

From: williamsvic86@gmail.com
To: [Champion, Kristen](#)
Cc: [Denise Williams](#)
Subject: ID#23LS00001
Date: Friday, April 12, 2024 6:50:17 PM

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

Hello.

I am the land owner at 128 Cavalier st. Palm Bay Fl. 32909 located on the south boundary of the proposed building site. I would like to know if any provisions will be taken to fence the south canal on the north side of the canal?

I assume that a major concern for this development would be consideration for safety especially for the children living in the new development. I have had to deal with alligators and wild bore in and near the canal. Please provide information as to any considerations under discussion.

Thanks, Vic Williams 937-212-9631.

Sent from my iPhone

From: [Commissioner, D1](#)
To: [Champion, Kristen](#)
Cc: [Pritchett, Rita](#); [Alward, Keith A](#); [Schmadeke, Adrienne](#)
Subject: Public comment received 23LS00001
Date: Monday, April 15, 2024 8:13:09 AM
Attachments: [Agenda Item Number G5 \(23LS00001\).msg](#)

Good morning Ms. Champion,

On behalf of Commissioner Pritchett, she has received the attached public comment for 23LS00001.

Kind Regards,

Adrienne Schmadeke



Adrienne Schmadeke

Legislative Aide
Brevard County Commission, District 1
Commissioner Rita Pritchett
[321.607.6901](tel:321.607.6901) | Adrienne.Schmadeke@brevardfl.gov

7101 S. US Hwy 1
Titusville, FL 32780

Please note:

Florida has a very broad public records law. Most written communications to or from the offices of elected officials are public records available to the public and media upon request. Your email communications may, therefore, be subject to public disclosure.

From: [Commissioner, D4](#)
To: [Champion, Kristen](#)
Cc: [Commissioner, D4](#)
Subject: Public Comment - 23S00001
Date: Monday, April 15, 2024 8:55:37 AM
Attachments: [Public Comment G5 \(23LS00001\).pdf](#)
[image001.png](#)
[image002.png](#)

Good morning Kristen,

On behalf of Commissioner Feltner, please see the attached public comment our office received.
Thank you.

Carol Mascellino, Chief of Staff
County Commissioner Rob Feltner, District 4
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Building C, Suite 214
Viera, FL 32940
PH: 321-633-2044
www.brevardfl.gov

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From: abutti@aol.com
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Agenda Item Number G5 (23LS00001)
Date: Sunday, April 14, 2024 6:37:56 PM

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

County Commissioners,
I live in Deer Run and my property backs up to this property.
I am concerned about Sun Terra proposed land rezoning.
I would like to see it stay 1 unit per 2.5 acres, as that would be compatible with Deer Run.
I am concerned about wildlife, wetlands, water, septic, roadway improvements, traffic issues, public services.
Please, do not rezone this area.
Anita Butti
222 Cavalier St. (have lived here 31 years)

Thanks for your time,
Anita

From: [Champion, Kristen](#)
To: webhog1@yahoo.com
Subject: RE: April 15 P&Z Meeting
Date: Monday, April 15, 2024 10:08:00 AM

Perfect, we'll see you this afternoon.

The Chair of the Board will give everyone an opportunity to speak after each item is presented.

Please let me know if there's anything else we can assist with in the meantime.

Respectfully,


Kristen

Kristen K. Champion, Special Projects Coordinator III

Brevard County Planning and Development
2725 Judge Fran Jamieson Way
Bldg. A-114
Viera, FL 32940
(321)350-8300

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

From: webhog1@yahoo.com <webhog1@yahoo.com>
Sent: Monday, April 15, 2024 8:25 AM
To: Champion, Kristen <Kristen.Champion@brevardfl.gov>
Subject: Re: April 15 P&Z Meeting



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

I plan on attending the meeting.

Marty Piatkowski
Palm Bay, FL
Enjoy life now... it has an expiration date.

On Monday, April 15, 2024, 8:16 AM, Champion, Kristen <Kristen.Champion@brevardfl.gov> wrote:

Good morning,

Your email has been received. Will you be attending this afternoon, or would you like to submit me another electronic response that I can add to the file for public comment to the Board members?

Respectfully,

Kristen

Kristen K. Champion, Special Projects
Coordinator III

Brevard County Planning and Development

2725 Judge Fran Jamieson Way

Bldg. A-114

Viera, FL 32940

(321)350-8300

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

From: webhog1@yahoo.com <webhog1@yahoo.com>

Sent: Sunday, April 14, 2024 4:27 PM

To: Champion, Kristen <Kristen.Champion@brevardfl.gov>

Subject: April 15 P&Z Meeting

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

Hi,

I'd like to be able to comment on Agenda Item Number G5 (23LS00001) at the April 15, 2024 meeting.

Thank you,

Marty Piatkowski
Palm Bay, FL

Enjoy life now... it has an expiration date

From: [Neil Adams](#)
To: [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D2](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Re: Sunterra Development- Deer run community impact
Date: Monday, April 15, 2024 2:45:39 PM

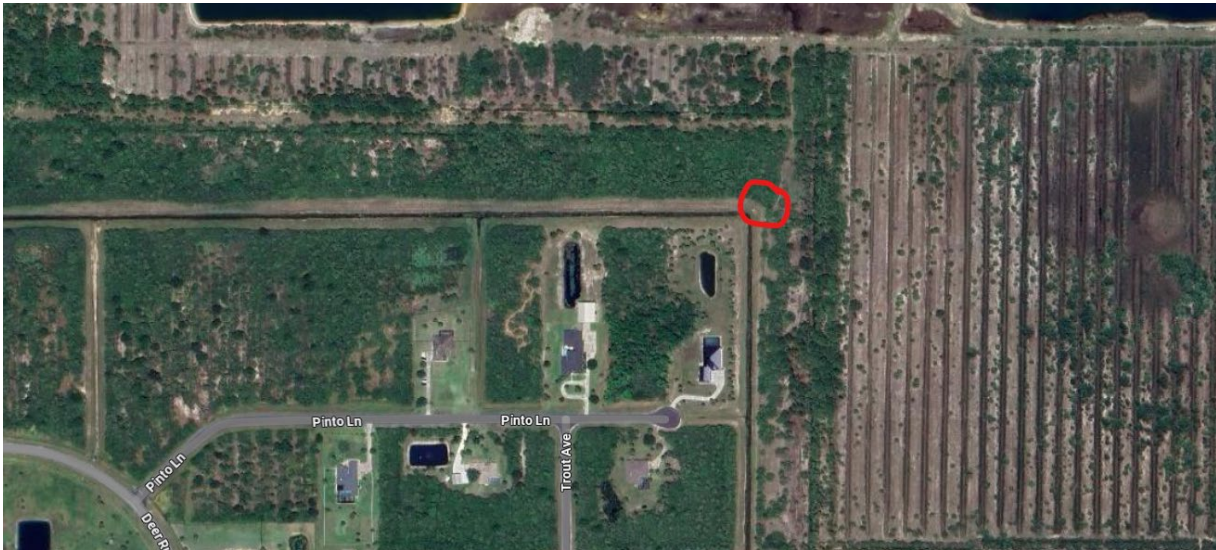
[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,

This is a follow-up for some more information that is very important that the county and builder are aware of.

Deer Run has its own canal system to handle runoff water during heavy rains and hurricanes. Two huge pumps in the back of the community pump water out of this canal system and into the C54 system.

If this community is built, water runoff from it, if not controlled, could cause flooding in our community. during the past hurricane, we had runoff water from that property pushed through the ground and into our canal system, where the red circle is in the picture below.



