Brandy Brisbois Merritt Island FL 32952 United States 2026-01-28
Shwan Taher Hazel Park MI 48030 United States 2026-01-28
Jennifer Maturo Merritt Island FL 32952 United States 2026-01-28
Cheryl Shields Merritt Is FL 32952 United States 2026-01-28
Maddy Mattix West Melbourne FL 32904 United States 2026-01-28
Brent Rammacca Melbourne FL 32934 United States 2026-01-28
Azi Sh Orlando FL 32801 United States 2026-01-28
Valerie McCrossin Merritt Island FL 32953 United States 2026-01-28
charles sutherland Merritt Island FL 32953 United States 2026-01-28
Brenda Rollins Orlando FL 32809 United States 2026-01-28
Stephanie Crabbe Cocoa FL 32927 United States 2026-01-28
Amy Demlow Melbourne FL 32934 United States 2026-01-28
James Byrd Merritt Island FL 32952 United States 2026-01-28
Emily Maldonado Oceanside CA 92056 United States 2026-01-28
Camilo Munoz Orlando FL 32839 United States 2026-01-28
Keira Ownbey Melbourne FL 32940 United States 2026-01-28
Erik Broad Elkridge MD 21075 United States 2026-01-28
Karen Yochelson Merritt Island FL 32953 United States 2026-01-28
Rachael Coote Columbus OH 43230 United States 2026-01-28
Carrie Parnell Merritt Island FL 32952 United States 2026-01-28
Pari Eskandari Lake Mary FL 32746 United States 2026-01-29
Cori Hart Merritt Island FL 32953 United States 2026-01-29
Amy Meyers Merritt Island FL 32953 United States 2026-01-29
Traci Siegel Merritt island FL 32952 United States 2026-01-29
Norm Brentin St Johns FL 32259 United States 2026-01-29
Deborah Wondrely Merritt Island FL 32953 United States 2026-01-29
Raymond Diaz Weston FL 33331 United States 2026-01-29
Michael Mathews Orlando FL 32819 United States 2026-01-29
James Russell Washington DC 20007 United States 2026-01-29
KARINA ALFONSO WINTER PARK FL 32792 United States 2026-01-29
Albert Wong Orlando FL 32819 United States 2026-01-29
Alicia Laspina Merritt Island FL 32952 United States 2026-01-29
Michael Phagans Merritt Island FL 32953 United States 2026-01-29
Willie Powell Emporia VA 23847 United States 2026-01-29
Glenda J Ostolaza Sanford FL 32773 United States 2026-01-29
Michele Arel Merritt Island FL 32952 United States 2026-01-29
CHRIS COOK Merritt Island FL 32953 United States 2026-01-29
Miles Johnson Merritt Island FL 32953 United States 2026-01-29
Cassidy Burnett Cocoa FL 32922 United States 2026-01-29
William Jenkins Cocoa Beach FL 32931 United States 2026-01-29
Sharon McCormack Sparta NJ 07871 United States 2026-01-29
Stacy carr Merritt Island FL 32953 United States 2026-01-29
charlene richard Merritt Island FL 32952 United States 2026-01-29
Shawn Moore Merritt Island FL 32953 United States 2026-01-29
M Hernandez Merritt Island FL 32953 United States 2026-01-29
Beatriz Bayon Merritt Island FL 32953 United States 2026-01-29
Andrew Campbell Palm Bay FL 32908 United States 2026-01-29
mariam mohey "" "" "" Egypt 2026-01-29
Kristen Moreno Merritt Island FL 32953 United States 2026-01-29

Elisa Demary Merritt Island FL 32952 United States 2026-01-29
Diane Locklair Merritt Island FL 32953 United States 2026-01-29
Dillon Ramroop Cocoa FL 32922 United States 2026-01-29
Darlene Beach Merritt Island FL 32952 United States 2026-01-30
Erica cochran Merritt Island FL 32953 United States 2026-01-30
Deborah A. Dimond Merritt Island FL 32953 United States 2026-01-30
William Scott Merritt Island FL 32953 United States 2026-01-30
Joseph Rossignol Merritt Island FL 32952 United States 2026-01-30
Sage Linzer Satellite Beach FL 32937 United States 2026-01-30
Terry Stewart Merritt Island FL 32953 United States 2026-01-30
Samantha Lewis Fredericksburg VA 22407 United States 2026-01-30
Kenneth Brown Merritt Island FL 32953 United States 2026-01-30
Aubrey Garnett Merritt Island FL 32953 United States 2026-01-30
Gabriela Torres Deltona FL 32738 United States 2026-01-30
Caron Vanbever Melbourne FL 32901 United States 2026-01-30
Baharak Mansouri Orlando FL 32801 United States 2026-01-30
William Bailey Merritt Island FL 32952 United States 2026-01-30
Marlea Anthony Merritt Island FL 32952 United States 2026-01-30
Pardiss Broomand Los Angeles CA 90060 United States 2026-01-30
Sue Gurney Cape Canaveral FL 32920 United States 2026-01-30
Karen bobay Merritt Island FL 32953 United States 2026-01-30
Peter Kerasotis Merritt Island FL 32953 United States 2026-01-30
David Tomczqk Cocoa Beach FL 32931 United States 2026-01-30
Pam Windsor Merritt Island FL 32952 United States 2026-01-30
Chris Roop Merritt Island FL 32952 United States 2026-01-30
Lynn Stewart Merritt Island FL 32952 United States 2026-01-30
Josh Jones Cocoa Beach "" 32931 United States 2026-01-30
Jill bowman Cocoa FL 32922 United States 2026-01-30
Amber Castaneda Orlando FL 32839 United States 2026-01-30
Anita Brengartner Merritt Island FL 32953 United States 2026-01-30
Chad Slowik Merritt Island FL 32953 United States 2026-01-30
Robert PENOYER Merritt Island FL 32952 United States 2026-01-30
Stephanie Hasekamp Merritt Island FL 32953 United States 2026-01-30
Michael Dagen Merritt Island FL 32953 United States 2026-01-30
Jenna Reed Melbourne FL 32904 United States 2026-01-30
Heather Wheatley Pompano Beach "" 33071 United States 2026-01-30
Indra Boatman Rockledge FL 32955 United States 2026-01-30
Kathryn Kessler Medina OH 44256 United States 2026-01-30
Theresa Morse Orlando FL 32811 United States 2026-01-30
rebecca barbosa Orlando FL 32825 United States 2026-01-30
Sue williams Rockledge FL 32955 United States 2026-01-30
Edwin Black Merritt Island FL 32953 United States 2026-01-30
Elliott Zimmerman Cocoa FL 32926 United States 2026-01-30
Michael Sears Haines City FL 33844 United States 2026-01-30
Kathleen Glendy Merritt Island FL 32952 United States 2026-01-30
Fred Maginnis Merritt Island FL 32953 United States 2026-01-30
Ryan Kazman Merritt Island FL 32953 United States 2026-01-30
Rainy Norris Orlando FL 32822 United States 2026-01-30
Gia Payne Merritt island FL 32952 United States 2026-01-30
Arnold Hill MERRITT ISLAND FL 32953 United States 2026-01-31
Stephanie Stacy Sebastian FL 32976 United States 2026-01-31
Crystal Hux Satellite Beach FL 32937 United States 2026-01-31
S T Secaucus NJ 07094 United States 2026-01-31
Monica Gerace Merritt Island FL 32953 United States 2026-01-31
Norm & Judi Schaeffler Merritt Island FL 32952 United States 2026-01-31
Elizabeth Kruger Merritt Island FL 32953 United States 2026-01-31
M. Nice Merritt Island FL 32953 United States 2026-01-31
Stephanie Faulkner Merritt island FL 32953 United States 2026-01-31
Christine Snow Merritt Island FL 32953 United States 2026-01-31
Jessie zunbrum Merritt Island FL 32953 United States 2026-01-31
Deborah DeMunda Merritt Island FL 32952 United States 2026-01-31
Travis Smith Merritt Island FL 32952 United States 2026-01-31
Gary FARMER Merritt Island FL 32953 United States 2026-01-31
Martha Bachmann Merritt Island FL 32953 United States 2026-01-31
Giana Costello Merritt Island FL 32927 United States 2026-01-31

Suzanne Lord Merritt Island FL 32953 United States 2026-01-31
Lexie Lyons Cocoa FL 32927 United States 2026-01-31
Hugh Beins Merritt Island FL 32953 United States 2026-01-31
Trisha Nickum Merritt Island FL 32952 United States 2026-01-31
Sara mace Merritt Island FL 32953 United States 2026-01-31
Thomas Mace Merritt Island FL 32953 United States 2026-01-31
Alyssa Najduch Merritt island FL 32952 United States 2026-01-31
Shaun Nicholson Merritt Island FL 32953 United States 2026-01-31
Lauren Stuart Merritt Island FL 32953 United States 2026-01-31
Maria Rombardo Merritt Island FL 32952 United States 2026-01-31
Ekaterina Evlakhova Kissimmee FL 34746 United States 2026-01-31
Donna Wilson Merritt Island FL 32952 United States 2026-01-31
Lisa sibert Merritt Island FL 32953 United States 2026-01-31
Cindy Griffith Merritt Island FL 32953 United States 2026-01-31
Kirsten Griffith Merritt Island FL 32953 United States 2026-01-31
Dawn Clanton Merritt Island FL 32953 United States 2026-01-31
Kristen van Omrna Merritt Island FL 32953 United States 2026-01-31
Stephanie Haney Merritt Island FL 32953 United States 2026-01-31
Bailey Humphreys Merritt Island FL 32952 United States 2026-01-31
Nolan Humphreys Merritt Island FL 32952 United States 2026-01-31
Maryann M Merritt Island FL 32953 United States 2026-01-31
Ken Gibson Merritt Island FL 32953 United States 2026-01-31
Doug Chasick Merritt Island FL 32953 United States 2026-01-31
Judith Harrell Merritt Island FL 32953 United States 2026-01-31
Omid Berenji San Jose CA 95125 United States 2026-02-01
Melanie MacIntyre Merritt Island FL 32953 United States 2026-02-01
"Dhanvir ""Don"" Patel" Merritt Island FL 32953 United States 2026-02-01
Kevin Carlson Merritt Island FL 32953 United States 2026-02-01
Stephanie Haley Merritt Island FL 32953 United States 2026-02-01
Michelle Carlson Merritt island FL 32953 United States 2026-02-01
Lacey Bourne Merritt Island FL 32953 United States 2026-02-01
James Burnett Merritt Island FL 32953 United States 2026-02-01
Brooke Gehring Merritt Island FL 32953 United States 2026-02-01
Stephanie Semczuk Seffner FL 33584 United States 2026-02-01
Jessica Mehl Merritt Island FL 32952 United States 2026-02-01
Cloran Ashlee Port Saint John FL 32927 United States 2026-02-01
Trevor Atkins Cape Canaveral FL 32920 United States 2026-02-01
Dmitrii Tsyplakov Boise FL 34787 United States 2026-02-01
Jessie E. Roberts Merritt Island FL 32953 United States 2026-02-01
Preston MacIntyre Merritt Island FL 32953 United States 2026-02-01
Nicholas Capps Port Saint John FL 32927 United States 2026-02-01
Al Conn Melbourne FL 32940 United States 2026-02-01
Ella Motty Merritt Island FL 32952 United States 2026-02-01
Carissa Owens Merritt Island FL 32953 United States 2026-02-01
Claire Mathews Merritt Island FL 32953 United States 2026-02-01
Josephine Burnett Merritt Island FL 32953 United States 2026-02-01
Laura DeHart Merritt Island FL 32953 United States 2026-02-01
Jenil Bonne Cocoa FL 32927 United States 2026-02-01
Ria Kapadia Port Orange FL 32128 United States 2026-02-01
Annilie Duperval Orange City FL 32773 United States 2026-02-01
Rebecca Belterman Melbourne FL 32935 United States 2026-02-01
Sabrina Arias Merritt Island FL 32953 United States 2026-02-01
Victor Monsalve St. Cloud FL 34771 United States 2026-02-01
Kamile Vanagas Windermere FL 34786 United States 2026-02-01
Marilyn Prout Merritt Island FL 32952 United States 2026-02-01
Morgan Tumey Merritt Island FL 32952 United States 2026-02-01
James Tumey Merritt Island FL 32952 United States 2026-02-01
Quest frazier Merritt Island FL 32953 United States 2026-02-01
Mark Plowman Merritt Island FL 32953 United States 2026-02-01
Odris Mejia Winter Garden "" 34787 United States 2026-02-01
Sheldon kubinyi Merritt Island FL 32953 United States 2026-02-01
Adrian Arredondo Merritt Island FL 32953 United States 2026-02-01
Sarah Farr Melbourne FL 32940 United States 2026-02-01
william Jackson Merritt Island FL 32952 United States 2026-02-01
Jennifer Hunter Merritt Island FL 32953 United States 2026-02-02

Christine Layne Merritt Island FL 32954 United States 2026-02-02
Linda Bernfeld Merritt Island FL 32953 United States 2026-02-02
Jeremy lengyel Melbourne FL 32940 United States 2026-02-02
Robert Warga Titusville FL 32780 United States 2026-02-02
Rebecca Thomas Merritt Island FL 32953 United States 2026-02-02
Alexander Peacock Orlando FL 32826 United States 2026-02-02
danielle Gonzalez Cocoa FL 32922 United States 2026-02-02
Camryn Katz Indialantic FL 32903 United States 2026-02-02
Barbara Correa St. Cloud FL 34772 United States 2026-02-02
payam nik Santa Clara CA 95054 United States 2026-02-02
Jean Chisholm Merritt Island FL 32953 United States 2026-02-02
Zach Castle Merritt Island FL 32952 United States 2026-02-02
Aria Dumas Orlando FL 32828 United States 2026-02-02
Kathy Naidas Cleveland OH 44130 United States 2026-02-02
Hetrall Garcia Cocoa Beach FL 32931 United States 2026-02-02
Chyna Castané Altamonte Springs FL 32701 United States 2026-02-02
Teresa Vance West Paducah KY 42086 United States 2026-02-02
Dennis Reilly Merritt Island FL 32952 United States 2026-02-02
Eugene Beckett Merritt Island FL 32953 United States 2026-02-02
Steven Schwarz Merritt Island FL 32953 United States 2026-02-02
Lauren mat Merritt Island FL 32953 United States 2026-02-02
Charity Huertas Merritt Island FL 32953 United States 2026-02-02
Tonya Howley Merritt Island FL 32953 United States 2026-02-02
Todd Hughes Merritt Island FL 32952 United States 2026-02-02
Ashley Miller Merritt Island FL 32953 United States 2026-02-02
Ellen Cruse Cocoa Beach FL 32931 United States 2026-02-02
Stephen Stovall Orlando FL 32824 United States 2026-02-02
Thomas Prior Merritt Island FL 32953 United States 2026-02-02
Carmen Prior Merritt Island FL 32953 United States 2026-02-02
Rudy Esquivel Merritt Island FL 32953 United States 2026-02-02
Mary Holly Stony Point NY 10980 United States 2026-02-02
zolimar Miquilena Orlando FL 32801 United States 2026-02-02
Rebecca Slack Merritt Island FL 32952 United States 2026-02-03
Brian Chrun Orlando FL 32822 United States 2026-02-03
Eli Kaminsky Oviedo FL 32765 United States 2026-02-03
Yesenia Castro-Vazquez Merritt Island FL 32953 United States 2026-02-03
JOSEPH VAZQUEZ Merritt Island FL 32953 United States 2026-02-03
Odalys Fuentes Winter Garden FL 34787 United States 2026-02-03
Steven Geiser Merritt Island FL 32953 United States 2026-02-03
Bianca Piccolo Merritt Island FL 32953 United States 2026-02-03
Derek Farmer Cape Canaveral FL 32920 United States 2026-02-03
Giovanna Hiler Orlando FL 32822 United States 2026-02-03
Russell Saad Palm Bay FL 32907 United States 2026-02-03
Anni zimmerman Palm Bay FL 32907 United States 2026-02-03
Deborah Wetherington Merritt Island FL 3253 United States 2026-02-03
Samantha Munoz Orlando FL 32839 United States 2026-02-03
Jordan Padilla Indian Harbour Beach FL 32937 United States 2026-02-03
David Gleason Palm Bay FL 32905 United States 2026-02-03
Dr Sherman Justice Philadelphia PA 19140 United States 2026-02-03
Inalvys Marrero Naples FL 34117 United States 2026-02-03
Paul Richardson Virginia Beach VA 23456 United States 2026-02-03
Norman Albert Orlando FL 32806 United States 2026-02-03
Wendy Albers Willis MI 48191 United States 2026-02-03
Mikayla Hilson Oviedo FL 32765 United States 2026-02-03
Carolyn Whitmore Cape Canaveral FL 32920 United States 2026-02-03
William Hardy Cocoa FL 32922 United States 2026-02-03
James zucchelli Merritt Island FL 32952 United States 2026-02-03
Belinda Lay Merritt Island FL 32953 United States 2026-02-04
Doreen St. Claire Gouldsboro ME 04607 United States 2026-02-04
glitzy salgado Lake Mary FL 32746 United States 2026-02-04
Denise Carey-Costa Orlando FL 32807 United States 2026-02-04
Michael Wakefield Melbourne FL 32935 United States 2026-02-04
Karen Rush Cocoa FL 32927 United States 2026-02-04
Aliyah Walker Altamonte Springs FL 32714 United States 2026-02-04
Ariel Suarez Palm Bay "" 32909 United States 2026-02-04

grace rivers Sherwood OR 97140 United States 2026-02-04
Collene Lewis KIssimmee FL 34758 United States 2026-02-04
Sandra Scull Troutville VA 24175 United States 2026-02-04
Hope Paryzek Merritt Island FL 32953 United States 2026-02-04
ali williams Orlando FL 32808 United States 2026-02-04
Kelly Lopez-ramos Ruskin FL 33570 United States 2026-02-04
shawn Escobar orlando FL 32812 United States 2026-02-04
kai draves Winter Park FL 32792 United States 2026-02-04
Valarie Mathis Orlando FL 32811 United States 2026-02-04
Melody Antmann Clermont FL 34714 United States 2026-02-04
Samantha Manning Orange City FL 32763 United States 2026-02-04
Rafael Acevedo Palm Bay FL 32907 United States 2026-02-04
Lynne Benson Satellite Beach FL 32937 United States 2026-02-04
Soheyla Hakemian Casselberry FL 32707 United States 2026-02-05
Caitlyn Owens Merritt Island FL 32953 United States 2026-02-05
Jace Owens Merritt Island FL 32953 United States 2026-02-05
Andrew Jordan Davenport FL 33837 United States 2026-02-05
Stevenson Teluston Orlando FL 32808 United States 2026-02-05
Joshua Steigerwald Merritt Island FL 32953 United States 2026-02-05
Cynthia Medford Deltona FL 32725 United States 2026-02-05
Jennifer Tatro Maitland FL 32751 United States 2026-02-05
Kimberly Keesler Merritt Island FL 32953 United States 2026-02-05
Maureen Kelly Merritt Island FL 32953 United States 2026-02-05
Chris Vanaman Merritt Island FL 32953 United States 2026-02-05
Robert Ghiotto Rockledge FL 32955 United States 2026-02-05
Sherry Simpkins Cocoa FL 32927 United States 2026-02-05
Charlynn Moore Merritt Island FL 32952 United States 2026-02-05
Denise Fitzgerald Carr Merritt Island FL 32953 United States 2026-02-05
Constance Jennings Orlando FL 32809 United States 2026-02-05
Виктория Рыбалко Key West FL 33040 United States 2026-02-05
Amber Austin Merritt Island FL 32953 United States 2026-02-05
Christina Moore Cocoa FL 32926 United States 2026-02-05
Camden Dunn Merritt Island FL 32953 United States 2026-02-05
Cheyenne Hunter Cocoa FL 32926 United States 2026-02-05
Natalie Nevius Sarver PA 16055 United States 2026-02-05
Maria B Merritt Island FL 32953 United States 2026-02-05
Covil Audige Orlando "" 32818 United States 2026-02-05
Miguel Rosales Santee Nacoochee GA 30571 United States 2026-02-05
Anaiya Destiny Sanford FL 32773 United States 2026-02-05
sean dahlke Cocoa FL 32926 United States 2026-02-05
Anthony Cipriano Merritt Island FL 32953 United States 2026-02-05
Geto Celin Orlando "" 32839 United States 2026-02-05
Mystica Lashley Casselberry FL 32707 United States 2026-02-06
ROBERT RICHARDSON Jacksonville FL 32277 United States 2026-02-06
Deborah Menyhart Merritt Island FL 32952 United States 2026-02-06
DWAYNE DUKES Palm Bay FL 32907 United States 2026-02-06
Cheryl Butler Melbourne FL 32901 United States 2026-02-06
Michael Pfister Vero Beach FL 32967 United States 2026-02-06
Judith Magee Vero Beach FL 32967 United States 2026-02-06
louis mistretta Vero Beach FL 32960 United States 2026-02-06
Diane Fogle Vero Beach FL 32967 United States 2026-02-06
Randy Anderson Merritt Island FL 32953 United States 2026-02-06
Lori Pellow Winter Springs FL 32708 United States 2026-02-06
Alan Merry Vero Beach FL 32967 United States 2026-02-06
AnneMarie Perna New York NY 10118 United States 2026-02-06
Takeyna hurst Fort Pierce FL 34982 United States 2026-02-06
Val Flynn Westfield MA 01085 United States 2026-02-06
Raymond Rudolph Vero Beach FL 32967 United States 2026-02-06
Sandra Irwin Vero Beach FL 32968 United States 2026-02-06
Donald Robinson Canton GA 30114 United States 2026-02-06
john macht Vero Beach FL 32960 United States 2026-02-07
Carol Stanton Vero Beach FL 32967 United States 2026-02-07
William Foley Vero Beach FL 32960 United States 2026-02-07
Kerry Laubenheimer Merritt Island FL 32953 United States 2026-02-07
Tanya fussinger Union KY 41091 United States 2026-02-07

Alla Romanchuk Cocoa FL 32922 United States 2026-02-07
Denise Gonzalez Orlando FL 32828 United States 2026-02-07
Yahaira Diaz-Reyes Deltona FL 32738 United States 2026-02-07
Melody Brady Vero Beach FL 32966 United States 2026-02-07
Tom Doome Melbourne FL 32935 United States 2026-02-07
Ronnie coram Orlando FL 32822 United States 2026-02-07
Rosemary Heptig Palm Bay FL 32907 United States 2026-02-07
Deasia Robins Kissimmee FL 34743 United States 2026-02-07
Dahlia Rae Orlando FL 32825 United States 2026-02-07
Jeffrey Wald Long Beach Township NJ 08008 United States 2026-02-07
Glenn Bilger Vero Beach FL 32967 United States 2026-02-07
Kevin Kadish Largo FL 33771 United States 2026-02-07
Jeanette Shlepr Vero Beach FL 32960 United States 2026-02-07
Rachel Taiclet Merritt Island FL 32952 United States 2026-02-07
Natalie Jeffries Vero Beach FL 32968 United States 2026-02-07
Joyce R . Sauer Jersey City NJ 07395 United States 2026-02-07
Charlaine Cybulski Vero Beach FL 32963 United States 2026-02-07
Carol Allenbaugh Cape Canaveral FL 32920 United States 2026-02-07
Marckenson Cazeau Orlando FL 32801 United States 2026-02-07
Gil scott Merritt Island FL 32953 United States 2026-02-07
Charlotte Wolf Fort Pierce FL 34949 United States 2026-02-07
Brenda Wesley Satellite Beach FL 32937 United States 2026-02-08
Amanda Kazawic Orlando FL 32835 United States 2026-02-08
Patti Carroll Lancaster WI 53813 United States 2026-02-08
Christopher Fleck-Jamian Merritt Island FL 32953 United States 2026-02-08
Matt Nelson Merritt Island FL 32952 United States 2026-02-08
Rob Kinderman Williamsport IN 47993 United States 2026-02-08
Lisa Marie Schultz Merritt Island FL 32953 United States 2026-02-08
Alexis Gadson Orlando FL 32801 United States 2026-02-08
Vanessa Rojas Orlando FL 32809 United States 2026-02-08
EDWARD HEICK Cocoa Beach FL 32931 United States 2026-02-08
افسانه كريم زاده Cedar Knolls NJ 07927 United States 2026-02-08
Bruce C Reynolds Orlando FL 32819 United States 2026-02-08
Annette Rehm Merritt Island FL 32953 United States 2026-02-08
Patty bender Merritt Island FL 32953 United States 2026-02-08
Erica Papaleo Merritt Island FL 32952 United States 2026-02-08
V Johnson Palm Bay FL 32907 United States 2026-02-08
Amy Taylor Melbourne FL 32904 United States 2026-02-08
Paula Vines Adger AL 35006 United States 2026-02-08
Beverly Garrett Jacksonville FL 32244 United States 2026-02-09
Linda OConnor Merritt Island FL 32953 United States 2026-02-09
Alan Martin Winter Garden FL 34787 United States 2026-02-09
Jessyca Smith Cocoa Beach "" 32953 United States 2026-02-09
Mary Kohler Fort Pierce FL 34951 United States 2026-02-09
Yarilis Rivera Orlando FL 32807 United States 2026-02-09
Ludner Joseph Orlando FL 32839 United States 2026-02-09
Eric Bumgardner Merritt Island FL 32953 United States 2026-02-09
Jeannette cannon Merritt Island FL 32953 United States 2026-02-09
Keira Lee Merritt Island FL 32952 United States 2026-02-09
Mark Smith Merritt Island FL 32952 United States 2026-02-09
Christina Mehle Rockledge FL 32955 United States 2026-02-09
Elizabeth Lambert Orlando FL 32801 United States 2026-02-09
S A New York NY 10118 United States 2026-02-09
Stacy Paplauskas Enterprise AL 36330 United States 2026-02-09
Barbara Kamis Deltona FL 32725 United States 2026-02-09
Lunise Laguerre Orlando FL 32801 United States 2026-02-10
Ronald Lamacchia Melbourne FL 32940 United States 2026-02-10
Robert Conforti Merritt Island FL 32952 United States 2026-02-10
linda hyden Cocoa Beach FL 32931 United States 2026-02-10
Lou Ann Janke Cape Canaveral FL 32920 United States 2026-02-10
Penny Pendergraph Titusville FL 32780 United States 2026-02-10
diamond cheeves Houston TX 77002 United States 2026-02-10
Randall Power Rockledge FL 32955 United States 2026-02-10
Nydia Plaza Orlando FL 32837 United States 2026-02-10
Austin Campbell Edgewater FL 32141 United States 2026-02-10

Barbara Dadah-Doney Merritt Island FL 32952 United States 2026-02-11
Brandon Hill Cocoa FL 32926 United States 2026-02-11
Alicia Houlberg Merritt Island FL 32953 United States 2026-02-11
Sarah Gentgen Vero Beach FL 32960 United States 2026-02-11
Kevin Smith Deltona FL 32725 United States 2026-02-11
Jamie Stutzenburg Melbourne FL 32935 United States 2026-02-11
Pamela Gonzales Merritt Island FL 3293w United States 2026-02-11
Juan Rios Fellsmere FL 32948 United States 2026-02-11
Erin Dillon Merritt Island FL 32953 United States 2026-02-11
Bruce Campbell Merritt Island FL 32953 United States 2026-02-11
Michele Donahue Merritt Island FL 32953 United States 2026-02-11
Carolyn Hess-Benson Port St John FL 32927 United States 2026-02-11
Debbie Lewis Orlando FL 32932 United States 2026-02-11
howard Kostoris Sebastian FL 32958 United States 2026-02-11
Melissa Roark Merritt Island FL 32953 United States 2026-02-11
Brittany west Orlando FL 32812 United States 2026-02-11
Taylor Brentin MERRITT ISLAND FL 32953 United States 2026-02-11
Shelley Leadbetter Cocoa FL 32927 United States 2026-02-11
Yaril Martinez Titusville FL 32780 United States 2026-02-11
Shannon Crosby Cocoa FL 32927 United States 2026-02-11
Susan Windham Melbourne FL 32904 United States 2026-02-11
Deborah Joseph Cocoa FL 32927 United States 2026-02-11
Annette Danielle Palm bay FL 32907 United States 2026-02-11
William Christian Titusville FL 32780 United States 2026-02-11
pam rogers Orlando FL 32803 United States 2026-02-11
Steven Martins Orlando FL 32809 United States 2026-02-11
Courtney Davis Cocoa FL 32922 United States 2026-02-12
Christine Balba Merritt Island FL 32952 United States 2026-02-12
Ty Simkins Cocoa FL 32926 United States 2026-02-12
Kelli Blaser Traverse City MI 49686 United States 2026-02-12
Cine Grennon Palm Bay FL 32907 United States 2026-02-12
Philip Rossi Palm Bay FL 32909 United States 2026-02-12
Kristin OConnor Merritt Island FL 32953 United States 2026-02-12
NiQuarius Harris Altamonte Springs FL 32701 United States 2026-02-12
Zaynab Miri Kissimmee FL 34741 United States 2026-02-12
Mike Reagan Clermont FL 34711 United States 2026-02-12
Tina Larios Apopka FL 32703 United States 2026-02-13
Todd Percy Merritt Island FL 32953 United States 2026-02-13
Monica D Altamonte Springs FL 32714 United States 2026-02-13
Dillon Kuhbander New Smyrna Beach FL 32168 United States 2026-02-13
Anah Weber Kalispell MT 59901 United States 2026-02-13
Carter Curtis Wekiwa Springs FL 32779 United States 2026-02-13
Dale Abrahams Satellite Beach FL 32937 United States 2026-02-13
Christina Fisher Merritt Island FL 32952 United States 2026-02-13
Logan Garrido Palm Bay FL 32908 United States 2026-02-13
David Fredericks Indialantic FL 32903 United States 2026-02-13
Jennifer Veillard Orlando FL 32801 United States 2026-02-13
Pat Ann Todd Melbourne FL 32940 United States 2026-02-13
Janet Shaffner Cocoa FL 32927 United States 2026-02-13
isabel pena orlando FL 32839 United States 2026-02-13
Ramila Moazzen Manassas VA 20109 United States 2026-02-14
serena blair Amarillo TX 79109 United States 2026-02-14
Larrissa Green Merritt Island FL 32953 United States 2026-02-14
Dan Schuster Cape Canaveral FL 32920 United States 2026-02-14
Paula Hudson Amityville NY 11701 United States 2026-02-14
monica gadidov Vero Beach FL 32966 United States 2026-02-14
August Willett Melbourne FL 3294 United States 2026-02-14
Trent Braud Melbourne FL 32940 United States 2026-02-14
George Cacioppo Chicago IL 60616 United States 2026-02-14
Ed Kelly Stratford NJ 08084 United States 2026-02-15
Stephnie Meeks Apopka FL 32703 United States 2026-02-15
Kristoffer Kuhne Merritt Island FL 32953 United States 2026-02-15
Patricia Porter Merritt Island FL 32952 United States 2026-02-15
Helen Andersen Merritt Island FL 32953 United States 2026-02-16
TRACY KING Merritt Island FL 32953 United States 2026-02-16

Darron King Merritt Island FL 32953 United States 2026-02-16
Dawn McFall Merritt Island FL 32953 United States 2026-02-17
Anita Hines Merritt Island FL 32953 United States 2026-02-17
Chloe Jones Oviedo FL 32765 United States 2026-02-17
Alyssa Arnott Melbourne FL 32940 United States 2026-02-17
Susan Acevedo Orlando FL 34787 United States 2026-02-17
Rae Ann Sions Merritt Island FL 32953 United States 2026-02-17
Kathleen Kerr Merritt Island FL 32953 United States 2026-02-17
Gary Kay Merritt Island FL 32952 United States 2026-02-17
Jean Navarro Palm Bay FL 32908 United States 2026-02-17
Ana Hicks East Chicago IN 46312 United States 2026-02-17
Deirdre Levine Apopka FL 32703 United States 2026-02-18
NORILY RIVERA WINTER GARDEN FL 34787 United States 2026-02-18
Dee Hartley Deltona FL 32738 United States 2026-02-18
Sandra Malphurs Merritt Island FL 32953 United States 2026-02-18
Kelley Stokes Merritt Island FL 32953 United States 2026-02-18
Sarah Hodge Merritt Island FL 32953 United States 2026-02-19
Gina Jones Melbourne FL 32936 United States 2026-02-19
Kelly Goodman Merritt Island FL 32952 United States 2026-02-19
James Dressler Merritt Island FL 32953 United States 2026-02-19
Alex C Orlando FL 32801 United States 2026-02-19
Melissa Soroko Merritt Island FL 32953 United States 2026-02-19
Ellyana Fischer Lithopolis OH 43136 United States 2026-02-19
Dara Sturman Cocoa FL 32926 United States 2026-02-19
vicki collins Cocoa FL 32926 United States 2026-02-19
Jacqueline Selas Cape Canaveral FL 32920 United States 2026-02-19
Amaya Love Orlando FL 32837 United States 2026-02-20
Sharon Burrigge Merritt Island FL 32953 United States 2026-02-20
Janice Jingle Merritt Island FL 32953 United States 2026-02-20
John Reardon Merritt Island FL 32953 United States 2026-02-21
Coleen Connell Merritt Island FL 32953 United States 2026-02-22
Donna Jones Cocoa Beach FL 32931-2767 United States 2026-02-22
Ariane Jones Smyrna GA 30080 United States 2026-02-22
Chris Scholl Merritt Island FL 32953 United States 2026-02-24
susan canada Titusville FL 32780 United States 2026-02-24
Karren Umsteadm Saint Cloud FL 34771 United States 2026-02-27
Amber Higham Melbourne FL 32935 United States 2026-02-27
Tom Cahill Cape Canaveral FL 32920 United States 2026-02-27
Angela Kleizo Palm Bay FL 32908 United States 2026-02-27
Jim Wenzel "" "" "" United States 2026-02-27
KENNETH STEIN Merritt Island FL 32953 United States 2026-03-09
Antonio Stovall Merritt Island FL 32953 United States 2026-03-11
Jennifer G Melbourne FL 32904 United States 2026-03-11
Laura Wilson Brantley West Melbourne FL 32904 United States 2026-03-11
Brittany Dunbar Rockledge FL 22954 United States 2026-03-11
Joseph DeQuarto Merritt Island FL 32953 United States 2026-03-11
William Bell Merritt Island FL 32953 United States 2026-03-11
Katherine Fletcher Merritt Island FL 32953 United States 2026-03-11
Jennifer DeQuarto Merritt Island FL 32953 United States 2026-03-11
Kristine Turnier Cocoa FL 32926 United States 2026-03-11
Mikayla Weston Satellite Beach FL 32937 United States 2026-03-11
STEPHEN ECKBERG Merritt Island FL 32953 United States 2026-03-11
Michael Newton Merritt Island FL 32953 United States 2026-03-11
FRANK WALLS Rockledge FL 32955 United States 2026-03-11
Eady Wiggins Cocoa Beach FL 32931 United States 2026-03-11
Terry Inmon Merritt Island FL 32953 United States 2026-03-11
Robert Schoonmaker Melbourne Beach FL 32951 United States 2026-03-11
Jen Steiner Santa CA 95052 United States 2026-03-11
Jerome Frazier Merritt Island FL 32953 United States 2026-03-11
Rachelle Crites Palm Bay FL 32907 United States 2026-03-11
paul Grayson Cape Canaveral FL 32920 United States 2026-03-11
Jennifer Eckberg Merritt Island FL 32953 United States 2026-03-11
Tamara Harrison Rockledge FL 32955 United States 2026-03-11
Tessa Dury Tarpon Springs FL 34689 United States 2026-03-11
Kenna Singletary Doerun GA 31744 United States 2026-03-11

Diana Trese Atlanta GA 30306 United States 2026-03-11
Nathan Butler Jacksonville FL 32219 United States 2026-03-11
ella Wheatley Melbourne FL 32903 United States 2026-03-11
Kathy Newton Merritt Island FL 32953 United States 2026-03-11
Kayla Cottrell Merritt Island FL 32952 United States 2026-03-11
Lonita Laboy Melbourne FL 32904 United States 2026-03-11
Elijah Barrial Merritt Island FL 32953 United States 2026-03-11
Rick Phillips Cocoa FL 32922 United States 2026-03-11
David Alonso Cape Canaveral FL 32920 United States 2026-03-11
Erica Schwarz Melbourne FL 32940 United States 2026-03-11
Jere Gillan Merritt Island FL 32953 United States 2026-03-11
Alexandra Parker Merritt Island FL 32953 United States 2026-03-11
Josh Nutter Port Saint John FL 32927 United States 2026-03-11
Rozanne Edrington Merritt Island FL 32953 United States 2026-03-11
Jim Boyd West Melbourne FL 32904 United States 2026-03-11
Jenn Knippenberg Indialantic FL 32903 United States 2026-03-11
Melissa Capps Milton FL 32570 United States 2026-03-11
Lauren May Merritt Island FL 32953 United States 2026-03-12
Diana Warner Rockledge FL 32955 United States 2026-03-12
Dustin Irwin Merritt Island FL 32953 United States 2026-03-12
Brenna Lyke Melbourne FL 32934 United States 2026-03-12
Louann Angel Merritt Island FL 32953 United States 2026-03-12
Jennifer Herrick Rockledge FL 32955 United States 2026-03-12
Elizabeth Masterton Palm Bay FL 32905 United States 2026-03-12
Olga Tsvik Boca Raton FL 33432 United States 2026-03-12
Hillary Flores Merritt Island FL 32953 United States 2026-03-12
Daniel Hardin Lighthouse Point FL 33064 United States 2026-03-12
Kyle Moore Osprey FL 34229 United States 2026-03-12
Yvonne Santiago Chicago IL 60455 United States 2026-03-12
David ASKEW Marietta GA 30060 United States 2026-03-12
Alexis Jamison Cocoa FL 32927 United States 2026-03-12
Timothy Hays Merritt Island FL 32953 United States 2026-03-12
Emily Ellison Melbourne FL 32934 United States 2026-03-12
Jennifer Schmitt Merritt Island FL 32953 United States 2026-03-12
Lisa Storey Merritt Island FL 32952 United States 2026-03-12
Cherie Hudson Cocoa FL 32926 United States 2026-03-12
Ray Diaz Merritt Island FL 32952 United States 2026-03-12
amanda blyth Lynn Haven FL 32444 United States 2026-03-12
Tanya Grimes Titusville FL 32780 United States 2026-03-12
J schaefer Merritt Island FL 32952 United States 2026-03-12
Marie Dormeyer Cocoa Beach FL 32931 United States 2026-03-12
Donna Straub Cocoa Beach FL 32931 United States 2026-03-12
Peyton Dsa Merritt Island FL 32952 United States 2026-03-12
Colleen Walker Melbourne FL 32940 United States 2026-03-12
Cynthia Price Palm Bay FL 32931 United States 2026-03-12
Nancy Heller Cocoa Beach FL 32931 United States 2026-03-12
Rose Pierre Miami FL 33161 United States 2026-03-12
Robert McKeever Merritt Island FL 32953 United States 2026-03-12
Patricia Peirsol Melbourne FL 32901 United States 2026-03-12
Waune Hudson Cocoa FL 32926 United States 2026-03-12
Anita Stephens Merritt Island FL 32953 United States 2026-03-12
Danny Barretta Port Saint John FL 32927 United States 2026-03-12
Carolyn Preston Merritt Island FL 32953 United States 2026-03-12
Robert Brackett Cocoa FL 32926 United States 2026-03-12
Brayden M Winter Park FL 32789 United States 2026-03-12
Dinah Johnson Lynn Haven FL 32444 United States 2026-03-12
Tara Jankovic Melbourne FL 32940 United States 2026-03-12
M G Orlando FL 32819 United States 2026-03-12
Alex cuda Merritt Island FL 32953 United States 2026-03-12
mabel smith Orlando FL 32804 United States 2026-03-12
Dianne Mancuso East Patchogue NY 11772 United States 2026-03-13
Kendall Muldoon "" "" "" South Korea 2026-03-13
Ann Boyce Merritt Island FL 32953 United States 2026-03-13
Sherry Randolph Merritt Island FL 32953 United States 2026-03-13
mar kep Cocoa FL 32922 United States 2026-03-13

Hayden Randall Lala "" "" "" United States 2026-03-13
Dawn Weeks Cocoa FL 32927 United States 2026-03-13
Donna Wencil Merritt Island FL 32953 United States 2026-03-13
Michelle turner Winter Springs FL 32708 United States 2026-03-13
Sandra Miller Merritt Island FL 32953 United States 2026-03-13
Orveda Benton Merritt Island FL 32953 United States 2026-03-13
Jojo Garcia Houston TX 77076 United States 2026-03-13
Peg Bibby Merritt Island FL 32953 United States 2026-03-14
Gini Goldman Los Angeles CA 90066 United States 2026-03-14
Jazmin Gonzalez Merritt Island FL 32952 United States 2026-03-14
Pj Smallwood Raleigh NC 28348 United States 2026-03-14
Helen Parry Merritt Island FL 32953 United States 2026-03-14
Ann Sims Melbourne FL "" United States 2026-03-14
Colleen Singer Merritt Island FL 32953 United States 2026-03-14
Kayla Serrano Palm Bay FL 32907 United States 2026-03-14
Caden Winfough Southwest Brevard Cnty FL 32955 United States 2026-03-14
Barbara DiFranza Merritt Island FL 32953 United States 2026-03-14
John Dacus Cocoa Beach FL 32931 United States 2026-03-14
Wil Sill Merritt Island FL 32952 United States 2026-03-14
Dana King Merritt Island FL 32953 United States 2026-03-15
Jennifer Swayne Melbourne FL 32940 United States 2026-03-15
Cynthia Johanson Herrin IL 62948 United States 2026-03-15
Althina Tipton Merritt Island FL 32952 United States 2026-03-15
Dahlia Abdelaal Gainesville FL 32611 United States 2026-03-15
Neil HODGSON Miami FL 33161 United States 2026-03-15
Monica Ramos Orlando FL 32822 United States 2026-03-15
Anne Knoll Merritt Island FL 32953 United States 2026-03-15
Elise Harris Sebastian FL 32958 United States 2026-03-15
Breighann Judon Orlando FL 32801 United States 2026-03-15
Anne Powers Orlando FL 32811 United States 2026-03-15
Odris Mejia Winter Garden FL 34787 United States 2026-03-15
Sandra McKee Merritt Island FL 32952 United States 2026-03-16
Brinlei reed Glenwood IA 51534 United States 2026-03-16
Nazerke Oken Astana "" "" Kazakhstan 2026-03-16
Cheri Withrow Mason Melbourne FL 32940 United States 2026-03-16
Stephen Stoltenberg Chuluota FL 32766 United States 2026-03-16
E'Syl Ray Merritt Island FL 32953 United States 2026-03-16
Sean Prugger Merritt Island FL 32952 United States 2026-03-16
Randy Novak Merritt Island FL 32953 United States 2026-03-16
Selena Brooks Kissimmee FL 34744 United States 2026-03-16
Doug Hays Cape Canaveral FL 32940 United States 2026-03-16
Christina McDowell Merritt Island FL 32953 United States 2026-03-16
Russell Romanella Rockledge FL 32955 United States 2026-03-17
Lisa Karena Koenig Merritt Island FL 32952 United States 2026-03-17
elisa PEREIRA MÜNCHEN AL 80797 United States 2026-03-17
Adriana Pedroso Davenport FL 33837 United States 2026-03-17
Kiara Collado Kissimmee FL 34743 United States 2026-03-17
Hazel Laverne Pritchett Merritt Island FL 32953 United States 2026-03-17
Kristin Muntzing Merritt Island FL 32952 United States 2026-03-17
Cheyenne Harms-Lacey Merritt Island FL 32952 United States 2026-03-17
Cathy Hanley Merritt Island FL 32953 United States 2026-03-17
Molly Farley Palm Bay FL 32909 United States 2026-03-17
Christopher Block Palm Bay FL 32909 United States 2026-03-17
Kevin Knowles Rockledge FL 32955 United States 2026-03-17
Martina Gauthier Palm Bay FL 32909 United States 2026-03-17
Isla White Satellite Beach FL 32937 United States 2026-03-17
Eli American port orange FL 32127 United States 2026-03-17
Estelle Zaret Melbourne Beach FL 32951 United States 2026-03-17
Theresa Breno Mims FL 32754 United States 2026-03-18
Adrian Hernandez Merritt Island FL 32953 United States 2026-03-18
Janet Simpkins Merritt Island FL 32953 United States 2026-03-18
Patricia Lowney Merritt Island FL 32953 United States 2026-03-18
Sheryl Dixon Merritt Island FL 32953 United States 2026-03-18
Andrew Shepard Merritt Island FL 32952 United States 2026-03-18
Anthony Tucker Merritt island FL 32952 United States 2026-03-18