Please, Make sure they complete the necessary steps to insure no run-off water will cause issue for our community in the future.

On Monday, April 15, 2024 at 02:23:12 PM EDT, Neil Adams <nail1114@yahoo.com> wrote:

Dear Commissioner

Hello, My name is Neil Adams and my property will directly be effected by this community.

My address is 308 Pinto In Palm Bay fl 32909

I am writing to express my strong opposition to the proposed rezoning of the parcel of land located next to my residence. The proposed change from R1 to R4) raises significant concerns for our community and the quality of life for its residents.

1. Traffic and Safety Concerns: The existing traffic situation on the 2 lane Babcock is already challenging, especially with all the dump trucks running from the 2 mines south of our community. Adding multi-family housing will exacerbate traffic congestion.
2. School Overcrowding: Our local schools are already operating at or above capacity. Approving multi-family dwellings without addressing school concurrency could strain educational resources and affect the quality of education for our children.
3. Wildlife Habitat Preservation: The proposed development may destroy local wildlife habitat. We have observed wildlife in the area, and any planned development should consider its impact on the environment.
4. Property Values: Introducing R4 4 homes per acre could lower property values in our community. Such developments are inconsistent with the character of our existing neighborhoods.
5. Community Consensus: While we understand that development may be inevitable, it is essential to consider the sentiments of the local community. Nearly all residents in our Deer run community oppose the addition of multi-family housing due to the potential adverse effects mentioned above.
6. Buffer They define: they are defining a 50Ft + buffer between us and the community. how ever if they clear the land per county code removing all the pepper trees then there would be no buffer left! please grant an exception to leave the natural buffer already in place.
7. Noise and fear for Hoses In community: Communities zoned R4 will produce more noise than R1 communities. please also consider that fact that many homes in our community have hoses that will be impacted by the noise from the Sunterra development.
8. In light of these concerns, I urge you to disapprove the proposed rezoning. I believe my opinions are shared by many others who may not have had the opportunity to attend meetings or write letters.

Thank you for your attention to this matter. I trust that you will consider the long-term impact on our community when making your decision.

Sincerely, Neil Adams

From: [Justin Neal](#)
To: [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Rezoning of property bordering Deer Run
Date: Monday, April 15, 2024 1:57:57 PM

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

Good afternoon,

I am a homeowner in Deer Run who is within 500ft of the property that is proposing a rezoning to from its existing 1 residence per 2.5 acres to 4 residences per acre. This development will certainly displace all of the wildlife that reside between this 1100+ acres and Deer Run. All of these deer, turkey, bobcats, coyotes and many others will be driven away and increase the likelihood of animal and vehicle accidents on Babcock due to construction pressure of their habitat. We moved down here from West Melbourne just a few years ago to get away and have a piece of property in this equestrian community to enjoy the wildlife. Keeping this property rural and in the current zoning of 1 residence per 2.5 acres is the best we can hope for to still have some peaceful interactions with wildlife. For our equestrian folks in the neighborhood the added stress on their horses from all of the construction activity could be severe. We have so many neighborhoods being built off the St John's Heritage Parkway that are currently small size lots and packed in houses. I ask to please leave the properties south of Willowbrook road with the larger property sizes for zoning so we can still have some rural left in brevard county to share for future generations.

Thanks,

Justin Neal

From: [Gloria Kanungo](#)
To: [Commissioner, D1](#)
Subject: Rezoning Sun Terra Property
Date: Monday, April 15, 2024 1:35:24 PM

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

Ms Pritchett,

I am writing in reference to the proposed rezoning of property that was recently purchased by Sun Terra.

I am a resident of the Deer Run Community which adjoins this property. As you are aware, there is massive development in South Brevard, there needs to be checks and balances. There are already several high density developments completed and under construction just north of this property, with other projects proposed on Micco Rd and St Johns Parkway. Brevard County does not have the infrastructure in place to accommodate another high density development. **Ex: roads, schools, fire, police, ambulance, and parks.**

This property should stay consistent with the zoning of Deer Run not the proposed R4. There would be a substantial impact to wildlife, the development borders environmentally sensitive land and a wildlife sanctuary.

I ask you as **our representative** to consider what is best for your constituents and **VOTE NO!!!!!!**

Regards,

Gloria Kanungo
174 Deer Run Rd.

Dear Commissioner,

This letter is in regards to the proposed large scale Sun Terra project west of Babcock Street and south of Willowbrook Street in unincorporated Brevard County.

The builder would like to build 3,246 homes plus commercial units creating a high density housing environment.

There are many potential impacts to the area regarding this development.

If the developer plans on installing wells for the large amount of homes in the proposed project, do we really know the impact on the aquifer? What will be the impact on the wells that supply water to the neighboring equestrian community Deer Run?

If the developer plans on septic tanks for all the dwellings what is the impact on the environment?

What type of buffer or separation will occur between the high density project and the established equestrian neighborhood Deer Run? The builder currently plans on only a 50 foot buffer which is not nearly enough.

If the current greenery which consists mostly of Brazilian Pepper trees is to be used this will not be enough of a screen since the invasive pepper trees have to be removed.

The noise levels in the area will increase with construction of dwellings, roads, commercial and recreation areas. How will the noise be minimized for the adjacent Deer Run neighborhood?

The amount of traffic in the area will increase exponentially. It has already increased with the huge increase of dump trucks and all of the new developments near the St. John's Heritage Parkway. Babcock street is currently insufficient for the amount of traffic.

There is an abundance of wildlife currently living on the acreage of the proposed development.

The wildlife will be pushed out. Bird, mammal and reptile environments will be destroyed. Canopy and wetlands will be lost.

Environmental impact studies need to be done before any disturbances occur on the acreage.

There are no fire stations within a 5 mile radius. There are no police stations within a 5 mile radius.

The current fire stations are already overwhelmed.

What are the plans for one or more fire stations?

Hospitals and medical offices are already overwhelmed. What are the plans for additional medical services? At a minimum there should be consideration for a free standing ER in the vicinity near all of the proposed development.

Schools are already at or near capacity.
What are the plans for additional schools?

I do not believe the current electrical grid can handle all of this growth? How and when will the grid be upgraded to ensure seamless electric power?

The canals that run around and through the Deer Run Community could potentially spill over and flood Deer Run if the proposed project dumps water into the canals during the building and post building time frames especially during hurricanes and periods of heavy rains due to storms.

Questioning why the existing Compound is not being used for these high density developments.

Brevard County originally zoned the property that is under discussion for this project many years ago as a continuance of Deer Run in order to protect the equine environment and wildlife. This is currently zoned for 1 home per 2.5 acres just like Deer Run. We also have preserves across the street East of this proposed high density project which will have a large impact on the wildlife in this area.

All of these concerns/issues need to be discussed and addressed as necessary to minimize impacts to the Deer Run Equestrian Community and the local environment.

Thank You

Minde Gibson
8510 Trout Ave

From: [Neil Adams](#)
To: [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D2](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Sunterra Development- Deer run community impact
Date: Monday, April 15, 2024 2:23:20 PM

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Dear Commissioner

Hello, My name is Neil Adams and my property will directly be effected by this community.

My address is 308 Pinto In Palm Bay fl 32909

I am writing to express my strong opposition to the proposed rezoning of the parcel of land located next to my residence. The proposed change from R1 to R4) raises significant concerns for our community and the quality of life for its residents.