Kevin Walker Merritt Island FL 32953 United States 2026-03-18
Nellena Hoffman Merritt Island FL 32952 United States 2026-03-18
Drew Siccardi Merritt Island FL 32953 United States 2026-03-18
Jennifer Walker Merritt Island FL 32953 United States 2026-03-18
Aarya Nagalapadi Orlando FL 32828 United States 2026-03-18
Jessics Cody Winter Park FL 32792 United States 2026-03-18
Tori Ainsworth Deltona FL 32738 United States 2026-03-18
Joyce Conforti Cocoa FL 32922 United States 2026-03-18
Maria gutierrez Douglasville GA 30135 United States 2026-03-18
Clarence Beck Merritt Island FL 32952 United States 2026-03-18
Arlette Flores Deltona FL 32738 United States 2026-03-19
Holli Davis Merritt Island FL 32953 United States 2026-03-19
Jordyn Shepperd Winter Springs FL 32708 United States 2026-03-19
Donald Gates MERRITT ISLAND FL 32953-3276 United States 2026-03-19
Thomas Faron Broadway NC 27505 United States 2026-03-19
Moriah McLeod Orlando FL 32808 United States 2026-03-19
Sritama HANSDA Durgapur "" 713205 India 2026-03-19
Corey Mullen Melbourne FL 32934 United States 2026-03-19
Katharina Ketterman Merritt Island FL 32953 United States 2026-03-19
Susan Hartman Merritt Island FL 32953 United States 2026-03-19
Patrick Brazil Merritt Island FL 32953 United States 2026-03-19
Ryan Werle Melbourne FL 32905 United States 2026-03-19
Nancy Bree Merritt Island FL 32953 United States 2026-03-19
Ariel Burke Vero Beach FL 32963 United States 2026-03-19
thomas Bone Merritt Island FL 32952 United States 2026-03-19
Renee Yother Merritt Island FL 32953 United States 2026-03-19
Dawn Wood Huntersville NC 28078 United States 2026-03-20
Sariaya Yelder Palm Bay FL 32909 United States 2026-03-20
Kailey Lopez Winter Park FL 32789 United States 2026-03-20
Tiara Harrell Pine Hills FL 32808 United States 2026-03-20
Stephani Borda Orlando FL 32822 United States 2026-03-20
Cristina Adames St Cloud FL 34769 United States 2026-03-20
Tanner terry Kansas City MO 64116 United States 2026-03-21
Jod hardison Merritt Island FL 32952 United States 2026-03-21
Isabelle McCarthy Merritt Island FL 32953 United States 2026-03-21
APRIL DONEY Winterpark FL 32714 United States 2026-03-21
Michelle Kelly Orlando FL 32801 United States 2026-03-21
Roslyn Stephens Merritt Island FL 32952 United States 2026-03-21
MICHAEL UNRUH Merritt Island FL 32953 United States 2026-03-21
Lin Thomas Cocoa FL 32923-8282 United States 2026-03-21
Chalini Gonzalez Merritt Island FL 32953 United States 2026-03-21
Jasmine Foster Satellite Beach FL 32937 United States 2026-03-21
Stephen Clark Davenport FL 33837 United States 2026-03-22
Kevin Coumes Arlington VA 22207 United States 2026-03-22
Pedro Gonzalez Bayamon PR 00957 United States 2026-03-22
Roy Ebanks Palm Bay FL 32909 United States 2026-03-22
Mary Jane Morgan Omaha NE 68106 United States 2026-03-22
Carol Venter Melbourne FL 32940 United States 2026-03-22
Nehemias Macario Phenix City AL 36869 United States 2026-03-22
Larhonda Clayville Cocoa FL 32922 United States 2026-03-22
Lori Sowa Winter Garden FL 34787 United States 2026-03-22
Kim Walker New Smyrna Beach FL 32168 United States 2026-03-22
Eric harmon Kissimmee FL 34744 United States 2026-03-23
Renée Ouc Merritt Island FL 32952 United States 2026-03-23
Siavash Mostoufi St. Cloud FL 34769 United States 2026-03-23
David Wint Windermere "" 34786 United States 2026-03-23
cath g Altamonte Springs FL 32714 United States 2026-03-23
Taylor Vinje Cocoa Beach FL 32931 United States 2026-03-23
sade Matheny Melbourne Beach FL 32951 United States 2026-03-23
Chris Pettis Merritt Island FL 32952 United States 2026-03-23
Henry Goodman Indialantic FL "" United States 2026-03-23
Lillian LeMaitre Orlando FL 32612 United States 2026-03-23
Josh Molina Sanford FL 32771 United States 2026-03-23
Luther James Rockledge FL 32955 United States 2026-03-23
Mathew Powell Cocoa FL 32927 United States 2026-03-24

Emma Gentry Kissimmee FL 34747 United States 2026-03-24
Roanna Bacchus "" "" "" United States 2026-03-24
Raymond Norman Merritt Island FL 32953 United States 2026-03-24
Anderson Diana Orlando FL 32817 United States 2026-03-24
Heather McCune Cocoa Beach FL 32931 United States 2026-03-24
Mohammed Alhareth Melbourne FL 32901 United States 2026-03-24
Lauri Whitlock New York NY 10011 United States 2026-03-24
Monica Bullock Jacksonville FL 32257 United States 2026-03-24
Steven VanVorst n/a FL 33433 United States 2026-03-24
Mabel Alfano Branchville NJ 07826 United States 2026-03-24
Raelynn Treece Merritt Island FL 32952 United States 2026-03-24
Jaden Gardner Cocoa Beach FL 32931 United States 2026-03-24
Dawn Armstrong Dallas TX 75270 United States 2026-03-24
Rocky Martini San Francisco CA 94114 United States 2026-03-24
Tehmina Delano Melbourne FL 32940 United States 2026-03-25
Antonio da Silva Longwood FL 32750 United States 2026-03-25
Daniel Alarcon Orlando FL 32825 United States 2026-03-25
Breeanna Romani Cocoa FL 32926 United States 2026-03-25
Zac Rhodes Longwood FL 32750 United States 2026-03-25
Belinda Griffith Malabar FL 32950 United States 2026-03-25
Marti Greene Altamonte Springs FL 32714 United States 2026-03-25
Jeffrey Owens Vero Beach FL 32962 United States 2026-03-25
Allison Johnson Orlando FL 32801 United States 2026-03-25
Cameron Phillips Vero Beach FL 32962 United States 2026-03-26
Amir Farid Overland Park KS 66211 United States 2026-03-26
Reefer Winchester Saint Johns FL 32259 United States 2026-03-26
patrick roderick Port Orange FL 32127 United States 2026-03-26
Sid White Orlando FL 32810 United States 2026-03-26
Tyler LeBlanc cocoa FL 32926 United States 2026-03-26
Elizabeth Gill Kissimmee FL 34741 United States 2026-03-26
james pendley Sarasota FL 34232 United States 2026-03-26
Shane Trahan Windermere FL 34786 United States 2026-03-26
Anna Holden Fort Pierce FL 34951 United States 2026-03-27
Joseph Hill Titusville FL 32780 United States 2026-03-27
Jackie Giurleo Satellite Beach "" 32937 United States 2026-03-27
Zaria Bromfield Orlando FL 32839 United States 2026-03-27
Christine Palmer Melbourne FL 32940 United States 2026-03-27
Annette Vaccaro Titusville FL 32796 United States 2026-03-27
Janeislian dechabert St. Cloud FL 34771 United States 2026-03-27
Gerald Badoz Seattle WA 98118 United States 2026-03-27
Lacey Quinn Melbourne FL 32935 United States 2026-03-27
Makayla Parker Orlando "" 32811 United States 2026-03-27
Julio Garcia Beaumont TX 77706 United States 2026-03-28
Gordy Woelper Satellite Beach FL 32937 United States 2026-03-28
Caasi Simmons daytona bch FL 32123 United States 2026-03-28
Megan Lawson Titusville FL 32780 United States 2026-03-28
Theresa O'Toole Melbourne FL 32940 United States 2026-03-29
Laveau Sylvain Orlando FL 32809 United States 2026-03-29
Roni Hays Orlando FL 32801 United States 2026-03-29
Jon Jordan Jordan Merritt Island FL 32953 United States 2026-03-31
Martha Fulmer Merritt Island FL 32953 United States 2026-03-31
James Thompson Merritt Island FL 32953 United States 2026-03-31
Shane Dulude Merritt Island FL 32953 United States 2026-03-31
Henry Sanchez Merritt Island FL 32953 United States 2026-03-31
Heather Clark Merritt Island FL 32953 United States 2026-03-31
Lyndsey Buckle Merritt Island FL 32953 United States 2026-03-31
Donna Clement Merritt Island FL 32952 United States 2026-03-31
Ruth Bentley Merritt Island FL 32952 United States 2026-03-31
Dawn Mcfall Merritt Island FL 32953 United States 2026-03-31
John Thompson Merritt Island FL 32953 United States 2026-03-31
Kathie Smowton Merritt Island FL 32953 United States 2026-03-31
Kourtney Taylor Kissimmee FL 34746 United States 2026-03-31
Victoria Leone Merritt Island FL 32953 United States 2026-03-31
Martha Houlberg Merritt Island FL 32953 United States 2026-03-31
Kathy Winkler Merritt Island FL 32953 United States 2026-03-31

James Walsh Merritt Island FL 32953 United States 2026-03-31
Sheila Cootes Merritt Island FL 32953 United States 2026-03-31
Daniel Niebojeski Merritt Island FL 32953 United States 2026-03-31
Brian Tinney Palm Bay FL 32909 United States 2026-03-31
Sandra Thompson Merritt Island FL 32953 United States 2026-03-31
karen montrs Merritt Island FL 32953 United States 2026-03-31
Patricia puopolo Merritt Island FL 32953 United States 2026-03-31
steve palmer Merritt Island FL 32953 United States 2026-03-31
hunter gleason Palm bay FL 32908 United States 2026-03-31
Charles Murphy Merritt Island FL 32953 United States 2026-03-31
Michele Moore Merritt Island FL 32953 United States 2026-03-31
Linda Johnson-Brown Merritt Island FL 32953 United States 2026-03-31
Lauren Edinger Merritt island FL 32953 United States 2026-03-31
Patricia Chambers Cocoa FL 32922 United States 2026-03-31
Trqcy King Merritt Island FL 32953 United States 2026-03-31
Darron King Merritt Island FL 32953 United States 2026-03-31
denise bailey merritt island FL 32953 United States 2026-03-31
Jill Schmidkofer Merritt Island FL 32953 United States 2026-03-31
Annaliese Dennis Merritt Island FL 32953 United States 2026-03-31
Mary Consolato Merritt Island FL 32953 United States 2026-03-31
Penny Jansson Merritt Island FL 32952 United States 2026-03-31
Patricia Padrick Merritt Island FL 32953 United States 2026-03-31
Margaret Wolf Merritt Island FL 32953 United States 2026-03-31
Joe Lizon Merritt Island FL 32952 United States 2026-03-31
Eric Nagy Merritt Island FL 32953 United States 2026-03-31
Jacqueline Tibbitts Merritt Island FL 32953 United States 2026-03-31
Teresa Thompson Merritt Island FL 32953 United States 2026-03-31
Carla Davis Merritt Island FL 32953 United States 2026-03-31
Julie Consolato Wynantskill NY 12198 United States 2026-03-31
Teea Consolato Merritt Island FL 32953 United States 2026-03-31
Blake Ford Cape Canaveral FL 32940 United States 2026-03-31
Ira Isaacs Merritt Island FL 32953 United States 2026-03-31
Paul Artrip Merritt Island FL 32953 United States 2026-03-31
Janet Simpkins Merritt Island FL 32953 United States 2026-03-31
Christine Adams Cocoa FL 32926 United States 2026-03-31
Darrell Fleming Merritt Island FL 32953 United States 2026-03-31
Paula Poirier Merritt Island FL 32953 United States 2026-03-31
SURGI STROUD Merritt Island FL 32953 United States 2026-03-31
Rebecca Goff Merritt Island FL 32953 United States 2026-03-31
Maria Domzalski Palm Bay FL 32907 United States 2026-03-31
Melissa Besaw Merritt Island FL 32953 United States 2026-03-31
Kalyn Warren Thomasville GA 31792 United States 2026-03-31
Samantha Renfroe Chipley FL 32428 United States 2026-03-31
Summer Reda Cocoa Beach FL 32931 United States 2026-03-31
Marisa Torok Vero Beach FL 32962 United States 2026-04-01
Adam Juarez Orlando FL 32822 United States 2026-04-01
Margie Perleberg Merritt Island FL 32953 United States 2026-04-01
saskia weber Boqueron "" 00623 United States 2026-04-01
Tyler Landers Southwest Brevard Cnty "" 32955 United States 2026-04-01
Casie Matthews Orange City FL 32763 United States 2026-04-01
Raisa Romaelle Miami FL 33155 United States 2026-04-01
Janis Holloway Merritt Island FL 32953 United States 2026-04-01
Paula Trembley Merritt Island FL 32953 United States 2026-04-01
Olivia S Windermere FL 34786 United States 2026-04-01
Jean Katsaros Cocoa Beach FL 32931 United States 2026-04-01
KAY DURHAM Merritt Island FL 32953 United States 2026-04-01
Linda Bubbers Merritt Island FL 32953 United States 2026-04-01
Rosa Leigh "" "" "" United States 2026-04-01
Natasha Lile Orlando FL 32828 United States 2026-04-01
Alex Reynolds Rockledge FL 32955 United States 2026-04-01
Stephen Oliva Rockledge FL 32922 United States 2026-04-01
Melony Jaimes Apopka FL 32703 United States 2026-04-01
Christina Van Kirk Melbourne FL 32940 United States 2026-04-01
Mark Skrzypek Cape Canaveral FL 32920 United States 2026-04-01
Karla Rodriguez Hollywood "" "" United States 2026-04-01

Helena Mclellan Merritt Island FL 32952 United States 2026-04-01
Annette Reynolds Merritt Island FL 32953 United States 2026-04-01
Michele Konopisos Kissimmee FL 34741 United States 2026-04-01
Irene Link Merritt Island FL 32953 United States 2026-04-01
David Mercer Merritt Island FL 32953 United States 2026-04-01
Adelia Kennedy Merritt Island FL 32953 United States 2026-04-01
A. K. Orlando FL 32806 United States 2026-04-01
Leda St Jean Orlando FL 32801 United States 2026-04-01
amy amer Melbourne FL 32940 United States 2026-04-01
Ayesha A Orlando FL 32835 United States 2026-04-01
Nicole Anderson Sebastian FL 32958 United States 2026-04-01
Ciela Hogan Palm Bay FL 32909 United States 2026-04-01
Jonathan Davis Orlando "" 32827 United States 2026-04-02
yuridia alvarez Orlando FL 32804-2204 United States 2026-04-02
Brenda Teixeira Cocoa FL 32926 United States 2026-04-02
Maria Malatini sebastian FL 32967 United States 2026-04-02
Melissa Brooks Merritt Island FL 32953 United States 2026-04-02
Zeke Brooks Merritt Island FL 32953 United States 2026-04-02
Margarita Laureano Melbourne FL 32935 United States 2026-04-02
Kimberly Jenkins Merritt Island FL 32953 United States 2026-04-02
Gaby Castillo Kissimmee FL 34741 United States 2026-04-02
Don Stapleton Merritt Island FL 32953 United States 2026-04-02
Chelsea Seng Merritt Island FL 32952 United States 2026-04-02
Sage Finnerty Newark OH 43055 United States 2026-04-02
Jesse Lucks Merritt Island FL 32952 United States 2026-04-02
Lisa Staley Merritt Island FL 32953 United States 2026-04-02
Cynthia Juvera Leesburg FL 34788 United States 2026-04-02
Christopher Ritchey Palm Bay FL 32905 United States 2026-04-02
Shari White Satellite Beach FL 32937 United States 2026-04-03
Jonah Sluss "" "" "" United States 2026-04-03
Jessica F Melbourne FL 32937 United States 2026-04-03
sally jordan indi FL 32903 United States 2026-04-03
Taylor Taft Oviedo FL 32765 United States 2026-04-03
Hailey Armer New Port Richey FL 34652 United States 2026-04-03
Megan Doskey Melbourne FL 32940 United States 2026-04-03
Emily Panagos Palm Bay FL 32907 United States 2026-04-03
Sarah Zarzour Cocoa FL 32926 United States 2026-04-03
Michael Davino Melbourne FL 32940 United States 2026-04-03
Dianne Ryden Cocoa FL 32926 United States 2026-04-03
April Greenaway Titusville FL 32796 United States 2026-04-03
patricia danzing Fort Pierce FL 34946 United States 2026-04-04
Hector Nussa Hebron IN 46341 United States 2026-04-04
Isabella Rivera Lopez Orlando FL 32828 United States 2026-04-04
Suzanne Griffis Cocoa FL 32926 United States 2026-04-04
Glenn Rule Merritt Island FL 32952 United States 2026-04-04
Gregory H Ragans Lee FL 32059 United States 2026-04-04
Krystal Ekong Apopka FL 32703 United States 2026-04-04
Ameni Khalladi Orlando FL 32802 United States 2026-04-04
Reagan roberston Rockledge FL 32955 United States 2026-04-04
Stacy Nevada Kissimmee FL 34758 United States 2026-04-04
Cecilia Larroude Lloyd Vero Beach FL 32963 United States 2026-04-04
John Kight Merritt Island FL 32953 United States 2026-04-04
Terri Williams Ocoee FL 34761 United States 2026-04-04
Jerry Hughes Merritt Island FL 32952 United States 2026-04-04
Libby Spears Merritt Island FL 32953 United States 2026-04-04
Judy Higel Merritt Island FL 32953 United States 2026-04-04
Jason Knight Rockledge FL 32955 United States 2026-04-04
Debbie Adamo Merritt Island FL 32953 United States 2026-04-04
Patti Boggs Merritt Island FL 32952 United States 2026-04-04
Angela Wisniewski Orchard Park NY 14127 United States 2026-04-04
Leanne Killmeyer Cape Canaveral FL 32920 United States 2026-04-04
Megan DuVall DeLand FL 32724 United States 2026-04-04
Pat Barnhardt Melbourne FL 32934 United States 2026-04-04
Linda Alonso Glenwood FL 32952 United States 2026-04-04
Nick Raju Orlando FL 32801 United States 2026-04-04

Elsa Montgomery Cape Canaveral FL 32920 United States 2026-04-05
lily sprouse Port Orange FL 32129 United States 2026-04-05
Johnathan Luce Kissimmee FL 34747 United States 2026-04-05
Lillian Holliman Merritt Island FL 32953 United States 2026-04-05
Julie Harrison Orlando FL 32825 United States 2026-04-05
Lauren Scannell Merritt Island FL 32953 United States 2026-04-05
vanessa chaparro Orlando FL 32822 United States 2026-04-05
Robert Socks Cocoa FL 32926 United States 2026-04-05
Amy Trestman Sandy Springs GA 30350 United States 2026-04-05
Jamie Williams Vero Beach FL 32960 United States 2026-04-05
Colleen Miller Orlando FL 32832 United States 2026-04-05
amanda blumberg Vero Beach FL 32963 United States 2026-04-05
Orva M Gullett Marion OH 43302-8435 United States 2026-04-05
Matthew Deleeuw Vigo "" 36213 Spain 2026-04-05
Ryan Groff Wichita KS 67203 United States 2026-04-05
Bella Miller Old Town FL 32680 United States 2026-04-05
Nicole Patterson Orlando FL 32832 United States 2026-04-05
Jennifer Justis Harmony FL 34773 United States 2026-04-06
Courtney Cascino New Smyrna Beach FL 32168 United States 2026-04-06
Willie Salgado Buena Ventura Lakes FL 34743 United States 2026-04-06
Nancy Tavarez Merritt Island FL 32953 United States 2026-04-06
Diane Dobish Melbourne FL 32940 United States 2026-04-06
Virginia Hayworth Merritt Island FL 32953 United States 2026-04-06
Zoey Alvarez Palm Bay FL 32907 United States 2026-04-06
Jeanie Therio Merritt Island FL 32953 United States 2026-04-06
Edris Akbari Orlando FL 32822 United States 2026-04-06
Summer Ali Palm Bay FL 329071 United States 2026-04-06
Stan Shaffer Vero Beach FL 32967 United States 2026-04-06
Joy Joseph Winter Park FL 32789 United States 2026-04-06
Melissa Murphy-Tenedorio Fort Pierce FL 34951 United States 2026-04-07
Connor ramming R Orlando FL 32804 United States 2026-04-07
Will Gray Merritt Island FL 32953 United States 2026-04-07
Jeannie Gaydan Merritt Island FL 32953 United States 2026-04-07
Tamico Harden Palm Bay FL 32905 United States 2026-04-07
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Faith Stewart-Mason Orlando FL 32822 United States 2026-04-08
Brandon Scudder Rockledge FL 32955 United States 2026-04-08
Alice Boria Apopka "" 32712 United States 2026-04-08
Martha Talero Orlando FL 32811 United States 2026-04-08
Kathy Willson Sparr FL 32192 United States 2026-04-08
Christina Harrell Orlando FL 32808 United States 2026-04-08
Madeline Gilmore Orlando FL 32807 United States 2026-04-08
Alyse Ayotte Orlando FL 32835 United States 2026-04-08
Jeff Glenz Merritt Island FL 32952 United States 2026-04-08
Ashley Sanchez St. Cloud FL 34772 United States 2026-04-08
James wood Kissimmee FL 34743 United States 2026-04-09
Aida Calo Orlando FL 32837 United States 2026-04-09
gurt yo Apopka FL 32703 United States 2026-04-09
Atefeh Torabi Cocoa FL 32922 United States 2026-04-09
Suzanne Cooper Apopka FL 32703 United States 2026-04-09
James Moss Clermont FL 34711 United States 2026-04-09
Rickey Jones Merritt Island FL 32953 United States 2026-04-09
Jo Bennett Merritt Island FL 32952 United States 2026-04-09
David Peterson Satellite Beach FL 32937 United States 2026-04-09
Michael Roberts Merritt Island FL 32953 United States 2026-04-09
Emily Holzaepfel Naples FL 34119 United States 2026-04-09
george nealis Melbourne FL 32940 United States 2026-04-09
Mary Solomon Merritt Island FL 32953 United States 2026-04-09
Janer Narvaez Kissimmee FL 34744 United States 2026-04-09

Pablo R Alvarez Paduani "" PR 32765 United States 2026-04-09
Farzie Momenpour Orlando FL 32835 United States 2026-04-10
DaeVonte Barnett Loxahatchee FL 33470 United States 2026-04-10
Lois Harris Merritt Island FL 32953 United States 2026-04-10
Nancy Colmenares Miami FL 33177 United States 2026-04-10
Trey Picard Citrus Springs FL 34434 United States 2026-04-10
Kay Nezwek Pompano Beach FL 33065 United States 2026-04-10
Mira Delmeri Orlando FL 32818 United States 2026-04-10
Nate Wooten Leesburg FL 34778 United States 2026-04-10
Lee Magistri Merritt Island "" 32953 United States 2026-04-10
faith townner "" "" "" Belgium 2026-04-10
Mark sentin DeLand FL 32720 United States 2026-04-10
Golnaz Mahmoody Winter Park FL 32789 United States 2026-04-10
Brent McBride Merritt Island FL 32953 United States 2026-04-10
Nancy OShaughnessy Orlando FL 32803 United States 2026-04-10
Ronald Gallagher St Pete Beach FL 33706 United States 2026-04-11
Melanie Victorino Kissimmee FL 34741 United States 2026-04-11
Jessica Benitez Salinas CA 93901 United States 2026-04-11
Julius Moore Altamonte Springs FL 32714 United States 2026-04-11
Patsy keller Orlando FL 32806 United States 2026-04-11
heidi potter winter park FL 32792 United States 2026-04-11
Andre Reed Melbourne FL 32901 United States 2026-04-11
Patrice Richardson Haines City FL 33844 United States 2026-04-12
Carolyn Giuliano Maitland FL 34772 United States 2026-04-12
Arnold Knutsen Merritt Island FL 32953 United States 2026-04-12
Anna Malecka Indialantic FL 32903 United States 2026-04-12
Alex Lopez Merritt Island FL 32953 United States 2026-04-12
Brooklyn Lugo Titusville FL 32780 United States 2026-04-12
Al Burnett Merritt Island FL 32953 United States 2026-04-12
mehdi. M J shokri Melbourne FL 32935 United States 2026-04-12
Isaiah Redus New Smyrna Beach FL 32168 United States 2026-04-12
Morgan Nash Melbourne FL 32901 United States 2026-04-12
Karen Cassidy Merritt Island FL 32953 United States 2026-04-12
Faith Billingham Melbourne FL 32904 United States 2026-04-12
Kenny Ellershaw Cocoa FL 32927 United States 2026-04-12
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Jackeline Palacio Orlando FL 32822 United States 2026-04-13
Brian Wilson Wildwood FL 34785 United States 2026-04-13

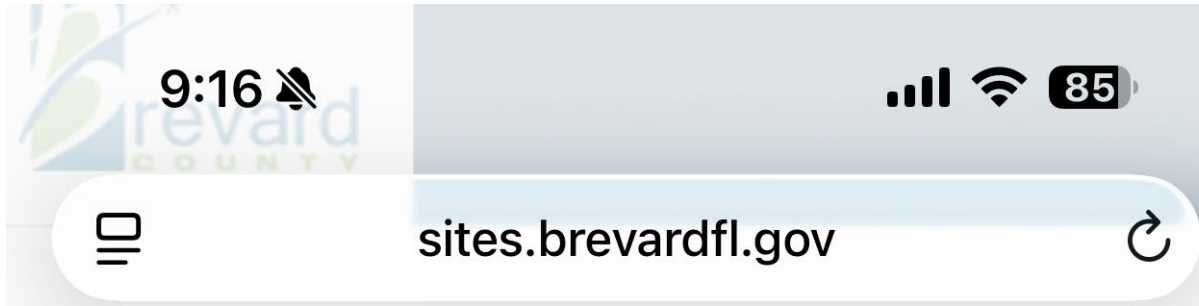
Respectfully,
Rebecca Hauser
Board Member, Sykes Cove Community Association

From: [Chelsea Block](#)
To: [AdministrativeServices](#)
Subject: Add to public record
Date: Thursday, April 9, 2026 9:47:11 AM
Attachments: [lmaoe0.png](#)

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

Good morning,

Can you please add this to the public record in regards to application 25Z00054.



Brevard County Lobbyist Registration Application (LRA) Search

By default the search shows all active Lobbyists in Brevard County. To filter the list, simply start typing in the input box underneath the column headings. To search for a lobbyist that is lobbying for a specific principal, type the principal in the 'Principal Name' field and click Search. To Register as a lobbyist in Brevard County [Click Here](#).

If you have any questions, need assistance in registering or need to make changes or updates to a previously entered registration, please contact the County Managers Office, Administrative Assistant at 321-633-2001.

Principal Name (Optional)

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First Name	Last Name	City	
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Steve	Crisafulli	Merritt Island	
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1 - 1 of 1 items

items per page

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From: [Diane Duclos](#)
To: [Commissioner, D4](#)
Subject: project 222
Date: Monday, April 27, 2026 11:57:41 AM

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

Tom Feltner

Writing in regards to the project of apartment building with 222 units proposed on corner of courtney parkway and pioneer road.

There are many reasons that this should not be approved.

- 1) traffic on Pioneer will be outrageous, with three neighborhoods (Villa de Palma, Sykes Cove, Raintree) and Lewis Carroll Elementary School. Along with a nursing home, Starbucks, car wash all using pioneer rd.
- 2) Builders are not even from this area, not around to live where they make these projects. Let alone see how it affects the people who have to deal with results. Stop outsiders destroy our way of life, and property values.
- 3) Merritt Island is becoming a concrete jungle with no green spaces left. Why can't there be some beautification instead of more and more development.
- 4) The proposal says that the project will have its own exit from complex onto Courtney parkway,not needing to use Pioneer. But when the new median (completed 2027)is put down courtney parkway,the residents of new apartment complex will only be able to exit right(north)). Anyone needing to exit(south) will need to use Pioneer rd.
- 5) rezoning Merritt Island would be a disaster for any resident living in the island.

We live in Villa de Palma and know how this will affect the current traffic and way of life of its residents and other neighborhoods adjacent to.

Please turn down Prohect 222.

Thank you
Duclos'
197 Via Havarre
Merritt island, FL
duclos1957@yahoo.com

Sent from my iPhone

From: [Brenda](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Vote No to Project 222
Date: Monday, April 27, 2026 6:43:37 PM

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

Regarding the upcoming vote on May 7th for the high density rezoning at Pioneer Road and North Courtenay Pkwy please vote against the rezoning. As a long time resident of the Raintree Lake Circle neighborhood, which is just off Pioneer Road behind the proposed building project, I can say that the proposed high density apartment building project is not in character for our Merritt Island community. Additionally, building a high density apartment building at this site would compound the already sensitive traffic problem we have on Courtenay Pkwy. and cause additional stormwater issues. Rangewater is not entitled to the rezoning of this land that would compromise our communities infrastructure, safety, and character for the benefit of its profit margin. The area's residents are talking and are against the rezoning of this land. Vote "NO" to rezoning.

Thank you,
Brenda Kiser
2765 Raintree Lake Circle
Merritt Island, FL 32953
321-368-7490

From: [Darren Knight](#)
To: [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Stop Project 222
Date: Monday, April 27, 2026 4:42:01 PM

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

Dear County Commissioner,

I am a Villa de Palma resident and I oppose the 222-unit apartment complex being proposed to be built in my community. This will add traffic congestion and added safety concerns for everyone.

Please vote NO on this proposal.

Brevard County Voter.

Thank you,

Darren Knight

Sent from my iPad

From: [gigi nordfors](#)
To: [Commissioner, D2](#)
Cc: [Jeff Nordfors](#)
Subject: Save Merritt Island - Stop Project 222
Date: Monday, April 27, 2026 12:11:59 PM

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

Good Morning,

The intent of this correspondence is to reflect the overall desire of our community to **oppose** the proposed subject project. This area has long been regarded as a jewel in Merritt Island and as such the reason many of its residents chose to live here.

An area already stressed when suffering heavy rainfall as well as heavy traffic volume several times each day; this neighborhood does not possess the necessary infrastructure to deal with the additional burden of Project 222. The area was originally "zoned" to align/protect this neighborhood; changing this only serves the developer, while serving as a detriment to ALL surrounding property owners in some way.

Loss of natural habitat should also be considered in this case. This parcel, as well as those nearby, is home to many endangered birds. They should be protected and developed only in a manner that does not completely wipe out the existing habitat, further damaging an already fragile ecosystem. There are, after all many working parts to saving the Indian River Lagoon...and not all of them are contiguous to the actual river....

Changing the face of Merritt Island by allowing arbitrary re-zoning to benefit outside (in this case out of state) developers can do nothing but harm this jewel and in the long run end in loss of investment revenue for those of us who actually live here.

It is our sincere hope that you will vote against this project and help preserve the jewel that we know as Merritt Island.

Gigi & Jeff Nordfors

1983 Sykes Creek Dr.

Merritt Island, FL 32593

From: [T&C](#)
To: [Commissioner, D4](#)
Subject: Please Vote NO on Project 222 Rezoning
Date: Monday, April 27, 2026 2:53:49 PM

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

Dear Rob Feltner,

I am writing with urgency and deep concern to ask that you oppose the rezoning request for the proposed 222-unit apartment complex at Pioneer Road and Courtenay Parkway.

I have lived in Merritt Island for 25 years, and in that time, I have witnessed multiple accidents at that light — including one where I was nearly hit myself. This intersection is already dangerous, congested, and overburdened. Adding high density housing at this location would make an already unsafe situation far worse.

This area serves an elementary school, senior living facilities, medical offices, and four single family neighborhoods that all rely on Pioneer Road as their only safe, signalized exit. Traffic routinely backs up, especially during school hours, and pedestrians — including children and seniors — are already at risk. Increasing density here would put them in even greater danger.

This project does not reflect responsible growth. It benefits the developer while placing the burden on longtime residents who have invested their lives, families, and safety in this community.

For these reasons, I strongly urge you to vote NO on this rezoning request.

Thank you for your time and for considering the real world impact this decision will have on the people who live here.

Sincerely,
Carmen Prior

From: [Kathryn Rush](#)
To: [Commissioner, D4](#)
Subject: STOP PROJECT 222
Date: Monday, April 27, 2026 3:53:57 PM

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

Good afternoon,

Rob Feltner

I am writing this as a concerned homeowner, parent, and citizen of Sykes Cove in regard to Project 222 that a developer is wanting to build off Pioneer. We live in a single-family lifestyle community and want to keep it that way. There has already been enough development on that corner near Courtenay Pkwy. The traffic it will cause in that area and especially the impact it could have on Lewis Carroll Elementary School would be detrimental to our community. There has to be a stop to all these apartment complexes popping up on every open lot that can be found in our home of Brevard County. Thank you for your vote against this. We would have liked to attend the upcoming meeting on 5/7/2025, but are unable to attend due to work.

Sincerely, the Rush Family
119 Cove Loop Dr, Merritt Island, 32953

Courtney Rush
119 Cove Loop Dr, 32953
321-795-6575

From: [Jungle Room Studios](#)
To: [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Stop Project 222
Date: Monday, April 27, 2026 2:22:10 PM

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

Hello,

I live and own a house on Raintree lake circle and am opposed to rezoning this project for high density use for Project 222!

Please take note.

Thanks

Brian

Brian Tarquin

Jungle Room Studios

Multi Emmy Award Winning Composer/Guitarist

50 Million Streams on Pandora, Spotify & Apple

Best Music Video feat. Joe Satriani JMA Awards

Indie Label of the Year Nomination by HIMA

linktr.ee/guitartrax

From: suevmom@aol.com
To: [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: STOP Porject 222
Date: Monday, April 27, 2026 2:02:05 PM

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

We live on 215 Maliga Ct Merritt Island FL
This area is a single family home lifestyle, with an elementary school nearby
There are lots of elementary children walking and riding their bikes to school
When school lets out the traffic is terrible and backs up all the way to North Courtenay Parkway
I can not imagine the traffic involved if they allow the 3-story,222-unit apartment complex to be built on Pioneer
The other major problem is the runoff from the water
There is already flooding in the streets on a heavy rain
Is anyone going to address that issue when it becomes worse?

PLEASE PLEASE PLEASE
Do not allow this developer to rezone this area
This is our home and lovely area to live

Thank you

Sue Violante

330-207-0097

From: [Danielle Dulude](#)
Cc: [AdministrativeServices](#)
Subject: Supplemental Visual Evidence – File 8588 / 25Z00054 – Proposed 222-Unit Development on Merritt Island
Date: Tuesday, April 28, 2026 2:38:13 PM
Attachments: [Commission meeting May 7th 2026.pdf](#)

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

Dear Commissioners,

Attached please find a **Supplemental Visual Evidence Packet** for File 8588 / 25Z00054, the proposed 222-unit high-density residential development on Pioneer Road in Merritt Island.

This packet includes photographs and documentation submitted by nearby residents showing existing flooding, drainage issues, traffic conditions, and site conditions.

I respectfully request that this evidence be included in the official record and carefully considered at the continued hearing on May 7, 2026.

Thank you for your time and service.

Respectfully,
Danielle Dulude
Merritt Island Resident

Brevard County Commission Meeting May 7th, 2026

Infrastructure & Public Safety Concerns

Proposed 222-Unit High-Density Residential Development
File 8588 / 25Z00054
Pioneer Road & North Courtenay Parkway, Merritt Island

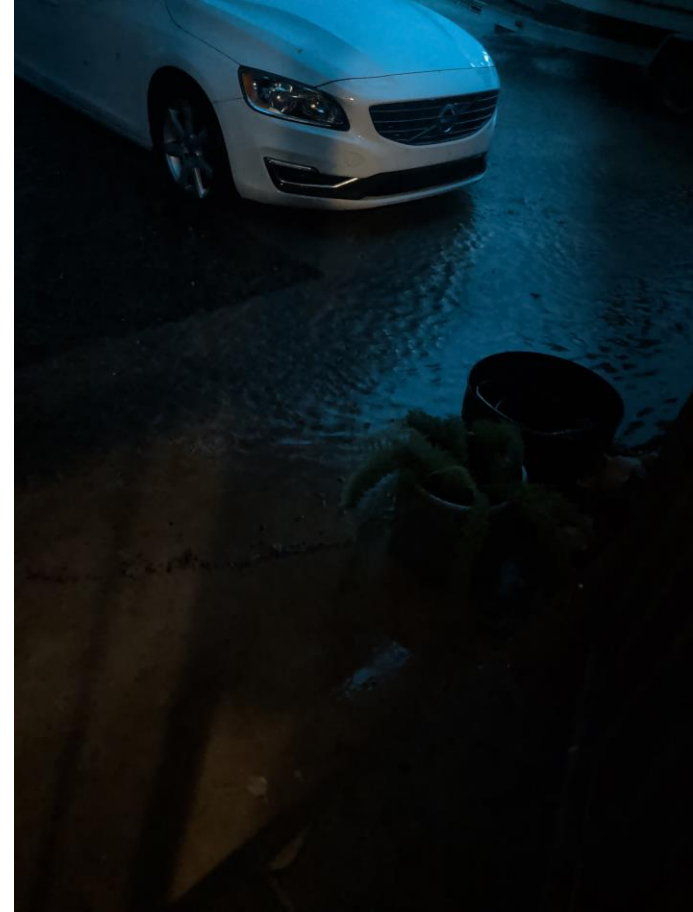
Danielle Dulude
Merritt Island Resident
April 2026

Flooding Via de la Reina, Merritt Island, FL

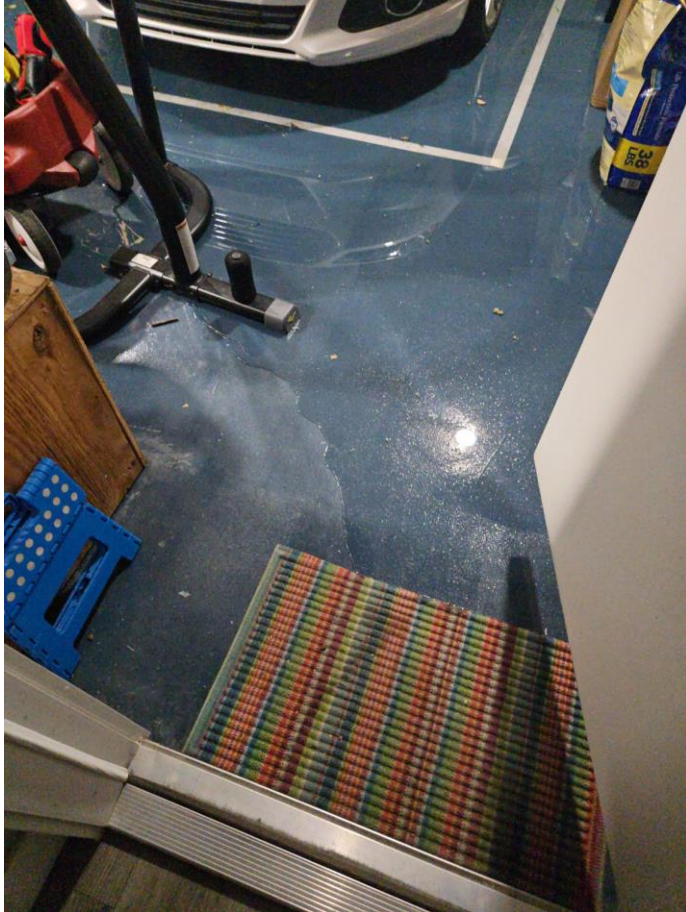
These photos document flooding on Via de la Reina around October 2025 and its impact on the local drainage system. Increased runoff from future development would place even greater pressure on an already strained infrastructure.

- The final image shows a displaced sewage drain cover after floodwaters receded, creating a serious safety hazard.
- The issue was reported to the Commissioner's office by a licensed plumbing contractor, but no immediate response was received. A caution sign was later placed to prevent accidents.
- Following flooding events, the homeowner experienced gurgling pipes and was unable to flush toilets for several days.

Flooding on Via De La Reina



Flooding and Drainage Stress in Via de le Reina



Flooding in Egrets Landing Subdivision (Hebron Drive, October 2025)

- These photos show flooding on Hebron Drive in the relatively new Egrets Landing subdivision.
- The vehicle pictured belongs to the homeowner across the street.
- The flooding raises serious concerns that the existing drainage infrastructure is already under stress and may not be able to handle additional development in the area.

Flooding on Hebron Drive, Egrets Landing



Flooding on Hebron Drive, Egrets Landing



Flooding Near the Proposed Development Site

- These photos show significant flooding near the proposed development site after a heavy rain event around October 2025.
- Homeowners are concerned about any high-density development causing more flood damage to their homes and land.
- Homeowners are concerned about increased traffic on Pioneer Road and Courtenay Parkway during school dismissal times, which could make it nearly impossible to safely access their neighborhood entrance.
- These existing problems must be resolved before any further high-density development is approved.

Flooding near Pioneer Road



Flooding near Pioneer Road



Flooding near Pioneer Road



Flooding near Pioneer Road



Flooding near Pioneer Road



Flooding near Pioneer Road

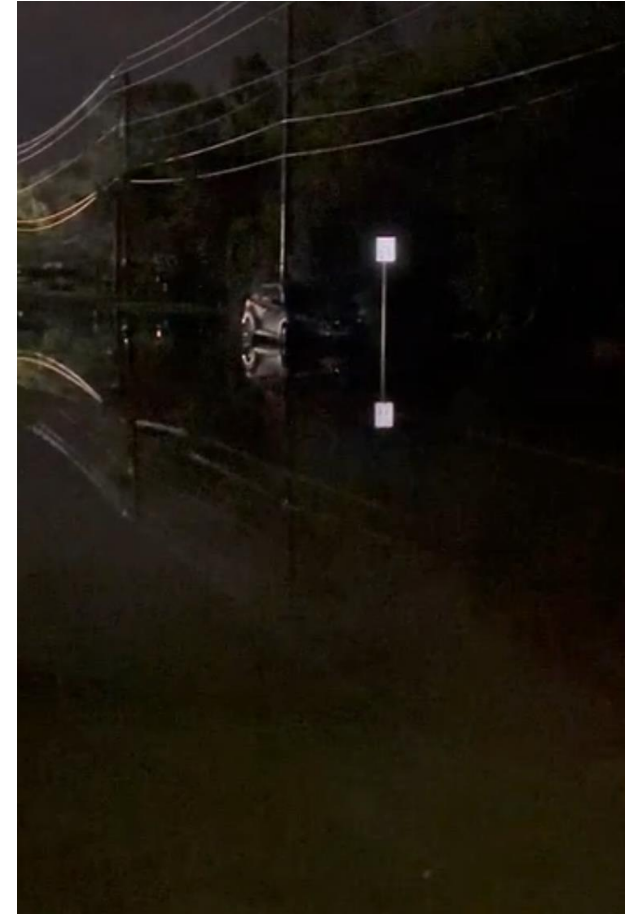


Flooding near Pioneer Road



Flooding near Pioneer Road

West side where the water drains – Car died in the road due to flooding (October 2025)



Flooding near Pioneer Road



Flooding on Sykes Creek Drive During Hurricane Milton (October 2024) and Other Rain Events (October 2025)

- These photos document flooding on Sykes Creek Drive during Hurricane Milton and other rain events.
- Many homes in the area, including the photographer's own home, experienced significant water intrusion into garages and living spaces.
- The next-door neighbor had to replace floors and drywall due to flood damage.
- With the proposed 222-unit development on Pioneer Road moving forward, residents are deeply concerned that future storms will become even more devastating due to increased runoff and overwhelmed drainage systems.

Flooding on Sykes Creek Dr - Hurricane Milton Impact (October 2024)



Flooding on Sykes Creek Dr - Hurricane Milton Impact (October 2024)



Rain and Flooding Sykes Cove Neighborhood (October 2025)



Rain and Flooding Sykes Cove Neighborhood



Heavy Traffic Congestion on State Road 3 (February 2026)

- These photos capture heavy traffic congestion during rush hour on State Road 3 near the Egrets Landing subdivision, including an accident that occurred in the area.
- The combination of increased traffic volume and frequent accidents further strains the already overburdened road network.
- As development continues, these issues must be addressed to ensure safer and more efficient traffic flow for current and future residents.

Rush Hour Traffic Congestion and Accidents on SR 3



Rush Hour Traffic Congestion and Accidents on SR 3



Rush Hour Traffic Congestion and Accidents on SR 3



Documented Ex Parte Communications

Official Disclosure from Commissioner Goodson's Office

Official Disclosure

Date Sent: March 31st, 2026

Received Public Record Request From:

Jackie Guadalupe

Staff Support Specialist – Legal

Public Records Request Coordinator

County Attorney's Office

Commissioner Goodson's Phone Calls with Steve Crisafulli (Registered Lobbyist)

- Feb 12, 2026 – Brief call with Steve Crisafulli
- Mar 18, 2026 – Brief call with Steve Crisafulli
- Mar 27, 2026 – Brief call with Steve Crisafulli and his client
- Mar 30, 2026 – Brief call with Steve Crisafulli

Relevance:

These calls occurred while the rezoning application (File 8588 / 25Z00054) was active.

Zoning Disclosures Tracking Sheet - D2

Date	Name	App#	Tax ID	District	Phone/Email Method	Comments
2/12	Chris Cook				phone	Pioneer Rd - They are not factoring in FDOT changes to the median. It's not right for any
2/12	Steve Crisafulli	Pioneer Rd			phone	Tom spoke to Steve about some changes being considered for traffic situation - need to help residents with problems & alleviate concerns
2/12/26	Brian Hamilton	2520057			phone	
2/12/26	Brian Hamilton	2520057			phone	Discussed expansion request - does not foresee any issues
2/26	Cole O'Neil				phone	Discussed property off SR3 - options for zoning
3/18	Steve Crisafulli	Pioneer Rd			phone	Brief call
3/23	Brian Tuttle	Highway 500 Acres 1			phone	Requesting meeting - 30 parcels
3/27	Steve Crisafulli	Pioneer Road			phone	conference call with his client
3/30	Steve Crisafulli	Pioneer Rd			phone	brief phone call
3/31	Chris Cook				2 phone	MS. Board this week for 100 parcel on old school board property across from Dalton General Lot

Conclusion: Why This Rezoning Should Be Denied

The resident-submitted photographs provide clear, compelling evidence that our community's infrastructure is **already failing**.

Critical Facts:

- The project site is in a **Mandatory Evacuation Zone A (Red)** on a barrier island with limited evacuation routes.
- The **North Merritt Island Small Area Study (2018)** explicitly warned that additional residential density would degrade evacuation times and worsen drainage/flooding problems.
- **Transportation impact fees have not been updated since 2007** — the fee for a new single-family home remains only \$4,353.
 - Brevard County faces **nearly \$800 million** backlog in water and sewer infrastructure upgrades.
- **PFAS “forever chemicals”** already exceed the EPA's enforceable 4 ppt limit in drinking water at the Mims/North Brevard and Barefoot Bay plants (finished water up to 5.9 ppt, some wells as high as 13 ppt PFOS). Wastewater treatment removes less than 10% of these chemicals.
- Public records show Commissioner Goodson had **multiple ex parte phone calls** with Steve Crisafulli, a registered lobbyist, including one call with “his client” on March 27, 2026.

Despite these disclosures, **no details have been provided** about the substance of those conversations.

- The applicant's own representatives described necessary infrastructure improvements as only **“if necessary”** and deferred them to later stages.
- Chapter 13 of the Brevard County Comprehensive Plan requires that **new development pay its full pro rata share** of infrastructure costs and not degrade concurrency standards for roads, drainage, potable water, and sanitary sewer.
- **Existing homeowners have already paid for our infrastructure** and continue to pay for it through property taxes and rising utility rates. **We should not be forced to subsidize private development profits.**

Recommendation:

We respectfully request the Board **deny** this rezoning or approve it **only** with a binding agreement requiring the developer to **fund 100%** of all infrastructure upgrades with verified concurrency **before** any certificate of occupancy.

Thank You

We support responsible growth —
Not subsidized growth that shifts infrastructure costs onto existing homeowners.
Current residents have already paid for our roads, drainage, water, and sewer systems —
and we continue to pay for them through our property taxes and rising utility costs.
New development should fully fund its own impacts rather than burdening those who are
already here.

Your attention and service to the residents of Merritt Island and Brevard County is greatly
appreciated.