1. Traffic and Safety Concerns: The existing traffic situation on the 2 lane Babcock is already challenging, especially with all the dump trucks running from the 2 mines south of our community. Adding multi-family housing will exacerbate traffic congestion.
2. School Overcrowding: Our local schools are already operating at or above capacity. Approving multi-family dwellings without addressing school concurrency could strain educational resources and affect the quality of education for our children.
3. Wildlife Habitat Preservation: The proposed development may destroy local wildlife habitat. We have observed wildlife in the area, and any planned development should consider its impact on the environment.
4. Property Values: Introducing R4 4homes per acre could lower property values in our community. Such developments are inconsistent with the character of our existing neighborhoods.
5. Community Consensus: While we understand that development may be inevitable, it is essential to consider the sentiments of the local community. Nearly all residents in our Deer run community oppose the addition of multi-family housing due to the potential adverse effects mentioned above.
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8. In light of these concerns, I urge you to disapprove the proposed rezoning. I believe my opinions are shared by many others who may not have had the opportunity to attend meetings or write letters.

Thank you for your attention to this matter. I trust that you will consider the long-term impact on our community when making your decision.

Sincerely, Neil Adams

From: [Commissioner, D1](#)
To: [Champion, Kristen](#)
Cc: [Pritchett, Rita](#); [Alward, Keith A](#); [Schmadeke, Adrienne](#)
Subject: Public Comments received 23LS00001
Date: Thursday, April 25, 2024 8:19:55 AM
Attachments: [Please deny the SunTerra rezoning request - here"s why....pdf](#)
[South Brevard Rezoning \(Sunterra\).pdf](#)
[Sun Terra.pdf](#)
[Sunterra Development.pdf](#)
[URGENT Sun Terra Lakes Development meeting May 2nd,2024.pdf](#)

Good morning Ms. Champion,

On behalf of Commissioner Pritchett, attached are additional comments received for 23LS00001.

Thank you for your support of her office.

Kind Regards,

Adrienne Schmadeke



Adrienne Schmadeke
Legislative Aide
Brevard County Commission, District 1
Commissioner Rita Pritchett
[321.607.6901](tel:321.607.6901) | Adrienne.Schmadeke@brevardfl.gov
7101 S. US Hwy 1
Titusville, FL 32780

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From: [Jim Araiza](#)
To: [Commissioner, D1](#)
Subject: Please deny the SunTerra rezoning request - here's why...
Date: Wednesday, April 24, 2024 4:56:01 PM

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

Dear Commissioner Pritchett,

I oppose the SunTerra zoning request.

As a property owner in adjacent Deer Run Equestrian Community, the most compatible zoning for the SunTerra property is exactly what Brevard County desired this area to be: R1.

Our current county commissioners, and those who preceded you, have ALWAYS placed great emphasis on quality of life and protection of our local environment.

Indeed, that is what drew us to Deer Run and southern Brevard County county: spacious neighborhoods and wildlife, supported by YOUR commission's dedication to adequate infrastructure and safety!

Approving SunTerra's request for R4 zoning would abandon your commission's long-standing commitment to protect south Brevard County. Adequate infrastructure is not in place, nor in the current budget to support the requirements of the massive R4 community desired by SunTerra.

I support development – everyone needs a place to live and call their own. The new Sun Terra neighbors should enjoy the same protections currently in place for our Deer Run community. We have accessible streets and adequate infrastructure to support our quality of life, our wildlife, and the environment. A massive R4 development will not only adversely affect Deer Run, but also the new residents of SunTerra. We will all suffer...

I don't believe that's what you and your fellow commissioners envision for our community. I know it's not the vision your predecessors had when they addressed the best-use zoning of southern Brevard County!

Developers rarely know (or care) what is "best" for a community. You do! Please stay the course...

Thank you for your service, Rita...

With appreciation,

Jim Araiza
105 Deer Run Road

Palm Bay, FL 32909
305-720-7245

From: [zach Levy](#)
To: [Commissioner, D1](#)
Subject: South Brevard Rezoning (Sunterra)
Date: Tuesday, April 23, 2024 1:34:08 PM

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

Hello Ms Rita,

My name is Zach Levy, I am a land owner and hopeful future resident of 179 Deer Run Rd. I currently live in South East Palm Bay, and have lived in this area my whole life.

My wife and I are working towards moving our family to the Deer Run community to raise our young children in a place filled with space to play and listen to the sounds of nature.

The South St John's Heritage Parkway development is exciting in that it opens the Deer Run area to easier access to the rest of the county via I-95, and we are supportive of the general development of the area. That said, I am concerned by the level of allowed re-zoning of the land (especially that directly adjoining to Deer Run) to allow densely packed homes. I am concerned over the noise pollution, the traffic increase, and the displaced water that could further flood the already flood prone Deer Run; additionally I am concerned about the available resources of fire, police, medical, and educational facilities to cover this area that is quickly booming in population.

I understand the benefit to the development, and I would like to ask that requests for rezoning (namely the Sunterra development) be denied. Again, I am for development, I just ask it not be as densely packed as Sunterra is proposing directly by Deer Run. I ask this not only out of personal desire to live in peace, but also out of concern that not enough foresight is going in to the pace of development in our area.

Thank you for your time,
Zach Levy

From: [Big Morly](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Sun Terra
Date: Tuesday, April 23, 2024 10:21:01 PM

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

Hello, I own a property in Deer Run, I bought this property mainly because of the area, it is a perfect community to live in because of its tranquility, its natural habitat and the space we have between houses, now I am reviewing the information about a construction of thousands of houses in the vicinity of Deer Run, this would put an end to everything mentioned above, this new community of thousands of houses with spaces between them with less than half an acre would be putting an end to the type of construction zone, with the tranquility of all the neighbors of Deer Run, with the animals in the areas, this would also leave less land that helps with the rainwater that is so needed in this area, these thousands of houses would also be depreciating our houses.

I don't understand why a millionaire company wants to do a project on wetland lands with trees, plants and animals unique to the area and the county can easily allow it and a person who is not at the economic level of that company, the county puts so many restrictions on him. , so many inspections and only to tell you that you cannot build because the land is wetlands and there are protected species, it is impossible for any person to clean a lot of more than one acre due to all the county restrictions and now a millionaire company is easy to destroy a large area of wetland land with so much natural life.

I would like to know where the deer, wild pigs, turtles, turkeys and all the birds that inhabit those lands would go? Or if this company would pay the thousands of dollars that the county charges to move these animals to a safe area, I would also like to know if they would be planting the number of trees that the county requests for each one they remove on those lands, if you have an answer For this please let me know.

From: [Bill Sergent](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Sunterra Development
Date: Tuesday, April 23, 2024 9:17:42 AM

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

Good afternoon,

My name is William Sergent and I live in the Deer Run subdivision at 325 Pinto Lane, across the street from where the proposed new development would be built.

I would like to say I'm happy to see our community grow, but I, like many other residents in Palm Bay are concerned about the unmitigated growth. I've been through this before and what was a nice place to live, became a nightmare. I previously lived in a town that was adjacent to Murfreesboro, TN. Over the past ten years, it has almost doubled in size to 175,000 residents. The infrastructure is lacking, traffic is a nightmare, schools are over crowded, new ones can't be constructed quick enough and there's a huge shortage of teachers and bus drivers . Not to mention the increase in crime, taxes (approx 50% over the few past years) and an overall negative impact on the way of life.

We too welcomed the growth but we realized that sometimes you regret what you asked for. Having attended the Sunterra meeting at Comfort Suites, there doesn't seem to be much of a plan for anything but construction. There's not enough schools and most are already frozen, infrastructure is lacking, not enough first responders, hospitals, etc, etc, etc. Sounds and looks familiar. The overcrowding that negatively impacted so many things is the main reason I moved from Tennessee. It's not the same place as the farms, agriculture, open spaces and wildlife have been replaced by thousands of homes. Unfortunately, it looks like Palm Bay and Brevard County are headed down the same path as Murfreesboro, TN.

Personally, and I speak for many, I'm not in favor of any new development until some of the above situations are addressed, Unless the course of things change, I foresee another Murfreesboro scenario. I would ask for your consideration to delay any new development until the concerns of the citizens have been addressed and we are actually ready and able to support new building, including Sunterra.

Sincerely,

William and Tamara Sergent
325 Pinto Lane
Palm Bay, 32909
615-430-9241

From: [JoAnn Young](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: URGENT: Sun Terra Lakes Development meeting May 2nd,2024
Date: Wednesday, April 24, 2024 4:22:06 PM

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

Good afternoon Commissioners,
My name is JoAnn Young. I am a real Estate Broker and a resident of Deer Run in Southern Brevard. My husband and I own two adjacent properties totalling 5 acres that will border the recently purchased Sun Terra Development. We have attended the developer's meeting & the Planning and Zoning meeting for changing the future use of said development. In my business profession I have worked with the county making inquiries on future land use and conformity. In my conversations with department employees, the county seems to want to keep conformity with the surrounding properties. The reasons are obvious. The future land use for the 1100+ acres of Sun Terra is 1 residence per 2.5 acres - The same as Deer Run. Sun Terra has requested Res 4 with a cap at 3. The planning and zoning committee is recommending Res 2 for your commissioners meeting.

While I as a real Estate Broker welcome any new development, we have our concerns for such density for this area of Brevard that abutts to Deer Run.

Our main concerns are the following:

- Deer Run already has flooding issues. Due to no sewer system in Deer Run, the new development will be sharing the same canals and ditches for runoff as our two parcels (5 acres) that border the west side of the new development. A small canal will be between our borders. We are gravely concerned about the density of 2700-3200+ homes built up higher than ours that will shed runoff water into a small area.
- South Babcock Street is a "D" rated road and has been on the schedule to be widened for some time. There are many developments on the schedule around Deer Run and the intersection of Deer Run Rd and Babcock St. The amount of vehicles just in Sun Terra Lakes could be as high as 6000+ if each home has two vehicles. This does not include traffic from other subdivisions already approved nearby. We believe the widening of Babcock St. should take place before allowing any homes to be built. The St. Johns Heritage Pkwy's remaining 14 miles to connect to Malabar Rd. should also be taken into consideration before allowing the large volume of traffic to consume us.
- The proposed buffer for Sun Terra Lakes from Deer Run is rather

small in some areas. One resident only has a 50 ft buffer from property line to property line We were advised there would be a natural tree line of the existing trees. I will remind you that most of the tree line is Brazilian Pepper trees currently. If you were to approve the Planning and Zoning's suggestion, Many of their homesite lots will be of the size 40x80 as we were informed by the developer. Could we increase the buffer, or install a berm separating the two developments thus retaining more of their own runoff and allow them to create their own canals for water runoff?

- I lived in Kingsmill Subdivision in Melbourne for 17 years and watched my neighborhood flood in major storms and rainfall over and over again due to a neighborhood built behind Kingsmill higher in elevation that shared the same retention ponds as Kingsmill and not enough space to retain nor culvert size to carry the water fast enough under Lake Washington Rd. It was tragic watching the homes in the back flood. Some are still recovering from mold issues.
- We do not have school aged children but understand there are no schools or teachers to support this density.
- There is no Fire station within 9-11 miles of Deer Run and we already pay high insurance premiums for that reason. We will need more than one station if all the development planned is coming any time soon.

Again, we do not have an issue with new development. We welcome it! However, we would like to see it arrive more properly planned, more conforming to Deer Run's sized lots and without harm to the neighboring Deer Run Community.

We ask that you vote to keep the future land use "AS IS".

Thank you for your time and consideration.

Sincerely,

--

James & JoAnn Young
8423 Elk Ave
Palm Bay, FL 32909

Real Estate Broker
321-243-4917



From: [Commissioner, D4](#)
To: [Champion, Kristen](#)
Cc: [Commissioner, D4](#)
Subject: Public Comment 23LS00001 May 2, 2024 Zoning Agenda
Date: Thursday, April 25, 2024 8:31:00 AM
Attachments: [Public Comment 23LS00001_multi.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning Kristen,

On behalf of Commissioner Feltner, please see the attached public comments which our office has received pertaining to item 23LS00001.

Thank you.

Carol Mascellino, Chief of Staff
County Commissioner Rob Feltner, District 4
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Building C, Suite 214
Viera, FL 32940
PH: 321-633-2044
www.brevardfl.gov

Please note: Florida has a very broad public records law. Most written communications to and from the offices of elected officials are public records available to the public and media upon request. Your email communications may, therefore, be subject to public disclosure.

Mascellino, Carol

From: JoAnn Young <goldensforever@gmail.com>
Sent: Wednesday, April 24, 2024 4:21 PM
To: Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5
Subject: URGENT: Sun Terra Lakes Development meeting May 2nd,2024

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

Good afternoon Commissioners,

My name is JoAnn Young. I am a real Estate Broker and a resident of Deer Run in Southern Brevard. My husband and I own two adjacent properties totalling 5 acres that will border the recently purchased Sun Terra Development. We have attended the developer's meeting & the Planning and Zoning meeting for changing the future use of said development.

In my business profession I have worked with the county making inquiries on future land use and conformity. In my conversations with department employees, the county seems to want to keep conformity with the surrounding properties. The reasons are obvious. The future land use for the 1100+ acres of Sun Terra is 1 residence per 2.5 acres - The same as Deer Run. Sun Terra has requested Res 4 with a cap at 3. The planning and zoning committee is recommending Res 2 for your commissioners meeting.

While I as a real Estate Broker welcome any new development, we have our concerns for such density for this area of Brevard that abutts to Deer Run.

Our main concerns are the following:

- Deer Run already has flooding issues. Due to no sewer system in Deer Run, the new development will be sharing the same canals and ditches for runoff as our two parcels (5 acres) that border the west side of the new development. A small canal will be between our borders. We are gravely concerned about the density of 2700- 3200+ homes built up higher than ours that will shed runoff water into a small area.
- South Babcock Street is a "D" rated road and has been on the schedule to be widened for some time. There are many developments on the schedule around Deer Run and the intersection of Deer Run Rd and Babcock St. The amount of vehicles just in Sun Terra Lakes could be as high as 6000+ if each home has two vehicles. This does not include traffic from other subdivisions already approved nearby. We believe the widening of Babcock St. should take place before allowing any homes to be built. The St. Johns Heritage Pkwy's remaining 14 miles to connect to Malabar Rd. should also be taken into consideration before allowing the large volume of traffic to consume us.
- The proposed buffer for Sun Terra Lakes from Deer Run is rather small in some areas. One resident only has a 50 ft buffer from property line to property line We were advised there would be a natural tree line of the existing trees. I will remind you that most of the tree line is Brazilian Pepper trees currently. If you were to approve the Planning and Zoning's suggestion, Many of their homesite lots will be of the size 40x80 as we were informed by the developer. Could we increase the buffer, or install a berm separating the two developments thus retaining more of their own runoff and allow them to create their own canals for water runoff?
- I lived in Kingsmill Subdivision in Melbourne for 17 years and watched my neighborhood flood in major storms and rainfall over and over again due to a neighborhood built behind

Kingsmill higher in elevation that shared the same retention ponds as Kingsmill and not enough space to retain nor culvert size to carry the water fast enough under Lake Washington Rd. It was tragic watching the homes in the back flood. Some are still recovering from mold issues.