Danielle Dulude
Merritt Island Resident

From: Roy Braganza <roysram@aol.com>

Sent: Tuesday, April 28, 2026 11:03 AM

To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Please Stop Project 222

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

Dear commissioner,

We are writing to ask you to oppose Project 222 at the corner of Pioneer Road and Courtenay Parkway. Rezoning this property is against the best interests of Merritt Island. Just a few things you might consider:

1. The corner of Pioneer and Courtenay already has had many severe vehicle accidents.
2. Traffic backs up in the entire area now specially during rush hour:
 - a. Backup goes west on 528 already back up all the way to Pioneer Road.
 - b. Lewis Carroll Elementary School causes bottlenecks on Pioneer in the morning and afternoons.
 - c. Children are crossing multiple intersections in the area at this time in-between backed up traffic.
 - d. Vehicles entering and exiting Starbucks on the corner have also added to traffic volume.
 - e. Steward Medical center to the north is the closest medical facility for use by all residents in this entire area.
 - f. Merritt Island Memory Care and Assisted Living is to the south with vehicle traffic exiting on Pioneer is what seniors have to use.
 - g. Adding any traffic in this area puts even more children and seniors at risk of injury or death.
3. There are four single family home neighborhoods: Raintree, Villa de Palmas, Sykes Cove and the neighborhood along Skyline Blvd, plus Lewis Carroll Elementary school that have only one safe way (with traffic light) out along Pioneer Road to Courtenay. Building an apartment complex is not appropriate here.
4. The property was not zoned for apartment complexes when they bought it. Did they just count on the County Commissioners to agree to their dangerous proposition?
5. Residents now ride bicycles and walk in this area because its safe.

To summarize: This rezoning benefits only those looking to make a profit of this property and does not take into consideration the safety of the current residents. This will add tremendously to congestion and put in place a very high-risk environment to children and residents of the area. Please turn down this project.

Thank you for your support,

Roy Braganza & Nancy Johnson

Villa de Palmers Homeowners

From: [Annaliese Dennis](#)
Subject: STOP PROJECT 222
Date: Tuesday, April 28, 2026 5:28:05 PM

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

Dear Commissioners,

I am writing to vehemently express my opposition to the proposed Project 222 rezoning and development.

Our neighborhood has been a stable, family-oriented community for over 60 years. It is a place where children safely ride their bikes, play outside, and neighbors know and look out for one another. Introducing a high-density apartment complex into the middle of this established area raises serious concerns about increased traffic, congestion, and the overall safety of our children and families.

Pioneer Road is already a well-traveled corridor, and adding hundreds of additional vehicles daily would significantly increase the risk to pedestrians, especially children who regularly play and ride bikes to and from school in this community. This type of development is not compatible with the character, safety, and quality of life that residents have worked hard to maintain for decades.

I respectfully urge you to vote against the rezoning and protect the integrity and safety of our neighborhood.

Thank you for your time and consideration.

Annaliese Dennis

257 Via de la Reina

From: [Michele Holbrook](#)
To: [Michele Holbrook](#)
Subject: Please say NO to Project 222
Date: Tuesday, April 28, 2026 4:50:04 PM

I cannot make the meeting on May 7th but I do want to express my concern for this project. Pioneer and Courtney are already a nightmare with regard to traffic in the mornings and the evenings. Our infrastructure cannot manage that many more cars. I am all for growth but not at the expense of “the quality of life” for the existing residents and families.

If you have any questions or need me to do anything else to help with this cause, please let me know.

Thank you, Michele Holbrook (and William Gay),

Michele Holbrook, CTC/CMP
Women for Adventure
Group & Sales Specialist
mholbrook@mac.com
408 410-6337

From: [Michael Mijon](#)
To: [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D4](#); [Commissioner, D3](#); [Commissioner, D5](#)
Subject: Project 222
Date: Tuesday, April 28, 2026 2:04:40 PM

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

Dear County Commissioners,

My family has lived in the Villas de Palmas neighborhood since 1998. My wife and I both worked in the Space Program—I as a NASA subcontractor and she with Lockheed Martin at Cape Canaveral.

Over the years, we have witnessed significant growth that has heavily impacted traffic on SR 3, particularly near the SR 528 interchange. As you are aware, the intersection of Pioneer Road and SR 3 is less than a mile from SR 528, making this a critical area of concern regarding local infrastructure and congestion.

Starbucks, SCCU, Twins Car wash, the new rehab facility and Lewis Carroll Elementary are already part of an infrastructure that often gridlocks this intersection, especially at peak rush hours for KSC and the school.

Adding a potential 222 unit apartment complex, thus perhaps 222 plus more vehicles, is not at all conducive to our current traffic situation.

If you (pl) have never driven these locations during prime traffic time yet, please do so.

PLEASE do not approve rezoning to high density use, we that live here now know it won't fit in our single-family home lifestyle. Plus there is much wildlife that call the wooded area that would be cleared, home.

Thank you for your consideration in this, to us who live here, a very serious matter!

Sincerely,
Michael and Cheryl Mijon

[Michael J. Mijon, M.A.](#)
[Cell 321-514-8817](#)

["Gratitude unlocks the fullness of life."](#)

From: jbporter66@gmail.com
To: [Commissioner, D2](#)
Cc: [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); "Tim Porterfield"
Subject: Proposed Zoning Reclassification for Courtenay and Pioneer
Date: Tuesday, April 28, 2026 4:29:06 PM

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

Commissioner Goodson and all Brevard County Commissioners:

We are writing again, in advance of the upcoming May 7 meeting, to voice our strong opposition to the proposed zoning reclassification and development plan filed for property near the corner of North Courtenay Parkway and Pioneer Road in Merritt Island (Merritt Bidco SPV, LLC – 25Z00054, Parcel ID 2412106).

As you have seen at previous meetings and as you will again see on May 7, your constituents, the residents of the communities surrounding this project, do not support the attempt to construct 222... or more, if we understand the intent of the last delay...units at this location. You only need to travel N Courtenay Parkway in the vicinity of Pioneer Road and Rt 528 to experience the traffic congestion in this area.

Mr. Goodson, hopefully you will choose to attend the May 7 meeting in person, so that you can look in the eyes of your constituents and know that this IS NOT a good idea for this area and not what your constituents want or support.

We close by reminding you of the prayer that opened the April 2 meeting: “God...give us the courage to do the right thing”. We implore you to do the right thing and vote No to this rezoning request.

Tim and Josie Porterfield
2185 Sykes Creek Drive
Merritt Island, FL 32953

From: jbporter66@gmail.com <jbporter66@gmail.com>
Sent: Wednesday, April 1, 2026 2:52 PM
To: d2.commissioner@brevardfl.gov
Cc: d1.commissioner@brevardfl.gov; d3.commissioner@brevardfl.gov; d4.commissioner@brevardfl.gov; d5.commissioner@brevardfl.gov; Tim Porterfield <timporterf@gmail.com>
Subject: Proposed Zoning Reclassification for Courtenay and Pioneer

Tom Goodson, District 2
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Viera, FL 32940
D2.Commissioner@brevardfl.gov

Dear Commissioner Goodson –

We are writing to you to voice our strong opposition to the proposed zoning reclassification and development plan filed for property near the corner of North Courtenay Parkway and Pioneer Road in Merritt Island (Merritt Bidco SPV, LLC – 25Z00054, Parcel ID 2412106).

The intersection of Courtenay and Pioneer and the surrounding roads are already severely congested at many times of the day due to the traffic in and out of Lewis Carroll Elementary School and that intersection's proximity to SR 528, which, as you well know, is the main thoroughfare to and from Port Canaveral. It is not at all uncommon for the traffic on Pioneer Road to be backed up to Courtenay in the mornings and afternoons, and in mornings and afternoons for the traffic to be backed up on Courtenay going both north and south as people try to exit onto either 528 East or 528 West. Accidents at these intersections are not at all uncommon.

The very idea of adding 222 multi-family units to this area is ludicrous. That is, in effect, almost doubling the size of Villa de Palmas, the neighborhood which abuts this project. This area simply cannot support the burden that such a project would put on it.

As County Commissioner for this district, it is your responsibility to make decisions that are best for your constituents and not for builders or developers. Voting in favor of this project would negatively impact your constituents and put additional stress on an area that already shows the strain of overcrowding. The Merritt Island Redevelopment Agency recently voted unanimously to recommend denial of this request.

Please do the job you were elected to do – support and protect your constituents – and vote NO for this zoning change and development request.

Sincerely,

Tim and Josie Porterfield
2185 Sykes Creek Drive
Merritt Island, FL 32953

Cc: Katie Delaney – D1.Commissioner@brevardfl.gov
Kim Adkinson – D3.Commissioner@brevardfl.gov
Rob Feltner – D4.Commissioner@brevardfl.gov

Thad Altman – D5.Commissioner@brevardfl.gov

From: [Susan Ritchardson](#)
To: [Commissioner, D2](#)
Subject: Rezoning
Date: Tuesday, April 28, 2026 3:20:15 PM

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

Dear Commissioner:

I wish to express my opposition to the rezoning of the property to allow for the building of a 3-story, 222-unit apartment complex on the north side of Pioneer and behind the Complete Care Family Medical Center on Merritt Island. This would not be in the best interest of the school, traffic flow and the surrounding community.

Sincerely,

Susan Ritchardson

From: [Commissioner, D1](#)
To: [AdministrativeServices](#)
Subject: Fw: Project pet[order on Courtney and Posner and
Date: Wednesday, April 29, 2026 3:02:10 PM

Forwarding email sent to District 1 regarding (25Z00054) for a 222-unit multi-family complex.

From: carol allenbaugh <3543carol@gmail.com>
Sent: Saturday, February 7, 2026 6:15 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Project pet[order on Courtney and Posner and

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

The Critical Facts:

- Safety Risk: The Staff Report (p. 10) warns this project creates a "Material Danger to Public Safety."
- Traffic: Our roads are already at 88% capacity. This project ignores the rule that limits development to "25% of remaining capacity."
- Bad Fit: The report admits 222 units is "not consistent" with our single-family neighborhoods.
- Local Experts Said No: Both local advisory boards (MIRA/P&Z) couldn't even find a majority to support this.

From: [Commissioner, D1](#)
To: [AdministrativeServices](#)
Subject: Fw: VOTE NO --- Rezoning Proposal on Pioneer Road, Merritt Island - Rangewater 222 Condo Units Proposal
Date: Wednesday, April 29, 2026 3:35:13 PM

Forwarding email sent to District 1 regarding (25Z00054) for a 222-unit multi-family complex.

From: Pamela Steel <spaceprincess2018@gmail.com>
Sent: Thursday, April 2, 2026 2:09 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: VOTE NO --- Rezoning Proposal on Pioneer Road, Merritt Island - Rangewater 222 Condo Units Proposal

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

Good afternoon,

I am a 55 year long resident (and tax payer for 40 of those years as a home owner) on Merritt Island. I was raised on Merritt Island when we relocated here in 1970 from NC for the Apollo Program. My father worked at KSC (retired Navy) for 20 years and I am a second generation aerospace worker directly for NASA. I am very vested in what is good for the Merritt Island community ... I am not a northerner who is seasonal or retired here. My kids attended the same schools on the Island as I did and now my grandkids are in those same schools ... so 4th generation in this community specifically on Merritt Island.

I live in the Sykes Cove deeded community that is located slightly south east of the Rangewater 222 condo units being proposed to be built off of Pioneer Road. Pioneer Road is my required travel route everyday, all day long living here.

This rezoning to allow condos to be built near the corner of Pioneer Rd and SR 3 is a BAD IDEA. The traffic in both directions (north and south) on SR3 makes entering/leaving Pioneer Road to get backed up and unsafe during peak traffic times, AND when Lewis Carroll Elementary School drop off and pickup times happen (five days a week), we are already having traffic issue without this added stress to the infrastructure which cannot handle the increased capacity efficiently. Often I sit at the traffic light on Pioneer Road/SR3 for 3-4 rotations waiting to get out of our neighborhood. Pioneer Road itself gets backed up with parents waiting to drop and pickup kids at Lewis Carrol and we have to go in the wrong lane (unsafe, illegal) just to enter our neighborhood. This is an ongoing issue that the BC Sheriff's office hears about often.

We are tax payer homeowners generating high revenues for Brevard County (HIGHER taxes since this is a waterfront community). Couple this existing issue with the increased traffic that has been generated by the Port on SR528 (poorly timed Port growth that doesn't align with funding for SR528 expansion)—— this north section of SR3 near Pioneer Road severely backs up daily going north already making it difficult for our owners come and go from our neighborhood.

You would not like this development if it were in your neighborhood!

Additionally, in the past 3 years since the Brevard county approved development along SR3 in this same area... Starbucks, Hampton Manor Assisted Living Facility, Car Wash, Space Coast Credit Union and Dunkin Donuts my home in Sykes Cove has flooded in the summer storms the past 3 years in a row (even outside of hurricanes) unlike anything I have seen in Sykes Cove the prior 13 more years I have lived in this neighborhood. I just had to spend \$1000 last month to have dry wall and baseboards replaced in my home due to mold growing from the flooding that occurred in summer & fall of 2025 in Sykes Cove. The stormwater system in our area (and much of Merritt Island) was not built originally to accommodate the increased flows from new development so unless the county has funding to fix all of the stormwater issues, large development like 222 condos is not wise. It is not prudent to ignore the fact that our streets are holding more water than ever now and our homes are flooding. Enough is enough! Do better.

And lastly, the added complication of FDOT planning to alter the medians on SR3 from SR528 south, will further make our end of SR3 backed up and a safety hazard with the many UTurns that will be required, especially during peak hours in these backups.

If you approve this rezoning and the condos are built, next comes development of the remaining two tracts of land off of Pioneer Rd (near Lewis Carroll) which sit low and provide what is left of impervious surfaces left near us. Our homes will surely flood if condos are built in all three of these areas. Our property values which your tax base is earned from .. will tank.

Merritt Island residents deserve a more properly and integrated development plan from the County with funding for infrastructure expansion that aligns timing wise with development plans and not vice versa. Developers will scoop up every inch of land left and build on it, make their millions and leave the area but the residents here are left to suffer the significant consequences for the years to come. Flooding in our homes to accommodate developers is not acceptable!

A better plan for the developer would be adding one street with 30 homes on it .. we could handle that development on the plot of land they procured .. we cannot accept rezoning to allow 222 condo units (1-3 bedrooms) to be built on the same tract of land is NOT acceptable to the tax payers and not responsible management by the Commissioners.

You were elected to work on behalf of the constituents, not the developers.

Simply VOTE NO to this rezoning request tonight.

Thank you,

**Pamela Steel
203 Sykes Loop Drive
Merritt Island, FL 32953
321-720-8417**

From: Gary Olsen <golsen12345@gmail.com>
Sent: Friday, April 24, 2026 4:20 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Project 222

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

Dear Katie Delaney,

I am writing to express my opposition to the proposed zoning change for the construction of an apartment complex off Pioneer Road. As a local property owner, I strongly urge you to vote against this land use modification.

Allowing this development would significantly alter the character of our neighborhood and add a substantial amount of traffic to an already congested road. Given our location on a barrier island, high-density residential housing is not a suitable use of this land.

Thank you for your time and consideration of this matter.

Sincerely,

Gary Olsen

From: angiebolt@gmail.com <angiebolt@gmail.com>

Sent: Sunday, April 26, 2026 3:25 PM

To: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; D3.commissiomer@brevardfl.gov <D3.commissiomer@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Opposition to Rezoning for Project 222

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

Dear County Commissioners,

I am writing to express my opposition to the proposed rezoning for Project 222, which would allow an eight-building apartment complex in an area currently zoned for residential homes.

This level of high-density development would significantly change the character of the neighborhood and place additional strain on traffic, infrastructure, and local services that were not designed for this scale of development.

I respectfully ask the Commission to deny the rezoning request for Project 222 and preserve the existing residential zoning for our community.

Thank you for your time and consideration.

Sincerely,
Angela Bolt
Merritt Island Resident

From: T Prior <tprior820@gmail.com>
Sent: Monday, April 27, 2026 10:01 AM
Subject: Proposed 222-unit apartment complex in Merritt Island

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

April 27, 2026

Dear commissioner,

We are writing to ask you to oppose Project 222 at the corner of Pioneer Road and Courtenay Parkway. Rezoning this property to high density use is against the best interests of Merritt Island. Just a few things you might consider:

1. The corner of Pioneer and Courtenay already has frequent vehicle accidents. Many are quite severe.
2. Traffic backs up in the entire area during rush hour:
 - a. Lines to go west on 528 already back up all the way to Pioneer.
 - b. Lewis Carroll Elementary School causes bottlenecks on Pioneer in the morning and afternoons.
 - c. Young children are crossing multiple intersections in the area at this time.
 - d. Vehicles exiting Starbucks on the corner have also added to traffic volume.
 - e. Steward Medical center to the north is the closest medical facility for use by all residents in this entire area.
 - f. Hampton Manor of Merritt Island Memory Care and Assisted Living is to the south with vehicle traffic exiting on Pioneer and seniors walking in the area.
 - g. More traffic in this area puts even more children and seniors at risk of injury or death.
3. There are four single family home neighborhoods: Raintree, Villa de Palmas, Sykes Cove and the neighborhood along Skyline Blvd, plus Lewis Carroll Elementary school that have only one safe way (with traffic light) out along Pioneer Road to Courtenay. An apartment complex is not logical or appropriate here.
4. The property was not zoned for apartment complexes when they bought it. Did they just “assume” they could sway the County Commissioners to their dangerous proposition?
5. Residents ride bicycles and walk in this area because it is safer than doing the same on Courtenay Parkway. Why would you want to discourage that?

To summarize: There is nothing wrong with growth in Merritt Island, but it needs to be both smart and appropriate to the existing residents. This rezoning benefits only those looking to

make a quick buck off a property flip. Current residents lose quality of life, add tremendously to congestion, and frankly put in place a high-risk environment to young school children and residents of the area. Please do the "right thing" and turn down this money grab.

Thank you for your support,

Thomas & Carmen Prior

Sykes Cove home owners

From: T&C <tcprior@yahoo.com>
Sent: Monday, April 27, 2026 2:45 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Please Vote NO on Project 222

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

Dear Katie Delaney,

I am writing with urgency and deep concern to ask that you oppose the rezoning request for the proposed 222-unit apartment complex at Pioneer Road and Courtenay Parkway.

I have lived in Merritt Island for 25 years, and in that time, I have witnessed multiple accidents at that light — including one where I was nearly hit myself. This intersection is already dangerous, congested, and overburdened. Adding high density housing at this location would make an already unsafe situation far worse.

This area serves an elementary school, senior living facilities, medical offices, and four single family neighborhoods that all rely on Pioneer Road as their only safe, signalized exit. Traffic routinely backs up, especially during school hours, and pedestrians — including children and seniors — are already at risk. Increasing density here would put them in even greater danger. This project does not reflect responsible growth. It benefits the developer while placing the burden on longtime residents who have invested their lives, families, and safety in this community.

For these reasons, I strongly urge you to vote NO on this rezoning request.

Thank you for your time and for considering the real world impact this decision will have on the people who live here.

Sincerely,
Carmen Prior

From: Lisa Knight <lisakni@hotmail.com>

Sent: Monday, April 27, 2026 1:33 PM

To: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; D4.commissioner@brevardfl.com <D4.commissioner@brevardfl.com>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Stop Project 222

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

Dear County Commissioner,

I'm sending this email to express my opposition to the 222-unit apartment complex being proposed in my community. This high-density addition of housing will have a negative effect on the traffic, safety and disruption to our neighborhood environment which we enjoy.

This type of residences (3 story 222 apartment building) simply does not fit in our area and should be located somewhere else. Please vote NO.

Thank you,

Lisa Knight

From: rsginn <rsginn@cfl.rr.com>
Sent: Wednesday, April 29, 2026 11:13 AM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Project 222 apartment complex Merritt Island

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

Katie Delaney,

As a homeowner in the Merritt Island community where the subject Project 222 apartment complex is proposed I am opposed to any multi-family development in a single-family area. We are already experiencing high traffic volumes in this area due to the local school on Pioneer Road, visitors that utilize the two gas stations to fill up their vehicle after a cruise at the port (and Starbucks) and long traffic back-ups morning /evenings for the NASA/ Cape workers and when the SR-3 / Barge Canal bridge opens. In addition, SR528 experiences traffic backups that are up to a a mile long due to arriving and departing cruise traffic. I am aware that SR-3/ Courtenay Parkway will receive improvements in the local area in 2027 however, they will only address safety concerns and not improve the volume flow challenge that we currently experience with the bridge and SR528 interchange.

I strongly urge you to NOT approve any zoning variance or authorization to proceed with Project 222 or any multi-unit development in this area.

Best regards,

Scott & Arlene Ginn
257 Via Havarre
Merritt Island, Fl 32953

Have a fabulous day !

From: Barb Gerarden <bgerarden@yahoo.com>
Sent: Wednesday, April 29, 2026 2:21 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Opposition to Rezoning Request for Project 222

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

Dear Brevard County Commissioner Katie Delaney,

We are writing to formally express our strong opposition to the proposed rezoning for Project 222, which would allow for high-density use in our community.

We recently purchased our home at 2280 Sykes Creek Drive on Merritt Island, drawn by the character, tranquility, and established nature of this neighborhood. This area is comprised primarily of single-family homes, and we believe that the proposed high-density development is not compatible with the existing community structure or its long-term vision.

In addition to concerns about neighborhood character, we are particularly troubled by the existing traffic conditions. Pioneer Road already experiences significant daily congestion including a school zone, and the addition of a high-density project would only exacerbate these issues, creating further strain on infrastructure and potentially impacting safety for residents.

We respectfully urge the Commission to carefully consider the impact of this rezoning request on current residents and to deny approval of Project 222. Preserving the integrity, safety, and livability of our neighborhood is of utmost importance to us and our fellow community members.

Thank you for your time and consideration.

Sincerely,

Barbara Gerarden

From: Dan Tweed <Dtweed@cfl.rr.com>

Sent: Monday, January 19, 2026 3:03 PM

To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Cc: Lynn Tweed <lhtweed@cfl.rr.com>

Subject: Rezoning Proposal for Merritt Island Apartment Units at Pioneer Road and Courtenay Parkway

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

We are writing in vigorous opposition to subject rezoning proposal and strongly urging you to deny it. We understand that the Merritt Island Redevelopment Agency recommended against the request but that there was a tie vote by the Planning and Zoning Board, and that it is now up to our County Commissioners to disposition the request. PLEASE do the right and sensible thing and kill this project!!

We have lived on Raintree Lake Circle for over 4 decades and have endured countless negative effects due to nearby residential and commercial growth, with a substantial spike in just the past few years with Hampton Manor, Starbucks, Twins Car Wash and Space Coast Credit Union all chipping away at our green spaces and tranquility.

We are all for progress and sensible development but this proposal is a terrible idea. It would exacerbate the already extremely congested and unsafe conditions on both Courtenay Parkway and Pioneer Road. On a daily basis, we witness red light runners at the intersection of Courtenay Parkway and Pioneer Road. Courtenay currently backs up frequently in both directions from SR 528 past Pioneer, and Pioneer already backs up nearly to Courtenay every afternoon with Lewis Carroll Elementary traffic. Dumping additional vehicles from hundreds of new residences would create serious logjams on both roads and preclude the ability to properly and safely manage traffic flow and signal timing. In addition, this project will have a significant impact on existing storm drainage systems and greatly increase the potential for flooding our homes.

I'm sure you have been made aware of a few key points that should make for an easy decision to deny this request:

- Affected roadway(s) already at 88% capacity and this proposed project exceeds the "25% of remaining capacity" rule
- The proposed project is clearly incompatible with our community, with the rezoning report admitting that a complex with 222 units is not consistent with the surrounding single family neighborhoods
- This proposed project represents "spot zoning," placing a high density apartment complex in a low density residential pocket. Under Administrative Policy #3, this use will significantly diminish the quality of life and the safety of existing neighborhoods through noise and traffic.

We must acknowledge that zoning rules are in place for good reason. Please do your duty, stand up for your constituents, and deny this rezoning proposal.

Thank you for your time and serious attention to this important matter.

Daniel and Lynn Tweed
2855 Raintree Lake Circle
Merritt Island

From: Mary Beth Chuto <floridabeach74@gmail.com>
Sent: Wednesday, April 29, 2026 4:40 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: STOP PROJECT 222!