- We do not have school aged children but understand there are no schools or teachers to support this density.
- There is no Fire station within 9-11 miles of Deer Run and we already pay high insurance premiums for that reason. We will need more than one station if all the development planned is coming any time soon.

Again, we do not have an issue with new development. We welcome it! However, we would like to see it arrive more properly planned, more conforming to Deer Run's sized lots and without harm to the neighboring Deer Run Community.

We ask that you vote to keep the future land use "AS IS".

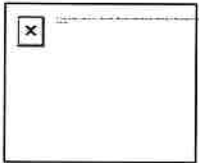
Thank you for your time and consideration.

Sincerely,

James & JoAnn Young
8423 Elk Ave
Palm Bay, FL 32909

Real Estate Broker

321-243-4917



Mascellino, Carol

From: Jim Araiza <jaraiza@1800yachtcharters.com>
Sent: Wednesday, April 24, 2024 5:03 PM
To: Commissioner, D4
Subject: Please deny the SunTerra rezoning request - here's why...

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

Dear Commissioner Feltner,

I oppose the SunTerra zoning request.

As a property owner in adjacent Deer Run Equestrian Community, the most compatible zoning for the SunTerra property is exactly what Brevard County desired this area to be: R1.

Our current county commissioners, and those who preceded you, have ALWAYS placed great emphasis on quality of life and protection of our local environment.

Indeed, that is what drew us to Deer Run and southern Brevard County county: spacious neighborhoods and wildlife, supported by YOUR commission's dedication to adequate infrastructure and safety!

Approving SunTerra's request for R4 zoning would abandon your commission's long-standing commitment to protect south Brevard County. Adequate infrastructure is not in place, nor in the current budget to support the requirements of the massive R4 community desired by SunTerra.

I support development – everyone needs a place to live and call their own. The new Sun Terra neighbors should enjoy the same protections currently in place for our Deer Run community. We have accessible streets and adequate infrastructure to support our quality of life, our wildlife, and the environment. A massive R4 development will not only adversely affect Deer Run, but also the new residents of SunTerra. We will all suffer...

I don't believe that's what you and your fellow commissioners envision for our community. I know it's not the vision your predecessors had when they addressed the best-use zoning of southern Brevard County!

Developers rarely know (or care) what is "best" for a community. You do! Please stay the course...

Thank you for your service, Rob...

With appreciation,

Jim Araiza
105 Deer Run Road
Palm Bay, FL 32909
305-720-7245

Mascellino, Carol

From: Big Morly <morly464@gmail.com>
Sent: Tuesday, April 23, 2024 10:21 PM
To: Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5
Subject: Sun Terra

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

Hello, I own a property in Deer Run, I bought this property mainly because of the area, it is a perfect community to live in because of its tranquility, its natural habitat and the space we have between houses, now I am reviewing the information about a construction of thousands of houses in the vicinity of Deer Run, this would put an end to everything mentioned above, this new community of thousands of houses with spaces between them with less than half an acre would be putting an end to the type of construction zone, with the tranquility of all the neighbors of Deer Run, with the animals in the areas, this would also leave less land that helps with the rainwater that is so needed in this area, these thousands of houses would also be depreciating our houses.

I don't understand why a millionaire company wants to do a project on wetland lands with trees, plants and animals unique to the area and the county can easily allow it and a person who is not at the economic level of that company, the county puts so many restrictions on him. , so many inspections and only to tell you that you cannot build because the land is wetlands and there are protected species, it is impossible for any person to clean a lot of more than one acre due to all the county restrictions and now a millionaire company is easy to destroy a large area of wetland land with so much natural life.

I would like to know where the deer, wild pigs, turtles, turkeys and all the birds that inhabit those lands would go? Or if this company would pay the thousands of dollars that the county charges to move these animals to a safe area, I would also like to know if they would be planting the number of trees that the county requests for each one they remove on those lands, if you have an answer For this please let me know.

Mascellino, Carol

From: zach Levy <zlevy0715@gmail.com>
Sent: Tuesday, April 23, 2024 1:36 PM
To: Commissioner, D4
Subject: South Brevard Rezoning (Sunterra)

Categories: Carol

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

Hello Mr Feltner,

My name is Zach Levy, I am a land owner and hopeful future resident of 179 Deer Run Rd. I currently live in South East Palm Bay, and have lived in this area my whole life.

My wife and I are working towards moving our family to the Deer Run community to raise our young children in a place filled with space to play and listen to the sounds of nature.

The South St John's Heritage Parkway development is exciting in that it opens the Deer Run area to easier access to the rest of the county via I-95, and we are supportive of the general development of the area. That said, I am concerned by the level of allowed re-zoning of the land (especially that directly adjoining to Deer Run) to allow densely packed homes. I am concerned over the noise pollution, the traffic increase, and the displaced water that could further flood the already flood prone Deer Run; additionally I am concerned about the available resources of fire, police, medical, and educational facilities to cover this area that is quickly booming in population.

I understand the benefit to the development, and I would like to ask that requests for rezoning (namely the Sunterra development) be denied. Again, I am for development, I just ask it not be as densely packed as Sunterra is proposing directly by Deer Run. I ask this not only out of personal desire to live in peace, but also out of concern that not enough foresight is going in to the pace of development in our area.

Thank you for your time,
Zach Levy

Mascellino, Carol

From: Bill Sergent <wsargent1@yahoo.com>
Sent: Tuesday, April 23, 2024 9:17 AM
To: Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5
Subject: Sunterra Development
Categories: Carol

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

Good afternoon,

My name is William Sergent and I live in the Deer Run subdivision at 325 Pinto Lane, across the street from where the proposed new development would be built.

I would like to say I'm happy to see our community grow, but I, like many other residents in Palm Bay are concerned about the unmitigated growth. I've been through this before and what was a nice place to live, became a nightmare. I previously lived in a town that was adjacent to Murfreesboro, TN. Over the past ten years, it has almost doubled in size to 175,000 residents. The infrastructure is lacking, traffic is a nightmare, schools are over crowded, new ones can't be constructed quick enough and there's a huge shortage of teachers and bus drivers. Not to mention the increase in crime, taxes (approx 50% over the few past years) and an overall negative impact on the way of life.

We too welcomed the growth but we realized that sometimes you regret what you asked for. Having attended the Sunterra meeting at Comfort Suites, there doesn't seem to be much of a plan for anything but construction. There's not enough schools and most are already frozen, infrastructure is lacking, not enough first responders, hospitals, etc, etc, etc. Sounds and looks familiar. The overcrowding that negatively impacted so many things is the main reason I moved from Tennessee. It's not the same place as the farms, agriculture, open spaces and wildlife have been replaced by thousands of homes. Unfortunately, it looks like Palm Bay and Brevard County are headed down the same path as Murfreesboro, TN.

Personally, and I speak for many, I'm not in favor of any new development until some of the above situations are addressed, Unless the course of things change, I foresee another Murfreesboro scenario. I would ask for your consideration to delay any new development until the concerns of the citizens have been addressed and we are actually ready and able to support new building, including Sunterra.

Sincerely,

William and Tamara Sergent
325 Pinto Lane
Palm Bay, 32909
615-430-9241

From: [Commissioner, D4](#)
To: [Champion, Kristen](#)
Cc: [Commissioner, D4](#)
Subject: Public Comment - 23LS00001 Agenda 05/02/24
Date: Thursday, April 25, 2024 12:19:41 PM
Attachments: [Public Comment 23LS00001_Vadney.pdf](#)
[image001.png](#)
[image002.png](#)

Good afternoon Kristen,

On behalf of Commissioner Feltner; please see the attached public comment concerning item 23LS00001 on the May 2, 2024 agenda. Thank you.

Carol Mascellino, Chief of Staff
County Commissioner Rob Feltner, District 4
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Building C, Suite 214
Viera, FL 32940
PH: 321-633-2044
www.brevardfl.gov

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From: [Cheryl Salov Vadney](#)
To: [Commissioner, D5](#)
Cc: [Commissioner, D4](#); [Commissioner, D3](#); [Commissioner, D2](#); [Commissioner, D1](#)
Subject: SunTerra Development
Date: Thursday, April 25, 2024 12:11:06 PM

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

Dear Commissioner Steele,

Good morning and thank you for your representation of South County. Because I have lived here for twenty-three years, I realize how special this area has become to me; and to my neighbors too. I was a suburban girl but now I'm more of a farm girl.

I live in the Deer Run subdivision. I am a recent widow so I maintain my 2.7 acres mostly by myself now. It's hard, sweaty work but I love this land.

A new proposed subdivision has come to our attention which will be built on about 1,000 acres to the north of Deer Run. As I know you are aware, the Planning and Zoning Commission has reduced the density in SunTerra from four homes per acre to 2. As I understand it, due to the available buildable acres, there will be more homes per acre than two.

We've seen a lot of development in South County lately. Some good, some not so much. SunTerra could be a lovely addition to the area if it remains consistent with the surrounding lands. We are blessed to have the Micco Scrub Preserve, the EELs land and Deer Run. Here in my subdivision, the minimum lot size is 2.5 acres. Some folks have more. It was the original intent of the Brevard County for the future density of this land to be one home on 2.5 acres. That certainly seems more in keeping with the current landscape.

There are so many concerns of which I'm sure you are aware; being built in phases, the construction will seem never ending. We have grave concerns regarding schools, fire response, law enforcement, traffic and Babcock St. and not the least of which, the wildlife. Deer Run has seen an explosion in the wild boar and deer population which has caused a great deal of destruction. We always had some but now it is every single day. There is less and less land available to the wildlife.

It is my hope that you vote to maintain the vision of the original intent of one home per 2.5 acres. I also hope to have the pleasure of meeting you on May 2.

Sincerely,
Cheryl Salov Vadney
349 Stallion St. Palm Bay FL 32909
(321) 409-8369
cherylsalov@hotmail.com

From: [Schmadeke, Adrienne](#)
To: [Champion, Kristen](#)
Subject: 23LS00001 public comment
Date: Thursday, April 25, 2024 2:16:58 PM
Attachments: [SunTerra Development.pdf](#)

Good afternoon Ms. Champion,

On behalf of Commissioner Pritchett, she has received the attached public comment for 23LS00001.

Kind Regards,

Adrienne Schmadeke



Adrienne Schmadeke

Legislative Aide
Brevard County Commission, District 1
Commissioner Rita Pritchett
[321.607.6901](tel:321.607.6901) | Adrienne.Schmadeke@brevardfl.gov

7101 S. US Hwy 1
Titusville, FL 32780

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From: [Cheryl Salov Vadney](#)
To: [Commissioner, D5](#)
Cc: [Commissioner, D4](#); [Commissioner, D3](#); [Commissioner, D2](#); [Commissioner, D1](#)
Subject: SunTerra Development
Date: Thursday, April 25, 2024 12:11:06 PM

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It is my hope that you vote to maintain the vision of the original intent of one home per 2.5 acres. I also hope to have the pleasure of meeting you on May 2.

Sincerely,
Cheryl Salov Vadney
349 Stallion St. Palm Bay FL 32909
(321) 409-8369
cherylsalov@hotmail.com

From: [Commissioner, D4](#)
To: [Champion, Kristen](#)
Cc: [Commissioner, D4](#)
Subject: Public Comment 23LS00001 May 2, 2024 Zoning Agenda
Date: Wednesday, May 1, 2024 2:12:01 PM
Attachments: [Public Comment 23LS00001_Roman.pdf](#)
[Public Comment 23LS00001_Winegar.pdf](#)
[image001.png](#)
[image002.png](#)

Kristen,

On behalf of Commissioner Feltner, please see the attached public comments he received pertaining to 23LS00001 on the May 2, 2024 Zoning Agenda. Thank you.

Carol Mascellino, Chief of Staff
County Commissioner Rob Feltner, District 4
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Building C, Suite 214
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PH: 321-633-2044
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From: [Mary Roman](#)
To: [Commissioner, D5](#); [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#)
Cc: jdunn@sunterracommunities.com; elliott@elliottroman.com
Subject: Sunterra Lakes Development/Babcock St. Palm Bay
Date: Wednesday, May 1, 2024 12:15:22 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

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Dear Commissioners,

As residents of Deer Run, my husband and I are writing to express our thoughts regarding the proposed Sunterra development, particularly its impact on our property, which borders the potential construction site. While we acknowledge and appreciate the inevitability of progress in our community, we wish to raise some concerns for your consideration.

Firstly, we rely on a Shallow well for our water supply, and we are apprehensive about the potential negative effects of the dewatering process required for the installation of the proposed lake behind our property. Given its proximity, any adverse consequences could directly impact our household.

Secondly, the proposed removal of the invasive Brazilian pepper trees, which currently serve as a natural barrier, raises concerns about the prolonged exposure of our property to the construction activities that will follow. Maintaining a certain level of privacy and aesthetic appeal in our backyard is important to us, and we seek assurances that measures will be taken to address this issue.

Furthermore, we need to understand the developer's plans for mitigating stormwater runoff in a manner that will not adversely affect our properties. As responsible homeowners, we recognize the importance of sustainable development practices and wish to ensure that our community's natural resources are preserved.

It is worth noting that we do not oppose the development outright. On the contrary, we believe that with proper consideration and ongoing dialogue, the future development could contribute positively to our growing area. We are encouraged by the developer's willingness to engage with the community openly and take our concerns seriously.

In conclusion, we respectfully urge you to address the aforementioned issues in your planning process and to keep the lines of communication open as the project progresses. By doing so,

we believe that together we can ensure a mutually beneficial outcome for all stakeholders involved.

Thank you for your attention to our concerns.

Thank you!

Mary Roman

Lic. Real Estate Broker

State of Florida

Southern Signature Realty, LLC.

Southern Commercial Management/Southern Companies

Office: 954-670-2808 Cell: 954-914-8764

mary@maryroman.com www.southern-companies.com



Please help others in their decision to hire us and kindly leave a review by following the links above!!

From: pgwinegar@aol.com
To: [Commissioner, D5](#); [Commissioner, D4](#); [Commissioner, D3](#); [Commissioner, D2](#); [Commissioner, D1](#)
Subject: SunTerra Development
Date: Wednesday, May 1, 2024 1:01:35 PM

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

Dear Commissioners Steele, Pritchett, Goodson, Tobia, and Feltner,

I live in Deer Run and am writing to express concern about the SunTerra development north of our neighborhood.

I am not against development in our little slice of Florida paradise, but I would like to stress that it needs to be compatible with our adjacent established neighborhood.

I believe we are the only horse community left in this county. As such, all of our properties are at least 2.5 acres in size. We value the quiet rural lifestyle here and abundant wildlife. It makes me shudder to think of the proposed houses almost touching each other crammed together on tiny yards – which would be within view just on the other side of our property.

I was especially shocked to hear that the proposed lake in SunTerra will be classified as an “entertainment lake”. That would have a tremendous impact on our lifestyle from possible motorized boats and loud music. This would be a total dealbreaker – we would have to move. Please bear in mind how sound carries in the warm humid air of our climate. The horses would be terrified by all the noise.