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

email:

Commissioner Delaney

I would like to register my opposition to the proposed rezoning that would allow a high-density apartment development near Courtenay Parkway and Pioneer Road.

From the information available to the public, the project would consist of eight three-story buildings totaling 222 units. This level of density is far beyond what the surrounding area was designed to support, and it raises several serious concerns for those of us who live and travel here.

The primary issues are:

1. **Traffic and roadway capacity:** Courtenay Parkway is already heavily congested, particularly during morning and evening travel times. Adding hundreds of additional units would significantly increase traffic volume and worsen an already challenging situation.
2. **Infrastructure limitations:** Merritt Island has not seen a development of this size in many years. Existing utilities, roadways, and public services are not equipped to absorb the impact of such a large influx of residents without substantial upgrades.
3. **Neighborhood compatibility:** The scale and density of the proposed project do not align with the character of the surrounding residential areas. Allowing this rezoning would set a precedent that could alter the community in ways many residents do not support.
4. **Construction impacts:** A project of this magnitude would bring years of construction activity, with noise, traffic delays, and safety concerns affecting nearby neighborhoods.

For these reasons, I respectfully ask that you oppose the rezoning request and support land-use decisions that protect the long-term livability and character of Merritt Island.

Thank you for your time and consideration.

Sincerely,
Mary Beth Chuto
Merritt Island, District 2

From: [Mary Beth Chuto](#)
To: [Commissioner, D2](#)
Subject: Merritt Island
Date: Tuesday, April 28, 2026 6:53:34 PM

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

Commissioner Goodson,

I would like to register my opposition to the proposed rezoning that would allow a high-density apartment development near Courtenay Parkway and Pioneer Road.

From the information available to the public, the project would consist of eight three-story buildings totaling 222 units. This level of density is far beyond what the surrounding area was designed to support, and it raises several serious concerns for those of us who live and travel here.

The primary issues are:

1. Traffic and roadway capacity: Courtenay Parkway is already heavily congested, particularly during morning and evening travel times. Adding hundreds of additional units would significantly increase traffic volume and worsen an already challenging situation.
2. Infrastructure limitations: Merritt Island has not seen a development of this size in many years. Existing utilities, roadways, and public services are not equipped to absorb the impact of such a large influx of residents without substantial upgrades.
3. Neighborhood compatibility: The scale and density of the proposed project do not align with the character of the surrounding residential areas. Allowing this rezoning would set a precedent that could alter the community in ways many residents do not support.
4. Construction impacts: A project of this magnitude would bring years of construction activity, with noise, traffic delays, and safety concerns affecting nearby neighborhoods.

For these reasons, I respectfully ask that you oppose the rezoning request and support land-use decisions that protect the long-term livability and character of Merritt Island.

Thank you for your time and consideration.

Sincerely,
Mary Beth Chuto
Merritt Island, District 2

From: [Barbara Kauffman](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Fwd: Today's meeting re Proposed Pioneer Road Zoning Changes
Date: Thursday, April 2, 2026 3:45:01 PM
Attachments: [3.16.26 lt re proposed zoning changes Pioneer Rd.pdf](#)

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

Dear Commissioners, I do hope you timely received and reviewed my letter of March 16, 2026, which is attached hereto for your convenient reference.

In that letter, I point out that the zoning commission's own Staff Comment Report acknowledges that the proposed apartment development at Pioneer and Courtenay in Merritt island could "cause traffic impacts that could adversely impact the safety and welfare of residents in the existing surrounding residential neighborhoods".

In that letter I also asked the obvious question: *Why would the zoning commission knowingly vote to drastically change zoning laws in a residential area near a busy elementary school in a manner that foreseeably endangers thousands of current Merritt Island residents and their children?*

I am not a Florida lawyer and don't know Florida law. But it does appear clear that the Florida Statutes frown on agents of the state and its subdivisions "acting in a manner exhibiting wanton and willful disregard of human rights, safety, or property." The Pioneer/North Courtenay intersection area is already the scene of many tragic accidents. We don't need more.

The bottom line is it does appear the commission is on ample notice and has already acknowledged that the proposed apartment development foreseeably endangers the lives and property of thousands of current Merritt Island homeowners and residents, as well as other users of Pioneer Road and North Courtenay Parkway.

The only responsible vote is no.

Barbara K. Giles (concerned resident)
203 Cove Loop Drive
Merritt Island FL.

----- Forwarded message -----

From: **Barbara Kauffman** <bkauffmanlaw@gmail.com>
Date: Mon, Mar 16, 2026 at 1:51 PM
Subject: Today's meeting re Proposed Pioneer Road Zoning Changes
To: <Trina.Gilliam@brevardfl.gov>, <AdministrativeServices@brevardfl.gov>

Dear Ms. Gilliam and Ms. Randall,

This letter is relevant to this afternoon's 3 p.m. meeting. Would you kindly pass it along to the Board?

I apologize that it is so late. Luckily the newspaper reminded us to make our voices heard on this subject today.

Regards,

Barbara K. Giles (concerned resident)
203 Cove Loop Drive
Merritt Island FL.

From: sykescreeklady@icloud.com
To: [Commissioner, D2](#)
Cc: [Keith Lord](#)
Subject: Rezoning at Pioneer and Courtenay
Date: Sunday, April 12, 2026 8:11:16 AM

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

We understand that Merritt Bidco SPV LLC has proposed rezoning and developing a 222-unit residential multi-family project on 11.24 acres. They are requesting to rezone the property from Agricultural Residential to Medium-Density Multiple-Family Residential.

We are certainly not opposed to development. Growth is inevitable and it can bring positive improvements to our community. Our concern is that this specific project, at this scale, on this particular corner, does not align with safe or responsible planning for Merritt Island.

The impact on the neighborhood and schools would be enormous, not to mention the fact that the traffic at that intersection is already horrific for all of us traveling on Courtenay. The mitigation proposed by the developer is inadequate. It seems to be common sense that this is NOT the place for a multi-family residential project.

Please vote "NO."

Keith and Suzanne Lord
1650 Sykes Creek Drive
Merritt Island, FL 32953
321-745-0374

From: [SUZANNE LORD](#)
To: [Commissioner, D2](#)
Subject: Rezoning at Pioneer and Courtenay
Date: Sunday, April 12, 2026 8:05:46 AM
Importance: High

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

We understand that Merritt Bidco SPV LLC has proposed rezoning and developing a 222-unit residential multi-family project on 11.24 acres. They are requesting to rezone the property from Agricultural Residential to Medium-Density Multiple-Family Residential.

We are certainly not opposed to development. Growth is inevitable and it can bring positive improvements to our community. Our concern is that this specific project, at this scale, on this particular corner, does not align with safe or responsible planning for Merritt Island.

The impact on the neighborhood and schools would be enormous, not to mention the fact that the traffic at that intersection is already horrific for all of us traveling on Courtenay. The mitigation proposed by the developer is inadequate. It seems to be common sense that this is NOT the place for a multi-family residential project.

Please vote "NO."

Keith and Suzanne Lord
1650 Sykes Creek Drive
Merritt Island, FL 32953
321-745-0374

From: [Jan McPherson](#)
To: [Commissioner, D2](#)
Subject: Apartment building on Pioneer Road
Date: Wednesday, April 15, 2026 10:12:43 PM

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

II think it is really a very bad idea to build an apartment building Near Courtenay and Pioneer Road. I live on Merritt Island and it seems like over populating. The Island is going to be a huge burden on the infrastructure. If it's 200 units or more and probably at least two people live in one apartment how many flushes a day does that amount to recently there was three sewage spill incidents less than one month. We're just asking for trouble by building that apartment building.

From: [Joel McPherson](#)
To: [Commissioner, D2](#)
Cc: [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Proposed 222-Unit Apartment Complex
Date: Tuesday, April 14, 2026 4:52:07 PM

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

To: Commissioner Tom Goodson (District 2), and Members of the Brevard County Board of County Commissioners

Brevard County’s pending decision on a proposed 222-unit apartment complex on Merritt Island deserves careful, fact-based scrutiny—because this is not just another zoning question. It is a public safety and long-term planning decision for a barrier island.

Brevard County Board of County Commissioners is being asked to evaluate a level of density in an area that is fundamentally different from mainland communities. Merritt Island’s limited evacuation routes—primarily a small number of causeways—mean that every additional unit of density must be evaluated not only for normal daily conditions, but for worst-case emergency scenarios. When a major hurricane approaches, the central question is not quality of life on an ordinary day, but whether residents can evacuate quickly and safely when time is critical.

A 222-unit development could reasonably add approximately 400 to 600 residents and several hundred vehicles. Those vehicles would funnel onto already congested corridors such as Courtenay Parkway and ultimately toward the same evacuation routes used by the entire island population. Even modest increases in traffic volume can have disproportionate impacts during evacuation events, potentially delaying clearance times when minutes matter.

This concern is not theoretical. Residents already experience recurring congestion, and emergency response times are directly influenced by roadway conditions. Increasing density without demonstrable improvements to evacuation capacity risks compounding an existing vulnerability rather than addressing it.

There are also broader infrastructure considerations. Hospitals and emergency services serving Merritt Island and surrounding areas have faced increasing demand in recent years, while operating within the same geographic constraints as residents. Growth that is not matched by parallel expansion in these systems may not reveal its full consequences until a high-stress event occurs.

None of this is an argument against growth. Brevard County needs housing, including rental options and workforce accommodations. However, location matters significantly. Inland areas such as Viera, Melbourne, and Rockledge are better positioned to support higher-density development. These communities have more robust road networks, fewer evacuation constraints, and closer proximity to expanding medical infrastructure. In many cases, they were specifically planned with growth capacity in mind.

On a barrier island, the standard for approval should be higher. Before considering a project of this scale, the Brevard County Board of County Commissioners should require

clear and updated evacuation modeling, enforceable infrastructure commitments, and verified assurances that emergency response capabilities will not be compromised.

Growth is inevitable, but where and how it occurs is a choice. On Merritt Island, that choice should prioritize safety, resilience, and long-term sustainability over short-term development pressure.

Respectfully submitted,
Joel McPherson
1298 Potomac Dr.
Merritt Island, FL 32952

From: [Debbie Montgomery](#)
To: [Commissioner, D5](#); [Commissioner, D4](#); [Commissioner, D3](#); [Commissioner, D2](#); [Commissioner, D5](#); [Commissioner, D1](#)
Subject: Pioneer/Courtenay rezoning
Date: Wednesday, April 29, 2026 11:20:22 AM

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

I am one of the many thousands who signed the petition in opposition to the rezoning of property at Pioneer & Courtenay on Merritt Island.

You notice I said many thousands! We are your constituents, the residents who will be negatively impacted if the rezoning is approved and multi-family units are built on this site.

Please try to put the big money of developers and their lobbyists aside and listen to the ones who will be impacted.

1.) Traffic on Courtenay is already at overload. School drop off and pickup traffic on Courtenay and Pioneer is a nightmare. Besides existing neighborhood students, all children north of 528 with all of its existing and new developments feed to one school, Lewis Carroll on Pioneer. Cars turning from Courtenay onto Pioneer backup almost the length of Pioneer from the school. This is entering, then leaving, both morning and afternoon. A mid day school event could make for 3 times a day!

Can Lewis Carroll handle potentially a hundred more students? Bring in trailers? Hire more teachers? Raise our taxes?

2.) Raintree is already at a low elevation. The green space that would be done away with is vital in preventing runoff. Paving over that acreage will create runoff into adjacent neighborhoods that may place many homes in danger of flooding. Along with that issue, towering apartments adjacent will have a negative effect on property values.

3.) Infrastructure is a known and existing issue. It is not up to handling additional development!

As I see it, there are many CONS to this request

- A.) Traffic
- B.) impact on schools
- C.) Property values
- D.) Flooding potential to existing neighborhoods
- E.) Infrastructure
- F.) If approved all green space will be gone. Where would these new residents walk, many with dogs?

PRO'S—??????

I see absolutely no pro's for the thousands of current residents if rezoning is approved.

Please, listen to the thousands of your constituents and vote NO on this rezoning request.

Thank you for your consideration.

Debra Montgomery
2495 Raintree Lake Circle
Merritt Island, Fl. 32953

Sent from my iPad

From: [Sharon or Tom Nelson](#)
To: [Commissioner, D2](#)
Subject: Case #25Z00054 Bidco SPV, LLC
Date: Friday, April 10, 2026 5:44:54 PM

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

Please do not promote this high density project in Merritt Island. It's too much for the 2 main roads to evacuate more people when hurricanes arrive.
Thank you for your attention.

Sharon Nelson

From: [Seb Perin](#)
To: [Commissioner, D2](#)
Subject: Proposed rezoning
Date: Thursday, April 16, 2026 9:32:03 AM

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

The latest proposal for rezoning a property on the east side of N. Courtenay Parkway, just 420 feet south of Via De La Reina, threatens not only the tranquility of our cherished island but also the safety and well-being of its residents. Many of us are aware of the struggles we face daily with traffic congestion. Re-zoning this land would exacerbate an already dire traffic situation and potentially increasing the likelihood of accidents also posing a serious risk to pedestrians and drivers alike. In addition, the potential for increased flooding cannot be ignored, since the natural drainage systems that protect our land are already strained. This development presents a further stress to these resources, leading to possible flooding disasters for our homes and businesses. In addition, it represents a loss of precious green space. We are aware of the fact that although you are not a Merritt Island resident. However, we elected you to represent us and to honor our best interests. It is our hope that you do so regarding this important issue.

From: [Brandon Shannon](#)
To: [Commissioner, D2](#)
Subject: Opposition to Case #25Z00054 at Pioneer Road and N. Courtenay Pkwy
Date: Wednesday, April 29, 2026 9:22:51 PM

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

Dear Commissioner Tom Goodson

Please show your support for this community and vote to oppose the proposed rezoning for Merritt Bidco SPV LLC to build their 222 unit residential monstrosity. While I understand the importance of accommodating growth, this particular proposal raises serious concerns about its impact on the surrounding community. Adding such a high-density development here would unduly strain the existing infrastructure, especially regarding traffic congestion and water management.

Additionally, this project would do nothing to boost local builders, business owners, and developers. All the money will be funneled out of the county to individuals who don't even live here. All the while we are dealing with the mess they create.

Be responsible with your elected power and support the people who voted you into place. Growth must be thoughtful, sustainable, and aligned with the capacity of local infrastructure. Approving this rezoning request risks compromising the quality of life for existing residents and the environmental stability of the area.

I oppose Case #25Z00054 at Pioneer Road and N. Courtenay Pkwy. Please join me and your other constituents in opposition to this project.

Thank You,
Brandon Shannon
5424 Lovett Drive Merritt Island

From: [Jenavieve Thurston](#)
To: [Commissioner, D2](#)
Subject: Concern About Proposed Apartment Complex Behind Our Home
Date: Monday, April 13, 2026 5:07:38 PM

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

Dear Commissioner Tom Goodson,

My name is Jenavieve Blankenship. I am a lifelong Merritt Island resident. My husband and I bought our first home in 2020, and we chose this specific area because we truly believed it was the kind of place we could raise our family.

We have two little girls, ages 4 and 6, and this is the home where we are building our life. This isn't just a property to us. It's where our kids are growing up. It's where we feel safe and at peace.

I recently learned about the plan to build a 222 unit, three story apartment complex directly behind our home, and I honestly feel sick thinking about it.

I am very worried about what this is going to do to our area, especially with issues we are already dealing with.

Flooding is a real concern here. We have already had water come close to our home. Our backyard turns into a swamp when it rains heavily. The drainage ditches on Pioneer overflow into the road, and the neighborhood lake already floods into nearby homes. There have been times where the streets are so flooded that catfish are swimming through them.

With all of that already happening, I don't understand where the runoff from a development this large is supposed to go. It feels like we are already at capacity.

Traffic is another big concern. The intersection at Pioneer and Courtney is already dangerous. I see accidents there all the time. Adding hundreds of cars from a complex this size is only going to make that worse.

My 6 year old goes to Lewis Carroll Elementary, and I ride bikes with her to school. The thought of more traffic in an already unsafe area is really scary as a parent.

And beyond all of that, this changes the entire feeling of our home. Right now we have privacy. We have a peaceful backyard where our kids play. Putting three story buildings right behind us takes that away completely. It's hard to explain, but it feels like we are losing something we worked really hard for.

My family has been here since the 1960s. I have watched this area grow my whole life, and not always in a good way. This feels like another situation where growth is happening without really thinking about the people who already live here.

I am asking you to please take a serious look at this project. Has there been a drainage study done? Has traffic truly been evaluated for safety?

I am not against growth, but this feels like too much for an area that is already struggling.

I just want to protect the home we've built and the life we are raising our children in.

Thank you for your time.

Sincerely,

Jenavieve Blankenship

From: [Leanne Wallace](#)
To: [Commissioner, D2](#)
Subject: NO NEW APARTMENTS!
Date: Wednesday, April 29, 2026 10:31:51 AM

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

Dear Commissioners,

I am writing to express my strong opposition to the proposed zoning change that would allow for the development of a new apartment complex in our community.

While I understand the need for growth and housing availability, this particular proposal raises several serious concerns. Increased density in the area would likely place additional strain on existing infrastructure, including roads, schools, drainage systems, and emergency services, many of which are already operating near capacity. In addition low income, or even median income apartments are connected with higher crime rates. Without clear, enforceable plans to address these impacts, the burden will fall on current residents. Residents who vote, pay taxes and are law abiding.

Additionally, the proposed development does not appear to align with the existing character and long-term planning vision of the community. Rapid or poorly planned growth can diminish property values, increase traffic congestion, and negatively affect overall quality of life. Residents chose this area based on its current zoning and environment, and significant changes should not be made without careful consideration and broad community support.

I respectfully urge the Commission to deny or reconsider this zoning request until a more comprehensive plan is presented—one that fully addresses infrastructure capacity, environmental impact, and community compatibility.

Thank you for your time and for your commitment to representing the interests of Brevard County residents.

Sincerely,
Leanne Vinson
2415 Sykes Creek Dr
Merritt Island Florida 32953
(Home owners)

[Your Contact Information]

Sent from my iPhone

From: [Jamie Welsh](#)
To: [Commissioner, D2](#)
Subject: Opposition to Proposed Rezoning for High-Density Development on Merritt Island
Date: Wednesday, April 29, 2026 11:15:34 AM

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

I am writing to express my strong opposition to the proposed rezoning that would allow a high-density, multi-building apartment development near the intersection of Courtenay Parkway and Pioneer Road.

Based on publicly available information, the proposal would introduce eight three-story buildings containing a total of 222 units. This represents a dramatic increase in density for an area that is already experiencing significant strain on its infrastructure.

My concerns include the following:

- **Traffic congestion:** Courtenay Parkway is already heavily burdened, especially during peak hours. Adding hundreds of new units would worsen congestion and increase commute times for residents who rely on this corridor daily.
- **Infrastructure strain:** Merritt Island has not seen a development of this scale in decades. Roads, utilities, and public services are not equipped to absorb the impact of such a large project without substantial upgrades.
- **Incompatibility with surrounding neighborhoods:** The proposed density and building height are out of character with the existing residential areas. The scale of the project would alter the community's established character and livability.
- **Construction impacts:** A multi-year construction project of this size would create noise, traffic delays, and safety concerns for nearby residents.

For these reasons, I respectfully urge you to oppose the rezoning request and preserve the existing land-use protections that maintain the quality of life for Merritt Island residents.

Thank you for your time and consideration.

Sincerely,

Jamie Welsh,

Merritt Island, District 2

From: [Joseph Adams](#)
To: [Commissioner, D2](#)
Subject: Development
Date: Sunday, April 26, 2026 5:25:42 PM

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

I've lived in Sykes Cove for the past 30 years. Everyday we have had to fight the traffic on Pioneer as well as SR3. All we need now is more development, traffic, accidents and zero traffic enforcement by the BCSO. Please vote no on the proposed 222 unit apartment development. Enough is enough.
Sent from my iPhone

From: [Barbara Camody](#)
To: [Commissioner, D2](#)
Subject: Opposition to Project 222
Date: Tuesday, April 28, 2026 12:27:52 PM

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

Commissioner Tom Goodson,
I come before you to express my opposition to the proposed project to add a 222 unit apartment complex on the north side of pioneer and behind the existing Complete Care Family Medical Center.

From: [M. Nice](#)
To: [Commissioner, D2](#)
Subject: APARTMENTS N. COURTNEY AND 528
Date: Tuesday, April 28, 2026 10:33:30 AM

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

CONFLICYIVE AREA
TRAFFIC GOING TO ORLANDO
TRAFFIC GOING TO NASA COMPLEX
TRAFFIC GOING TO THE PORT
TRAFFIC GOING TO THE BEACHES
ACCIDENTS DAILY
CONGESTION WITH SCHOOL TRAFFIC
225 UNITS EXCESSIVE FOR THIS AREA.
THANK YOU,
MARIA NICE
144 LAS PALMAS

From: [Scott](#)
To: [Commissioner, D4](#)
Subject: Project 222 apartments Merritt Island
Date: Thursday, April 30, 2026 9:56:12 AM

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

Rob,

As a homeowner in the Merritt Island community where the subject Project 222 apartment complex is proposed I am opposed to any multi-family development in a single-family area. We are already experiencing high traffic volumes in this area due to the local school on Pioneer Road, visitors that utilize the two gas stations to fill up their vehicle after a cruise at the port (and Starbucks) and long traffic back-ups morning /evenings for the NASA/ Cape workers and when the SR-3 / Barge Canal bridge opens. In addition, SR528 experiences traffic backups that are up to a a mile long due to arriving and departing cruise traffic. I am aware that SR-3/ Courtenay Parkway will receive improvements in the local area in 2027 however, they will only address safety concerns and not improve the volume flow challenge that we currently experience with the bridge and SR528 interchange.

I strongly urge you to NOT approve any zoning variance or authorization to proceed with Project 222 or any multi-unit development in this area.

Best regards,

Scott & Arlene Ginn
257 Via Havarre
Merritt Island, FL 32953

Have a fabulous day !

From: [Debbie Montgomery](#)
To: [Commissioner, D5](#); [Commissioner, D4](#); [Commissioner, D3](#); [Commissioner, D2](#); [Commissioner, D5](#); [Commissioner, D1](#)
Subject: Pioneer/Courtenay rezoning
Date: Wednesday, April 29, 2026 11:20:22 AM

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

I am one of the many thousands who signed the petition in opposition to the rezoning of property at Pioneer & Courtenay on Merritt Island.

You notice I said many thousands! We are your constituents, the residents who will be negatively impacted if the rezoning is approved and multi-family units are built on this site.

Please try to put the big money of developers and their lobbyists aside and listen to the ones who will be impacted.

1.) Traffic on Courtenay is already at overload. School drop off and pickup traffic on Courtenay and Pioneer is a nightmare. Besides existing neighborhood students, all children north of 528 with all of its existing and new developments feed to one school, Lewis Carroll on Pioneer. Cars turning from Courtenay onto Pioneer backup almost the length of Pioneer from the school. This is entering, then leaving, both morning and afternoon. A mid day school event could make for 3 times a day!

Can Lewis Carroll handle potentially a hundred more students? Bring in trailers? Hire more teachers? Raise our taxes?

2.) Raintree is already at a low elevation. The green space that would be done away with is vital in preventing runoff. Paving over that acreage will create runoff into adjacent neighborhoods that may place many homes in danger of flooding. Along with that issue, towering apartments adjacent will have a negative effect on property values.

3.) Infrastructure is a known and existing issue. It is not up to handling additional development!