Please realize what a gem our community is that offers an alternative to classic suburbia in Brevard and vote to keep it that way with your choices going forward. And of course you are already aware of our other concerns regarding schools, fire response, roads, water, health care, etc. I want to continue looking out at our backyard the way it is now, which as I write this contains 250 whistling ducks, 3 deer, dozens of nesting purple martins, screech owl family with 3 babies, sandhill crane family, and a dozen wild turkeys. Thank you very much for your attention to this matter.

Sincerely,
Pam & Richard Winegar
194 Cavalier Street
Palm Bay, FL 32909
(321) 431-9570
pgwinegar@aol.com
Residents of Deer Run for 13 years
Owners of 7.5 acres directly abutting new development

District 2 Disclosures
5/2/2024 BOCC Zoning Meeting

G.5. JEN Florida 48, LLC (Kim Rezanka) requests a Large-Scale Comprehensive Plan Amendment (2023-2), to change the Future Land Use designation from RES1:2.5 to RES 4 and CC. (23LS00001) (Tax Account 3000277, 3000368, 3000827, 3000829) (District 5)

- On 4/14/2024, received email from Anita requesting to not rezone this area.
- On 4/15,2024, received emails from the following with opposition to the project as proposed:
 - Gloria Kanungo
 - Justin Neal
 - Neil Adams – two separate emails
- On 4/15/2024, received email from Minde Gibson with a letter regarding concerns/issues to be discussed and addressed to minimize impacts to the Deer Run Equestrian Community and the local environment
- On 4/23/2023, received emails from the following with opposition to the project as proposed:
 - William and Tamara Sergent
 - Big Morly
 - Zach Levy
- On 4/24/2024, received emails from the following with opposition to the project as proposed:
 - James & JoAnn Young
 - Jim Araiza
- On 4/25/2024, received email from Cheryl Salov Vadney opposing the project as proposed.
- On 4/26/2024, received email from Sarah Neal with opposing the project as proposed.
- On 5/1/2024, received emails from the following:
 - Mary Roman – raising some concerns/issues for consideration
 - Pam & Richard Winegar with opposition to the project as proposed

From: [Mary Roman](#)
To: [Commissioner, D5](#); [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#)
Cc: jdunn@sunterracommunities.com; elliott@elliottroman.com
Subject: Sunterra Lakes Development/Babcock St. Palm Bay
Date: Wednesday, May 1, 2024 12:15:22 PM
Attachments: [image003.png](#)
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[image008.png](#)

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Thank you!

Mary Roman

Lic. Real Estate Broker

State of Florida

Southern Signature Realty, LLC.

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Office: 954-670-2808 Cell: 954-914-8764

mary@maryroman.com www.southern-companies.com



Please help others in their decision to hire us and kindly leave a review by following the links above!!

From: pgwinegar@aol.com
To: [Commissioner, D5](#); [Commissioner, D4](#); [Commissioner, D3](#); [Commissioner, D2](#); [Commissioner, D1](#)
Subject: SunTerra Development
Date: Wednesday, May 1, 2024 1:01:35 PM

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I am not against development in our little slice of Florida paradise, but I would like to stress that it needs to be compatible with our adjacent established neighborhood.

I believe we are the only horse community left in this county. As such, all of our properties are at least 2.5 acres in size. We value the quiet rural lifestyle here and abundant wildlife. It makes me shudder to think of the proposed houses almost touching each other crammed together on tiny yards – which would be within view just on the other side of our property.

I was especially shocked to hear that the proposed lake in SunTerra will be classified as an “entertainment lake”. That would have a tremendous impact on our lifestyle from possible motorized boats and loud music. This would be a total dealbreaker – we would have to move. Please bear in mind how sound carries in the warm humid air of our climate. The horses would be terrified by all the noise.

Please realize what a gem our community is that offers an alternative to classic suburbia in Brevard and vote to keep it that way with your choices going forward. And of course you are already aware of our other concerns regarding schools, fire response, roads, water, health care, etc. I want to continue looking out at our backyard the way it is now, which as I write this contains 250 whistling ducks, 3 deer, dozens of nesting purple martins, screech owl family with 3 babies, sandhill crane family, and a dozen wild turkeys. Thank you very much for your attention to this matter.

Sincerely,
Pam & Richard Winegar
194 Cavalier Street
Palm Bay, FL 32909
(321) 431-9570
pgwinegar@aol.com
Residents of Deer Run for 13 years
Owners of 7.5 acres directly abutting new development

From: [Commissioner, D1](#)
To: [Champion, Kristen](#)
Cc: [Pritchett, Rita](#); [Alward, Keith A](#); [Schmadeke, Adrienne](#)
Subject: Public Comments 23LS00001
Date: Thursday, May 2, 2024 8:52:02 AM
Attachments: [Sun Terra Project.pdf](#)
[SunTerra Development.pdf](#)
[Sunterra Lakes Development Babcock St. Palm Bay.pdf](#)
[SunTerra Zoning .pdf](#)

Good morning Ms. Champion,

On behalf of Commissioner Pritchett, attached are more public comments received for 23LS00001.

Thank you for your support of her office.

Kind Regards,

Adrienne Schmadeke



Adrienne Schmadeke

Legislative Aide

Brevard County Commission, District 1

Commissioner Rita Pritchett

[321.607.6901](tel:321.607.6901) | Adrienne.Schmadeke@brevardfl.gov

7101 S. US Hwy 1
Titusville, FL 32780

Please note:

Florida has a very broad public records law. Most written communications to or from the offices of elected officials are public records available to the public and media upon request. Your email communications may, therefore, be subject to public disclosure.

From: webhog1@yahoo.com
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Sun Terra Project
Date: Wednesday, May 1, 2024 4:44:38 PM

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

Attention Commissioners:

The owners/applicants (JEN Florida 48 LLC / Poulos and Bennett LLC) wish to develop 1,109 acres that has a future land use of RES 1:2.5. To the west and south of this project is the Deer Run community, also having a future land use of RES 1:2.5.

According to the county's Future Land Use Element:

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- C. Unincorporated areas which are adjacent to incorporated areas and may be considered a logical transition for Residential 1:2.5.

The owners/applicants desire to develop at a higher density serves no benefit to traffic, police and fire safety, schools or the environment. Their only desire is increased profit.

If the owners/applicants wish to develop this property, then it should be developed at 1 unit per 2.5 acres (minimum lot size), with no PUD density bonuses.

Thank you.

Marty Piatkowski
Palm Bay, FL

Enjoy life now... it has an expiration date

From: pgwinegar@aol.com
To: [Commissioner, D5](#); [Commissioner, D4](#); [Commissioner, D3](#); [Commissioner, D2](#); [Commissioner, D1](#)
Subject: SunTerra Development
Date: Wednesday, May 1, 2024 1:01:37 PM

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

Dear Commissioners Steele, Pritchett, Goodson, Tobia, and Feltner,

I live in Deer Run and am writing to express concern about the SunTerra development north of our neighborhood.

I am not against development in our little slice of Florida paradise, but I would like to stress that it needs to be compatible with our adjacent established neighborhood.

I believe we are the only horse community left in this county. As such, all of our properties are at least 2.5 acres in size. We value the quiet rural lifestyle here and abundant wildlife. It makes me shudder to think of the proposed houses almost touching each other crammed together on tiny yards – which would be within view just on the other side of our property.

I was especially shocked to hear that the proposed lake in SunTerra will be classified as an “entertainment lake”. That would have a tremendous impact on our lifestyle from possible motorized boats and loud music. This would be a total dealbreaker – we would have to move. Please bear in mind how sound carries in the warm humid air of our climate. The horses would be terrified by all the noise.