As I see it, there are many CONS to this request

- A.) Traffic
- B.) impact on schools
- C.) Property values
- D.) Flooding potential to existing neighborhoods
- E.) Infrastructure
- F.) If approved all green space will be gone. Where would these new residents walk, many with dogs?

PRO'S—??????

I see absolutely no pro's for the thousands of current residents if rezoning is approved.

Please, listen to the thousands of your constituents and vote NO on this rezoning request.

Thank you for your consideration.

Debra Montgomery
2495 Raintree Lake Circle
Merritt Island, Fl. 32953

Sent from my iPad

From: [Leanne Wallace](#)
To: [Commissioner, D4](#)
Subject: No new apartments
Date: Wednesday, April 29, 2026 10:35:25 AM

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

Dear Commissioners,

I am writing to express my strong opposition to the proposed zoning change that would allow for the development of a new apartment complex in our community.

While I understand the need for growth and housing availability, this particular proposal raises several serious concerns. Increased density in the area would likely place additional strain on existing infrastructure, including roads, schools, drainage systems, and emergency services, many of which are already operating near capacity. In addition low income, or even median income apartments are connected with higher crime rates. Without clear, enforceable plans to address these impacts, the burden will fall on current residents. Residents who vote, pay taxes and are law abiding.

Additionally, the proposed development does not appear to align with the existing character and long-term planning vision of the community. Rapid or poorly planned growth can diminish property values, increase traffic congestion, and negatively affect overall quality of life. Residents chose this area based on its current zoning and environment, and significant changes should not be made without careful consideration and broad community support.

I respectfully urge the Commission to deny or reconsider this zoning request until a more comprehensive plan is presented—one that fully addresses infrastructure capacity, environmental impact, and community compatibility.

Thank you for your time and for your commitment to representing the interests of Brevard County residents.

Sincerely,
Leanne Vinson
2415 Sykes Creek Dr
Merritt Island Florida 32953
(Home owners)
Sent from my iPhone

From: Gayle Allenback <epigayle@gmail.com>

Sent: Thursday, April 30, 2026 6:13 PM

To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>

Subject: Request for Denial of Zoning Application 25Z00054 – Parcel ID 24-36-14-00-259

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

Dear Commissioner Delaney,

I am writing as a concerned resident of Merritt Island to respectfully urge you not to approve the proposed zoning change (zoning application 25Z00054) that would allow medium- to high-density housing at the property located on the east side of N. Courtenay Parkway, approximately 420 feet south of Via De La Reina (parcel ID 24-36-14-00-259).

While growth can be beneficial when thoughtfully planned, this particular proposal threatens the safety, infrastructure, environmental balance, and character of the immediate neighborhood as well as the whole island in ways that are already well documented in the official reports on record.

Public safety must be paramount. One of the reports explicitly warns that this project presents a “material danger to public safety.” This is not merely a speculative concern, but a formal conclusion based on the project’s own analysis. Approving a development identified as posing such a risk would place current residents, future occupants, and first responders in jeopardy.

Traffic and infrastructure capacity are already strained. Many are familiar with the daily congestion along N. Courtenay Parkway. According to the report, local roads are operating at approximately 88% capacity, leaving very little margin for additional traffic. The proposed development exceeds the established “25% of remaining capacity” guideline; thus, rezoning this property would only exacerbate an already dangerous situation—raising the likelihood of accidents and posing increased risks to both drivers and adult and child pedestrians, particularly as the area awaits roadway redesign to place a raised median.

In addition, flooding concerns cannot be ignored. Natural drainage systems on Merritt Island are already under stress, and increased density at this location would further burden those systems. The result could be heightened flood risk for nearby homes and businesses, creating long-term consequences that are difficult and costly to reverse.

The proposal is also incompatible with surrounding land use. The report itself acknowledges that the planned 222 units are not consistent with the adjacent single-family neighborhoods. Such incompatibility threatens the stability, character, and quality of life of communities that residents, including myself, have invested in for decades. Equally concerning is the loss of green space, especially wetlands and wildlife habitats, which would be irreversible. Our community has worked hard to preserve these areas, recognizing their importance to our ecosystem, natural drainage, and as a buffer against overdevelopment. Once lost, this land—and the balance it provides—cannot be restored. Preserving these spaces is essential to maintaining what makes Merritt Island a unique and cherished place to live.

Finally, there is clear local opposition and advisory concern. The Merritt Island Redevelopment Agency (MIRA) has already demonstrated its support for preserving our community by voting against the rezoning proposal, and even the Brevard County Planning & Zoning board was not able to reach a majority in favor of this project TWICE, after hearing both sides. As one of our elected representatives, I respectfully ask that you honor the judgment of local advisory boards and the residents they serve, rather than overriding their recommendations.

I support smart, appropriately scaled growth—but not this specific project, particularly in this specific location. The proposed density cannot be sustained without compromising safety, traffic flow, environmental resilience, and neighborhood compatibility.

For these reasons, I respectfully ask that you vote no on this zoning change and help protect the safety, environment, and long-term well-being of Merritt Island and its residents.

Thank you for your time, consideration, and service to our community.

Respectfully,

Gayle Allenback

2405 Raintree Lake Circle

Merritt Island, FL 32953

702-378-2167

From: mbartorill@aol.com <mbartorill@aol.com>

Sent: Saturday, May 2, 2026 8:49 AM

To: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Oppose Rezoning Case #25Z00054 - Pioneer Rd/N Courteny Pkwy., Merritt Island

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

Dear Commissioners,

I am writing to formally request that you vote against the proposed rezoning for Case #25Z00054.

The density requested for this project is incompatible with the existing character of our neighborhood. This development would create significant safety risks and unmanageable traffic congestion at an already over-burdened intersection.

Furthermore, our local infrastructure is not equipped to handle the sudden influx of residents this project would bring.

Please prioritize the safety and quality of life of current residents by denying this high-density proposal. We expect our elected officials to support smart growth that protects the integrity of Merritt Island.

Thank you for your time and for representing our community.

Sincerely,

Mary Bartorillo
Raintree Lake Circle
Merritt Island

From: endeavour2462@icloud.com <endeavour2462@icloud.com>

Sent: Saturday, May 2, 2026 6:30 AM

To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>

Subject: Project 222

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

I live in the Palmetto Sub Division on North Courteney Parkway. The traffic on this road is particularly bad most of the day and adding 222 units to the area will increase the traffic and accidents in this area.

Please deny the builders of Project 222

Malcolm Brand

From: chuanmin chen <chuanminc@yahoo.com>

Sent: Thursday, April 30, 2026 5:05:57 PM

To: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Stop Project 222

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

Dear Commissioners,

We are residents of the Sykes Cove subdivision, located directly behind the proposed 222-unit apartment complex. We must express our strong objection to this development. The project would impose severe traffic burdens on our community and is fundamentally incompatible with the established character and planning vision of Merritt Island.

We urgently call for a more comprehensive, responsible, and forward-looking urban planning approach to guide Merritt Island's growth. Approving a project of this scale without addressing its long-term impact would place an undue and avoidable strain on local infrastructure and neighborhood safety.

As an alternative, we respectfully urge you to consider the abandoned condominium site across from Divine Mercy Catholic Church. That property has long been an eyesore, and redevelopment there would both revitalize a neglected area and avoid creating new congestion in an already constrained corridor.

Thank you for your prompt attention to these serious concerns.

Sincerely,

Jianjun & Chuanmin Chen

1905 Sykes Creek Drive
Merritt Island, FL 32953

From: [Reina Dalton](#)
To: [Commissioner, D4](#)
Subject: Formal Objection to Rezoning Request - RangeWater Development (222-Unit Project at Pioneer Rd & N. Courtenay Pkwy) - Flooding Evidence Included
Date: Friday, May 1, 2026 2:55:25 PM

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

Dear Commissioner Rob Feltner,

I am writing to formally object to the proposed rezoning that would allow a 222-unit, three-story apartment complex adjacent to our single-family neighborhood, Raintree Lake Circle.

This proposal is fundamentally incompatible with existing conditions in this area and raises serious concerns regarding public safety, infrastructure capacity, and stormwater management. Approval of this request, without clear and enforceable mitigation, would represent a failure to protect existing residents.

Traffic and Public Safety

The surrounding roadways are already operating under significant strain, particularly due to daily school traffic and nearby commercial congestion. Peak-hour backups are routine. Introducing a development of this scale will materially degrade Level of Service, and create heightened risk for accidents involving families and children. Any traffic study that does not reflect real-world peak conditions should be viewed as inadequate.

Chronic Flooding and Stormwater Risk

Flooding in this area is an established, ongoing issue—not a hypothetical concern. During heavy rainfall events, water levels have approached my home, and I have documented video evidence from last October demonstrating the severity of these conditions.

I am submitting video evidence showing floodwater rising to the edge of my home, clearly demonstrating that this area already experiences drainage failure and cannot absorb additional high-density development.

Approving the rezoning of this property without a proven and independently verified stormwater solution, exposes existing homeowners to preventable property damage and financial loss. This is not an acceptable risk transfer onto current residents.

Infrastructure and Overcapacity

Roadways, drainage systems, and local infrastructure are already stressed. A 222-unit development represents a substantial and abrupt increase in population density in an area not designed to support it. Assertions that infrastructure can absorb this impact must be backed by transparent, independently reviewed data—not developer-funded assumptions.

Incompatibility with Established Land Use

this proposal is inconsistent with the character and intent of a single-family residential area. A

three-story, high-density apartment complex directly adjacent to low-density homes represents a clear land-use incompatibility and sets a concerning precedent for future encroachment.

Formal Request

Based on these concerns, I am requesting the following:

- Denial of the rezoning request as currently proposed; OR
- At minimum, a deferral until the following are completed and made public:
 - A comprehensive, peak-hour traffic impact analysis
 - A certified stormwater management plan demonstrating zero increased flood risk to existing homes
 - An infrastructure capacity analysis conducted or verified independently of the developer

I also request that this correspondence, along with any supporting documentation I provide (including video evidence of flooding), be entered into the official public record for the May 7 meeting.

This decision has real and lasting consequences for the safety, property, and quality of life of existing residents. I urge you to weigh those impacts accordingly.

Sincerely,

Reina Dalton

2605 Raintree Lake Circle, Merritt Island, FL, 32953

(321) 745-0596



IMG_0838.mov



IMG_0843.mov

From: [terry donaldson](#)
To: [Commissioner, D4](#)
Subject: Re: Stop Project 222
Date: Friday, May 1, 2026 2:58:07 PM
Attachments: [Project 222 LetterUpdate.docx](#)

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



On Thu, Apr 30, 2026 at 12:30 AM terry donaldson <oldholywater@gmail.com> wrote:

From: Rebecca Hauser <rebeccadann7@gmail.com>
Sent: Sunday, May 3, 2026 4:40 PM
To: Richardson, Morris <Morris.Richardson@brevardfl.gov>
Cc: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>
Subject: Case 25Z00054 Live Local Act & CUP Concerns

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

Dear Mr. Richardson & County Commissioners,

I am writing to you today as a neighbor and concerned resident regarding the upcoming hearing for Case 25Z00054. Our community has been closely reviewing the details of the Merritt Bidco SPV, LLC application, and we wanted to share some friendly observations regarding the legal assertions made by the applicant's counsel—specifically concerning the Live Local Act and the existing Conditional Use Permit (CUP).

We believe it is important to clarify these points now to ensure the Commission has a clear path forward based on the actual zoning of the land.

1. Current Zoning vs. The Live Local Act

While the applicant has suggested they might pivot to a 337-unit development under the Live Local Act (LLA) if denied, our research into the official records shows this may not be a valid legal avenue for this site. Per **F.S. 125.01055(7)**, LLA preemption only applies to land that is "**currently zoned for commercial, industrial, or mixed-use development**".

- As shown in the official Zoning Map and confirmed on Page 3 of the **Staff Report**, this property is currently zoned **AU (Agricultural Residential)**.
- Because AU is not a commercial or industrial classification, the property does not appear to meet the statutory requirements to trigger a Live Local Act bypass.

2. The Distinction Between a CUP and Zoning

The applicant's counsel has referenced the 1983 **Conditional Use Permit (CUP)** for a "Hospital and Clinic" as evidence of commercial status.

- However, a CUP is a permit for a specific use on a parcel; it does not change the underlying **AU zoning**.
- Even though there are medical buildings on-site, they operate under this specific "hall pass" on agricultural land. Marketing descriptions like "AU Commercial" do not override the legal zoning classification of the dirt itself.

- You cannot claim a vested right to a 40-year-old permit while simultaneously filing an application to delete the site plan that permit relies on.

3. Site Control and Physical Constraints

It has also come to our attention through property records that the applicant does not own the entirety of the medical center property referenced in their plans.

- A developer cannot typically utilize the density of a neighbor's property to satisfy LLA requirements for their own land.
- Furthermore, the **Natural Resources Management** comments on Page 14 regarding the 1.8% wetland impact limit and the nearby **Eagle Nest (#BE124)** suggest that even if the LLA applied, the density they are suggesting is physically and environmentally unachievable on this site.

4. Public Safety and Infrastructure

Most importantly, Staff has already confirmed that the 222-unit proposal uses **more than the allowable 25% of remaining road capacity** and pushes the road to **93.57% utilization**. These are clear violations of our County Code intended to protect public safety.

We want to ensure the County feels confident in its ability to uphold our local infrastructure standards. We trust that you will advise the Commissioners that the "Live Local" argument lacks the necessary legal foundation in this instance, allowing them to make a decision based on the factual traffic and safety deficiencies identified by Staff.

Thank you for your time and for all you do to protect Brevard County.

Sincerely,
Rebecca Hauser
Merritt Island resident
Sykes Cove Board

11:18

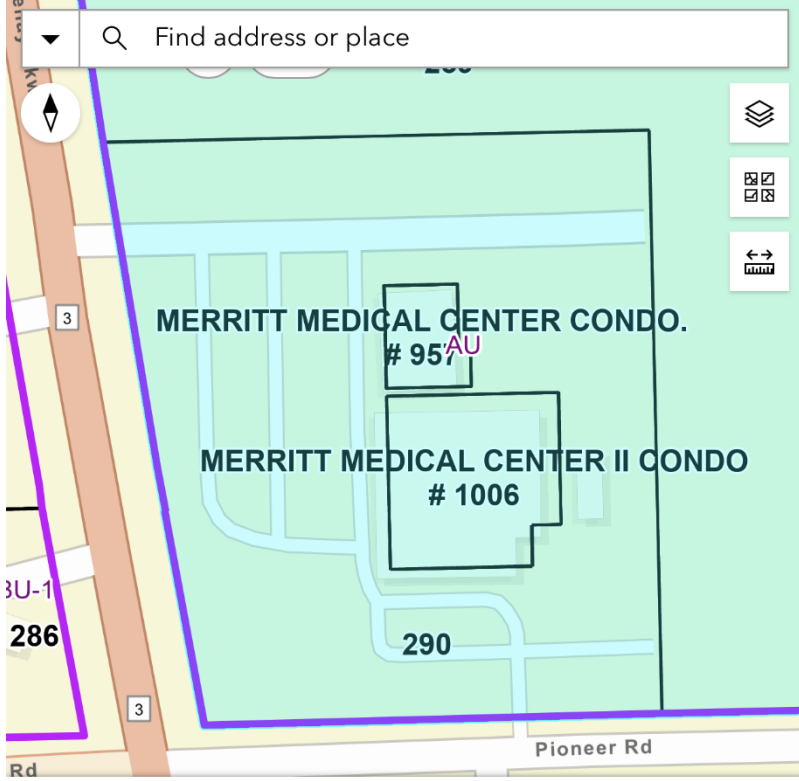
68%

Zoning & Future

Planning & Development Department Web Page

Embed

Find address or place



Zoning



Zoning: AU Agricultural Residential

Denscap:

[Code regulation](#)

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1 of 7



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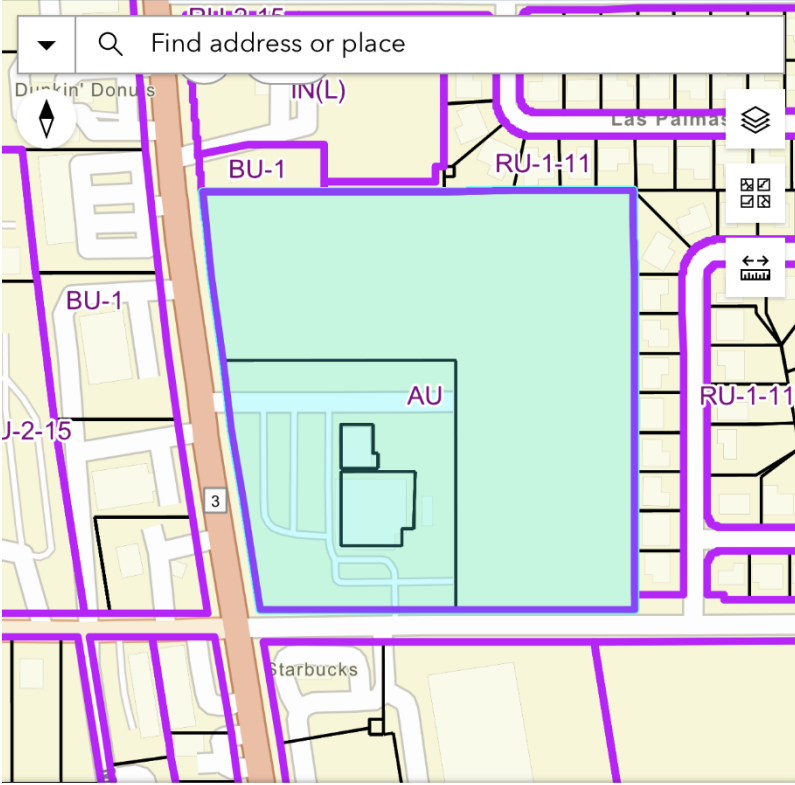
11:18

68%

Zoning & Future

Planning & Development Department Web Page

Embed



Zoning



Zoning: AU Agricultural Residential

Denscap:

[Code regulation](#)



1 of 2

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nousing to accommodate the space center, hospital, medical and hospitality industry.

V. **LIVE LOCAL ACT POTENTIAL PER BREVARD COUNTY
POLICY NO. BCC-100**

The Live Local Act preempts certain county and municipal zoning and land use decisions to encourage development of affordable multifamily rental housing in targeted land use areas.⁶ Local governments are prohibited from restricting the density of a proposed development below the highest density currently allowed (or the highest allowed on July 1, 2023) on land within its jurisdiction where residential development is allowed³⁷ and may not restrict the floor area ratio of a proposed development below 150 percent of the highest floor area ratio currently allowed (or the highest allowed on July 1, 2023) on land within its jurisdiction where residential development is allowed.

Because of the Conditional Use Permits, the Property is zoned for commercial use. "Commercial use", defined in F.S. 125.01055 (7)(n)., is "activities associated with the sale, rental, or distribution of products or the performance of services related thereto.

⁵ Operating and Capital Budget Proposed FY 2025-2026 | BREVARD COUNTY, p. 94-96.

⁶ Live Local Act (2025) CS/CS/SB 1730, Bill Analysis And Fiscal Impact Statement, April 9, 2025.

The term includes, but is not limited to, such uses or activities as retail sales; wholesale sales; rentals of equipment, goods, or products; offices; restaurants; public lodging establishments as described in s. 509.242(1)(a); food service vendors; sports arenas; theaters; tourist attractions; and other for-profit business activities." The existing CUPs are still valid,⁷ provide for commercial uses, thereby allowing utilization of the Live Local Act.

The Applicant believes – **and is prepared to argue to the Brevard County Circuit Court if necessary** – that it could build a four-story, (45') multi-family apartment complex, with 337 units, reduced parking and minimal setbacks. This would eliminate the Applicant's offer to create larger buffers, to extend the northbound turn lane from Pioneer Road to N. Courtenay Parkway, and the increased vegetative buffer currently offered.

As stated in the Florida House of Representatives Final Bill Analysis for CS/CS/HB 1389 (LLA 2026), dated March 27, 2026: *In practice, an increase in density for a proposed development offers an economic incentive for developers to produce affordable housing. The allowance of full density allowed by local land use and zoning regulations, as well as additional approved units allowed by density bonuses, creates the opportunity for an affordable housing development to be financially feasible. The allowance of more density also incentivizes market-rate developers to produce affordable units. The sale of more units or the leasing of more apartments offsets the lower sales price or rent payments for each affordable unit.*

From: [Helen Honeywill](#)
To: [Commissioner, D4](#)
Cc: [Commissioner, D5](#)
Subject: Opposition to Districting Changes and Proposed Project 222 Development in Merritt Island
Date: Friday, May 1, 2026 1:13:12 PM

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

Dear County Commissioners,

I am writing to express my strong opposition to the proposed districting changes and the approval of Project 222 in Merritt Island.

This development raises serious concerns about its impact on our community, particularly regarding traffic safety, neighborhood character, and local school capacity. Our area is already experiencing significant traffic congestion, and adding a 222-unit apartment complex will only intensify this problem. Increased traffic volume will create unsafe conditions for residents, pedestrians, and especially children in a neighborhood that is already overstressed.

Merritt Island is primarily a single-family home community. Introducing a high-density apartment development is inconsistent with the existing character of the neighborhood and risks undermining the quality of life that residents value and have worked to maintain.

Additionally, the influx of new residents from such a large development will likely contribute to overcrowding in our local schools. Many of our schools are already operating near or at capacity, and this project will place further strain on educational resources and infrastructure.

I respectfully urge you to reconsider both the districting changes and the approval of Project 222. Responsible growth should prioritize the safety, stability, and well-being of existing communities.

Thank you for your time and consideration.

Sincerely,
[Your Name]
Pat Honeywill
240 Cordoba Ct. Merritt Island, FL. 32953. Phone 321-961-1527

Sent from my iPhone

From: Nick Munn <nicklasjay@gmail.com>
Sent: Saturday, May 2, 2026 11:25 AM
Subject: Stop 222

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

Dear Commissioners,

I am writing to oppose Project 222 and the proposed rezoning.

For over 60 years, this neighborhood has been a close-knit, family community where children safely play outside and ride their bikes. Adding a high-density development in the middle of this area would increase traffic and raise real safety concerns for the families who live here.

This project does not fit the character of our neighborhood and would negatively impact the quality of life residents have long enjoyed.

Please vote against this rezoning.

Thank you for your consideration,

Nick Munn--Villa de Palmas Resident

From: Lisa Staley <pelicaneast@gmail.com>
Sent: Thursday, April 30, 2026 8:43 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Project 222

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

Dear Ms. Delaney.

Smile. I'm going to make this short. I am a Sykes Cove resident here on Merritt Island, and I vehemently oppose what has been termed "Project 222."

Here's my question: Is the developer going to *live* in his development? Or is he going to abscond with his profits and leave us residents with the headaches? No need to answer that one. It's rhetorical.

We love our island. Please stand with us.

Kind regards,

Lisa Staley
2049 Sykes Creek Dr.
Merritt Island, FL 32953

--

Opportunity is missed by most because it is dressed in overalls and looks like work.

From: [rusty robinson](#)
To: [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Re: Our System of Future Development
Date: Saturday, May 2, 2026 8:36:02 PM

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

Addendum to Peggy Robinson email of May 2, 2026

Phone: 216-496-8896

From: rusty robinson <toorusty@msn.com>
Sent: Saturday, May 2, 2026 8:28 PM
To: D1.Commissioner@BrevardFL.gov <D1.Commissioner@BrevardFL.gov>;
D3.Commissioner@BrevardFL.gov <D3.Commissioner@BrevardFL.gov>;
D4.Commissioner@BrevardFL.gov <D4.Commissioner@BrevardFL.gov>;
D5.Commissioner@BrevardFL.gov <D5.Commissioner@BrevardFL.gov>
Subject: Our System of Future Development

Dear Commissioners:

Merritt Island is steadily being overtaken by overzealous development. Our trees and green spaces are disappearing, replaced by walls of apartments that are changing the character of our community.

Developers are prioritizing profit, often at the expense of quality construction and thoughtful planning. Meanwhile, residents are left to deal with the consequences—rising taxes to support new infrastructure, increased traffic congestion, and even local businesses and medical facilities taking measures to prevent overflow traffic from cutting through their properties.

Our current development system is not working for the people who live here. It needs to be reevaluated and improved.

Please help us address these issues—for the sake of our community, and for future generations who deserve a better, more balanced place to live. We all deserve better.

Peggy Robinson

2670 Raintree Lake Circle

Merritt Island,

FL 32053

From: [rusty_robinson](#)
To: [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Our System of Future Development
Date: Saturday, May 2, 2026 8:29:00 PM

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

Dear Commissioners:

Merritt Island is steadily being overtaken by overzealous development. Our trees and green spaces are disappearing, replaced by walls of apartments that are changing the character of our community.

Developers are prioritizing profit, often at the expense of quality construction and thoughtful planning. Meanwhile, residents are left to deal with the consequences—rising taxes to support new infrastructure, increased traffic congestion, and even local businesses and medical facilities taking measures to prevent overflow traffic from cutting through their properties.

Our current development system is not working for the people who live here. It needs to be reevaluated and improved.

Please help us address these issues—for the sake of our community, and for future generations who deserve a better, more balanced place to live. We all deserve better.

Peggy Robinson

2670 Raintree Lake Circle

Merritt Island,

FL 32053

From: [stephen fitzpatrick](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Opposed to RangeWater rezoning request
Date: Monday, April 27, 2026 9:24:05 AM

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District 1 Commissioner Katie Delaney, District 2 Commissioner Tom Goodson, District 3 Commissioner Kim Adkinson, District 4 Commissioner Rob Feltner, and District 5 Commissioner Thad Altman -

We are residents of 205 Via Havarre, Merritt Island, FL 32953, and we are adamantly opposed to the rezoning request from RangeWater (Merit BIDCO) to change the subject Pioneer Road/North Courtney Parkway parcel from Agricultural Residential (RU-1-13) to Medium-Density Multiple-Family Residential (R-2).

RangeWater's proposal to allow roughly 222 apartment units on an 11.24-acre Merritt Island parcel not only departs from the area's intended use, it is environmentally wreckless, will introduce additional traffic to an already over-congested area, and compromise the safety of the community.

Thank you in your consideration to deny the subject rezoning request.

Stephen & Michele Fitzpatrick
205 Via Havarre, Merritt Island, FL 32953
321-246-0766

From: [Ronald Violante](#)
To: [Commissioner, D4](#)
Subject: Project 222 Case # 25Z00054
Date: Monday, May 4, 2026 3:11:41 PM

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

If you lived on my street 215 Malaga would you vote for this project building 222 apartments on Pioneer?

Pioneer can barely handle the traffic as it is when the students are being picked up by their parents.

When students are picked up from the elementary school the traffic lines up all the way to North Courtenay Parkway.

How many additional cars will 222 units add to this dangerous dilemma?

Right now the neighborhood is a very safe area for children and us. There is a distinct possibility that will change.

The chosen area on Pioneer is very low, prompting when the 222 units are built, where is the additional water going to go?

Will the additional water that slopes towards our neighborhood create a potential flooding problem?

Will these 222 units leave a negative mark on changing the value of our real estate?

MY OPENING STATEMENT IF YOU LIVED ON 215 MALAGA CT. WOULD YOU VOTE FOR THE 222 UNITS?

WHAT IS THE COMPELLING REASON TO HAVE THESE 222 UNITS BUILT ON PIONEER?

Ron Violante
215 Malaga Ct.
330-565-8364

From: [Denise Zulueta](#)
To: [Commissioner, D4](#)
Subject: Project 222 rezoning vote
Date: Monday, May 4, 2026 2:26:24 PM

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

Dear Rob Feltner,

My name is Denise Zulueta and I live at 205 Sykes Loop Dr., Merritt Island FL 32953. My family has lived there since 2017. On behalf of my family and my neighbors I will request that you vote no on the Project 222 proposal. Please do not rezone my area for high density use. An apartment complex does not fit in with our single family home area. The traffic problems would be unbearable! The roads can not handle the amount of cars a 222 unit apartment would bring. The problem with it being so close to highway 528 would also cause traffic to back up on Courtenay at morning and evening times and bring traffic to a standstill! I'm also concerned about overcrowding the schools in our area as well. There would also be drainage problems to be addressed! This is a very serious decision and I ask that you keep our area zoned to stop this from happening!

Sincerely,
Denise and Jose Carlo Zulueta
Sent from my iPhone

From: Barbara Delaney <cabinhillbad@gmail.com>
Sent: Monday, May 4, 2026 4:17:03 PM
To: Commissioner, D2 <D2.Commissioner@brevardfl.gov>
Subject: #25Z00054 Rezoning for Pioneer and Courtenay Pkwy

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

Dear Commissioner Goodson,

This is in reference to the above rezoning request to build 222 apartments behind the healthcare center on the corner of Pioneer and Courtenay Pkwy. I live in Villa de Palmas. There is only one viable way in and out of my neighborhood which is on Pioneer and at certain times during the day experiences heavy congestion due to the Lewis Carroll School. There have also been multiple accidents at the intersection of Pioneer and Courtenay.

At the April 2nd Board of County Commissioners meeting the developer asked for a continuance of the rezoning item until May 7, 2026. It is possible that the developer is looking at purchasing additional lots (they already own two of the lots in the area) to potentially build condominiums instead of or in addition to the original 222 unit plan. This could mean they are attempting to reconfigure or expand the project while still seeking high density rezoning on this sensitive barrier island site. This is an out of state contractor that really has no concern for this development and the location. They don't live here and will not be impacted by the change to our community and the impact it will have on our infrastructure - water, electric, flooding and to the wildlife.

This is a bad idea for our community on Merritt Island because we are already in a mandatory Evacuation Zone A and we have limited evacuation routes. Increasing density would further impact evacuation times during hurricanes.

This area is already struggling with over population. Transportation impact fees have not been looked at since 2007. With the increase in the number of cruise ships at Port Canaveral, we are seeing more and more traffic, accidents and delays on our roadways. The current infrastructure can't handle it.

In addition, there is the wildlife to consider as it is a conservation habitat for a number of endangered species. We have bald eagles, sandhill cranes and other wild life that will be displaced as a result of this development of 222 apartments.

I don't know if you are aware, but on the west side of Courtenay, south of the intersection at Pioneer there was a condominium development that was started and never finished many years ago.

We ask that you and the Board do not approve the rezoning of this natural wildlife area.
Please keep Merritt Island safe and bring it back to the wonderful place it used to be.

Respectfully,
Barbara Delaney

From: RFreeman67@cfl.rr.com <RFreeman67@cfl.rr.com>

Sent: Monday, May 4, 2026 7:02:09 PM

To: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Please Vote "No" on Rezoning for High-Density Apartments at Pioneer and Courtenay, Merritt Island

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

Please vote against rezoning the Merritt Island property at Pioneer and Courtenay to high density apartments. I live in the nearby Sykes Cove subdivision and do not want to have that much additional traffic, especially on Pioneer (and Courtenay in that area).

The high-density development would also reduce the property values of the single-family homes bordering that property.

I will not be able to attend the County Commission meeting on May 7, but wanted to voice my opinion.

Thank you,

-- Bob Freeman
1953 Sykes Creek Dr, Merritt Island, FL 32953
RFreeman67@cfl.rr.com
321-479-0825

From: James Bowman <captainfoo@aol.com>

Sent: Monday, May 4, 2026 7:37:13 PM

To: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Rezoning Case 25Z00054

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

Dear Commissioners,

I am writing to respectfully urge you to vote **NO** on Rezoning Case 25Z00054 concerning the proposed rezoning for the development at Pioneer Road and North Courtenay Road.

This area is already heavily congested, with significant traffic challenges that impact daily commutes, emergency response times, and overall quality of life for residents. Adding a high-density apartment complex at this intersection will only intensify these issues, placing additional strain on infrastructure that is already operating beyond capacity.

North Courtenay Parkway serves as a major corridor for local residents, businesses, and visitors. Traffic backups are already common, particularly during peak hours and in proximity to SR 528. Increasing residential density without corresponding and substantial infrastructure improvements will exacerbate congestion and create unsafe conditions for drivers, pedestrians, and cyclists alike.

In addition to traffic concerns, this rezoning raises questions about:

- The adequacy of current road capacity and planned improvements
- Increased demand on emergency services
- Impacts to nearby neighborhoods and property values
- School traffic & infrastructure, and other public resources

Growth and development are important, but they must be carefully planned and aligned with infrastructure readiness and community impact. In this case, the proposed rezoning appears premature and incompatible with the current and planned conditions of the area.

I respectfully ask that you prioritize the safety, mobility, and well-being of existing residents by voting NO on Case 25Z00054.

Thank you for your time, consideration, and service to our community.

Sincerely,

James D Bowman III
170 Via De La Reina
Merritt Island, FL 32953
407-494-5184

From: Thomas L. Reedy <tom.reedy@smurfitwestrock.com>

Sent: Monday, May 4, 2026 8:06:33 PM

To: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Opposition to Case #25Z00054 – Proposed 222 Unit, Three Story Development on Merritt Island

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

Dear Chairman and County Commissioners,

My name is Tom Reedy, and I am a resident of Merritt Island living in Via De Palmas and near the Raintree Lake, Sykes Creek Cove, and Palmetto subdivisions. I am writing to formally express my strong opposition to the proposed 222-unit, three-story apartment complex currently under consideration in **Case #25Z00054**.

This proposal places a large, high-density **RENTAL** development directly in the middle of an established, low-density **SINGLE FAMILY** residential neighborhood. This specific location is inappropriate due to significant impacts on **traffic, infrastructure, public safety, and environmental risk**.

Traffic and Roadway Safety

Traffic is my greatest concern. The surrounding roads were designed decades ago to serve single-family neighborhoods, not a development that could add several hundred additional vehicles daily. There is already congestion during peak hours, and increased traffic will:

- Create safety risks for residents, pedestrians, and cyclists
- Increase emergency response times
- Overburden intersections that were never designed for this volume

No realistic road improvements appear capable of mitigating these impacts without substantial cost and disruption to surrounding neighborhoods.

Sewer and Utility Infrastructure

The sewer system serving this area is already dated and strained. Adding a development of this size raises serious concerns about:

- Sewer capacity and potential overflows
- The risk of service interruptions or environmental damage

Similarly, the **electrical grid** in this area is aging and increasingly unreliable, especially during storm events. Increased demand from a 222-unit complex will further strain an already vulnerable system.

Emergency Evacuation and Public Safety

Merritt Island has limited evacuation routes, and there is **no clear evacuation plan** to accommodate hundreds of additional residents in this location. During hurricanes or other emergencies, evacuation congestion could pose a serious threat to life and safety.

Flooding and Environmental Risk

This area is susceptible to flooding, and high-density development with increased impervious surfaces will worsen drainage issues. The long-term risks include:

- Flooding of surrounding homes
- Strain on stormwater systems
- Environmental impacts to Sykes Creek and the Indian River Lagoon

Neighborhood Compatibility

The scale and density of a three-story, 222-unit complex is fundamentally incompatible with the surrounding single-family neighborhoods. This proposal would permanently alter the character of our community and negatively impact property values and quality of life for existing residents.

For all these reasons, I respectfully urge the County Commission to **deny Case #25Z00054**. Thank you for your time and for considering the voices of the residents who will be most directly affected by this decision.

Sincerely,

Thomas L. Reedy
194 Via De La Reina
Merritt Island, FL 32953
321-978-6066

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From: Valerie Reedy <valerier917@yahoo.com>

Sent: Monday, May 4, 2026 8:34:03 PM

To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: OPPOSITION To Case #25Z00054 Pioneer/N. Courtenay Rezone --

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

To the Brevard County Board of County Commissioners,

My name is **Valerie Lupis-Reedy**, and I am a resident of Merritt Island living in Villa De Palmas, near the Raintree Lake, Sykes Creek Cove, and Palmetto subdivisions. I am writing to formally express my **strong opposition** to the proposed **222-unit, three-story apartment complex** under consideration in **Case #25Z00054**.

This proposal places a large, high-density **rental** development directly in the middle of **four established, low-density single-family neighborhoods**. The scale, height, and density of this project would create significant and lasting impacts on traffic, infrastructure, public safety, and the environmental stability of the area. It would also permanently alter the character of the neighborhoods it seeks to occupy.

The four surrounding subdivisions contain approximately **600 single-family homes**. Introducing a three-story, 222-unit complex into the center of these communities would disrupt the established residential pattern and negatively affect property values. A decline in property values would not only harm homeowners but would also reduce long-term tax revenue for Brevard County.

It is also important to note that this project provides **no meaningful benefit** to the existing community. The developer has stated that the target renters are individuals in the space industry—many of whom are not yet here. This suggests a transient, short-term housing model rather than stable, long-term residential growth. We have already seen the consequences of similar rental-driven developments, such as Harbor Island Beach Club in Melbourne Beach, where residents have reported significant neighborhood disruption and environmental harm. Our community does not want to repeat that experience.

This proposal is not progress—it is overdevelopment driven by profit rather than responsible planning. While it may generate short-term revenue, the long-term costs to infrastructure, safety, environmental quality, and property values will ultimately outweigh any temporary financial gain.

For these reasons, I respectfully urge the Commission to **vote against** the approval of Case #25Z00054 and protect the integrity, safety, and character of our established Merritt Island neighborhoods.

Thank you for your time and consideration.

Sincerely,
Valerie Lupis-Reedy
194 Via De La Reina
Merritt Island, FL 32953
321-258-5429

From: greg hartman <21pirate21@gmail.com>

Sent: Tuesday, May 5, 2026 8:20:10 AM

To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; D4.commissioner@brevardfl.com <D4.commissioner@brevardfl.com>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: No Vote on Project 222

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

As a resident of Raintree by the Lake I implore you to vote NO on the proposed apartment complex planned for the northeast corner Pioneer and SR3.

- As you know this development will bring heavy traffic to the already congested North Courtenay Parkway.

- This will also negatively impact drainage during heavy rains.

- This large development does not fit with the neighboring single-family communities.

Thank you for your consideration and PLEASE DENY this application

Greg Hartman

2365 Lake Front Ct, Merritt Island, FL 32953

From: [Karen Roque](#)
To: sosmer@satellitebeach.gov; jrozycki@satellitebeach.gov; mboyd@satellitebeach.gov; mchase@satellitebeach.gov; ssams@satellitebeach.gov; [Commissioner, D4](#)
Subject: *City of Satellite Beach May 6th Council Meeting Public Commentary* Amending Ordinance No. 1286, Section 14-4(a)
Date: Monday, May 4, 2026 9:34:49 PM

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

Good morning,

I am writing to express my opposition to the proposal to expand the allowance of dogs on Satellite Beach beaches. While I understand that many pet owners value spending time outdoors with their dogs, permitting them in this shared public space and fragile ecosystem would create more problems than benefits in our city.

Beaches are enjoyed by a wide range of people, including families with young children, individuals with allergies, and those who may feel uncomfortable or unsafe around dogs. Additionally, Florida east coast beaches represent an important and biodiverse ecosystem which is already facing many anthropogenic pressures. Allowing dogs in this environment increases the likelihood of conflicts, negative ecological effects, and public health concerns.

A growing body of peer-reviewed scientific research demonstrates that dogs can significantly harm beach ecosystems and wildlife. A 2022 study found that domestic dogs can disrupt coastal ecosystems by altering wildlife communities and even suppressing key ecological functions such as scavenging behavior on sandy beaches. The study further notes that dogs can act as predators or disturbance agents, reducing biodiversity and affecting how ecosystems function ([Nature](#)).

Research also consistently shows that dogs disturb shorebirds, which rely on beaches for nesting, feeding, and migration stopovers. Even the presence of a leashed dog can trigger anti-predator responses, causing birds to flee, expend critical energy, and abandon nesting or feeding areas. Studies show that dog walking on beaches is a recognized source of disturbance to shorebirds, with implications for their survival and reproductive success ([Taylor & Francis Online](#)). There has been documentation of a number of imperiled beach nesting shorebirds utilizing Satellite Beach beaches that would be negatively impacted by dog activity. Among these are least terns, a state-designated threatened species (Florida Fish and Wildlife Conservation Commission (FWC), [Florida Shorebird Database](#)).

Furthermore, these negative impacts extend to nesting sea turtles. Loggerhead (listed threatened), green (listed threatened), and Kemp's ridley sea turtles (listed endangered, and considered to be the most endangered of all sea turtle species) have been documented using

Satellite Beach for nesting (FWC, [Statewide Atlas of Turtle Nesting](#)). Scientific literature indicates that dogs can dig up nests, crush eggs, or deter female turtles from coming ashore to nest. Disturbance and predation by dogs are sufficiently well documented that many conservation programs explicitly restrict or prohibit dogs from nesting beaches to protect vulnerable species ([Nature](#)). Prohibiting dogs on the beach only during the historic sea turtle nesting season is not sufficient, as long-term monitoring of Florida sea turtle populations shows that nesting is occurring earlier and that nesting seasons are lengthening ([Scientific Reports](#)).

Beyond direct harm, even non-lethal interactions—such as chasing or repeated disturbance—can reduce wildlife fitness, alter habitat use, and contribute to long-term population declines. The cumulative effect is a measurable degradation of beach ecosystems that are already under pressure from human activity.

Additionally, research shows that dog feces can significantly degrade beach water quality. Even a single dog fecal event can cause sharp spikes in harmful bacteria levels within hours, and dog-friendly beaches can accumulate over a metric ton of fecal matter annually, contributing to ongoing contamination and public health risks ([Water Research, Marine Pollution Bulletin](#)).

There is also the issue of safety. Dogs, even well-trained ones, can become overstimulated in crowded, unfamiliar environments. This raises the risk of bites or other incidents, particularly in areas where people and other dogs are swimming, playing, or relaxing in close proximity. In 2025 alone, there were two reported dog attacks at a popular dog beach near Satellite Beach. In July, a woman and her dog were attacked by an unleashed dog at Canova dog beach, suffering deep gashes on her arm. In October, a small dog was attacked and killed by two larger dogs. This attack also left the owners with bite injuries ([WESH](#)).

For these reasons, and based on clear scientific evidence of environmental harm, I respectfully urge you to reconsider allowing dogs on the beach and instead prioritize the safety, cleanliness, and ecological integrity of this shared public resource.

Sincerely,
Karen Roque
Lifelong Satellite Beach Resident

From: [Rebecca Hauser](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Richardson, Morris](#)
Subject: Response to - "Response to Staff Addendum and submitted public comments" Merritt Bidco SPV, LLC / RangeWater: 25Z00054
Date: Tuesday, May 5, 2026 8:44:00 AM

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

Dear Commissioners,

I am writing to formally submit my opposition to the proposed development at N.Courtenay & Pioneer Rd. After reviewing the rebuttal provided by the applicant's counsel, it is clear that their arguments rely on misdirection, obsolete permits, and a misinterpretation of state law.

1. The "Bait and Switch" on Traffic Mitigation

The lawyer's rebuttal admits the County is concerned that this project consumes more than 25% of the remaining road capacity. However, their proposed "fix"—extending a northbound right-turn lane—is a distraction.

- **The Reality:** The project's primary traffic failure is driven by left-turn volume.
- **The Argument:** A right-turn lane cannot fix a left-turn problem. If the applicant cannot provide a left-turn lane due to the narrow width of the road, they are in direct violation of Administrative Policy 5, Criteria C, which requires the road to be of "sufficient width" to support the proposed use.

2. Exposing the "Hospital" Threat as Bad Faith

The applicant is attempting to use a 1983 permit for a hospital as a "fallback" threat to secure approval for high-density apartments.

- **The Reality:** A new, \$410 million Health First hospital is opening nearby. There is zero market demand for another facility on this site.
- **The Argument:** Using a 43-year-old, "stale" permit to scare this Commission is a bad-faith tactic. Arguments for 2026 land use should be based on current neighborhood character and actual market needs, not decades-old paperwork.

3. Challenging the "Live Local Act" Legal Standing

Counsel claims that if denied, they will simply build 337 units via the Live Local Act. This is a legal misrepresentation.

- **The Reality:** The land is currently zoned AU (Agricultural). A Conditional Use Permit (CUP) is a specific allowance; it is not a zoning change to Commercial.
- **The Argument:** Florida's Live Local Act applies specifically to land zoned for commercial, industrial, or mixed-use. By threatening a "Live Local" bypass on Agricultural land, the lawyer is attempting to circumvent your authority through a flawed interpretation of state law.

4. The "Cumulative Impact" Breaking Point

The applicant points to the recent Starbucks, Hampton Manor, and car wash developments as proof the area is "transitional." In reality, they have proven our point for us.

- The Reality: These developments have already exhausted the area's infrastructure. We have reached the 85% "Threshold Capacity" defined in Sec. 62-602(f).
- The Argument: This project doesn't "transition" the neighborhood; it breaks it. Granting 25% of the island's remaining road capacity to a single developer violates F.S. 163.3177, which mandates "orderly and balanced" development.

5. Response to the "Lack of Evidence" Charge

Applicant Claim: Residents provide "no expert or fact-based evidence" and their concerns are "pure speculation".

- Under Florida law (the Harris case and its progeny), "citizen testimony" is considered competent, substantial evidence when it is based on firsthand factual observations.
- Residents' Facts: Observations of daily traffic congestion on Pioneer Road, school bus delays, and flooding issues are not "speculation"—they are documented lived experiences that directly contradict the "theoretical" models provided by the applicant's paid engineers

6. The Merritt Island Redevelopment Agency (MIRA) voted 7-0 to recommend denial. Furthermore, the Planning and Zoning Board could not reach a consensus, resulting in a 7-7 tie.

- Not even the County's own advisory departments believe this is a sound proposal. When the experts tasked with evaluating local impact and redevelopment standards refuse to endorse a project—including a unanimous "no" from MIRA—it is a clear signal that the proposal fails to meet the needs of the community.

I ask that you hold this developer to the standards of our Comprehensive Plan and deny this request. Our infrastructure cannot sustain this density.

Thank you,
Rebecca Hauser
Sykes cove board
Merritt island resident

From: Holly Olsen <olsenholly@gmail.com>

Sent: Tuesday, May 5, 2026 12:35 PM

To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>

Cc: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: PROJECT 222

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

Dear Commissioner [Commissioner's Last Name],

I am writing to urge you to vote NO on Project 222.

Water Issues

My opposition is based on significant concerns regarding water supply and management. Specifically, I am concerned about the potential destruction of local ecosystems, including the Mosquito Lagoon and Sykes Creek.

Traffic Concerns

Our roadways are already overbooked for rush hour. We need to allow for tourist events and hurricane evacuations as well.

VOTERS

I don't know a VOTER (as in local resident) who isn't against this project.

We have a great county and are very blessed. Thank you for all you do.

I think we would be well served in the future with renovations, conservation efforts, tear downs with improved rebuilds, and other recycle strategies that would benefit our county's maintenance.

We love business here and beautiful buildings but not at the expense of our destination's charm and quality of life.

With well wishes for the success of the commissioner's decisions now and in the future for Brevard County.

Thank you for your time and for considering these environmental impacts.

Sincerely,

Holly Olsen
Merritt Island Resident