Please realize what a gem our community is that offers an alternative to classic suburbia in Brevard and vote to keep it that way with your choices going forward. And of course you are already aware of our other concerns regarding schools, fire response, roads, water, health care, etc. I want to continue looking out at our backyard the way it is now, which as I write this contains 250 whistling ducks, 3 deer, dozens of nesting purple martins, screech owl family with 3 babies, sandhill crane family, and a dozen wild turkeys. Thank you very much for your attention to this matter.

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Residents of Deer Run for 13 years
Owners of 7.5 acres directly abutting new development

From: [Mary Roman](#)
To: [Commissioner, D5](#); [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#)
Cc: jdunn@sunterracommunities.com; elliott@elliottroman.com
Subject: Sunterra Lakes Development/Babcock St. Palm Bay
Date: Wednesday, May 1, 2024 12:15:22 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

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

Dear Commissioners,

As residents of Deer Run, my husband and I are writing to express our thoughts regarding the proposed Sunterra development, particularly its impact on our property, which borders the potential construction site. While we acknowledge and appreciate the inevitability of progress in our community, we wish to raise some concerns for your consideration.

Firstly, we rely on a Shallow well for our water supply, and we are apprehensive about the potential negative effects of the dewatering process required for the installation of the proposed lake behind our property. Given its proximity, any adverse consequences could directly impact our household.

Secondly, the proposed removal of the invasive Brazilian pepper trees, which currently serve as a natural barrier, raises concerns about the prolonged exposure of our property to the construction activities that will follow. Maintaining a certain level of privacy and aesthetic appeal in our backyard is important to us, and we seek assurances that measures will be taken to address this issue.

Furthermore, we need to understand the developer's plans for mitigating stormwater runoff in a manner that will not adversely affect our properties. As responsible homeowners, we recognize the importance of sustainable development practices and wish to ensure that our community's natural resources are preserved.

It is worth noting that we do not oppose the development outright. On the contrary, we believe that with proper consideration and ongoing dialogue, the future development could contribute positively to our growing area. We are encouraged by the developer's willingness to engage with the community openly and take our concerns seriously.

In conclusion, we respectfully urge you to address the aforementioned issues in your planning process and to keep the lines of communication open as the project progresses. By doing so,

we believe that together we can ensure a mutually beneficial outcome for all stakeholders involved.

Thank you for your attention to our concerns.

Thank you!

Mary Roman

**Lic. Real Estate Broker
State of Florida**

Southern Signature Realty, LLC.

Southern Commercial Management/Southern Companies

Office: 954-670-2808 Cell: 954-914-8764

mary@maryroman.com www.southern-companies.com



Please help others in their decision to hire us and kindly leave a review by following the links above!!

From: [Sarah Neal](#)
To: [Commissioner, D1](#)
Subject: SunTerra Zoning
Date: Friday, April 26, 2024 8:18:33 AM

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

Dear Ms. Pritchett,

As a mother of a two-year-old and part of a young family, I want to express our deep concern about the proposed changes to our beloved Deer Run community. Our little ones thrive in this haven of nature, and we're committed to keeping it safe and full of wildlife for them to explore and enjoy.

The proposed SunTerra zoning request is troubling for us. It threatens to disrupt the peaceful lifestyle we cherish. Currently, Deer Run is zoned Agriculture, with spacious 2.5-acre parcels allowing for a harmonious coexistence with nature. However, SunTerra's plan to rezone to R4, with the potential for up to 13 homes per acre, is simply incompatible with our way of life.

Imagine looking out from our yards and seeing rows of houses instead of the serene landscape we're accustomed to. The noise, the congestion—it's a stark contrast to the tranquility we've come to love. And it's not just about us; it's about preserving this environment for our children and the generations to come.

Moreover, the proposed development poses a threat to our precious natural habitats, including the Micco Scrub Sanctuary. These areas are vital for our local wildlife and contribute to the rich biodiversity of Brevard County. We must protect them for the sake of our children's future.

Infrastructure concerns also weigh heavily on our minds. How will our roads cope with the influx of thousands of vehicles? Who will bear the cost of necessary expansions and upgrades? These are questions that demand answers, especially when it comes to vital services like water, sewage, fire, police, and healthcare.

Our schools are already stretched to their limits, with no clear plan to accommodate additional students. The shortage of teachers and bus drivers further exacerbates the problem. We simply cannot afford to compromise on our children's education and well-being.

And let's not forget about stormwater drainage. The proposed development threatens to exacerbate flooding issues, putting our homes and families at risk. We've invested in initiatives to protect our waterways, yet SunTerra's plans could undo all that progress.

In essence, Deer Run thrives on its sense of community and connection to nature. We moved here because we believed in the vision for this area—a vision that respected the environment and valued our quality of life. Without proper safeguards in place, SunTerra's proposal puts all of that at risk.

Add to your post

As a concerned mother and member of this community, I urge you to join me in opposing this zoning request. Together, we can ensure that Deer Run remains a safe haven for wildlife and a nurturing environment for our families. Thank you for listening.

Warm regards,

Sarah Neal 306 Fox Trail Street Palm Bay, FL 32909



From: [Commissioner, D2](#)
To: [Champion, Kristen](#)
Cc: [Commissioner, D2](#)
Subject: D2 Disclosure List
Date: Thursday, May 2, 2024 9:25:24 AM
Attachments: [image001.png](#)

Good morning Kristen,
Can you please add the below email to our disclosure list?

- On 5/1/2024, received email from Marty Piatkowski opposing the project as proposed

Thank you and have a great day,



Susan Smith
Legislative Aide
Brevard County Commissioner Tom Goodson District 2
2575 North Courtenay Parkway Suite 200
Merritt Island, FL 32953
Ph: (321) 454-6601
E-mail: Susan.Smith@brevardfl.gov

From: webhog1@yahoo.com <webhog1@yahoo.com>
Sent: Wednesday, May 1, 2024 4:45 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: Sun Terra Project

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Attention Commissioners:

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Thank you.

Marty Piatkowski

Palm Bay, FL

Enjoy life now... it has an expiration date

From: [Patricia Hagin](#)
To: [Champion, Kristen](#)
Cc: [John](#)
Subject: Fwd: Deer Run Community Resident at 332 Pinto Lane, Palm Bay, Florida 32909, Response to Rezoning Property Located Directly Behind My Home/Property
Date: Thursday, May 2, 2024 9:55:57 AM

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

Good morning Ms. Champion,

Over the past year my husband and I have been building a home that is now 500 ft of property owned by JEN Florida 48, LLC per your card and notice ID# 23LS00001.

My main concern of this development is any engineering of the property that would increase threat of flooding to my property. Will/can the property owners receive notice from builders that land preparation to build near adjoining current property owners like us will not increase potential flooding?

Another concern, is the home to acre ratios. We are 1 residential to 2.5, which is nice but has been costly to prep for build and we don't want to see our property value decrease. Recommend, ALL builds that are within 500 feet of our property maintain at least a 4 to one acre ratio.

My last concern is the impact of the migration of nature as the property is cleared. Will the county be monitoring the migration and ensure adjacent property owners are protected from such migration?

I apologize for just getting this to you sooner as I was traveling and just got your card.

I am in Ohio this week so will not be attending the meeting.

Thank you for considering our concerns.

Patricia Hagin

332 Pinto Lane, Palm Bay, FL

614 886 1369

>
>
>
>

From: [Commissioner, D4](#)
To: [Champion, Kristen](#)
Cc: [Bellak, Christine](#); [Wines, Katie](#); [Commissioner, D4](#)
Subject: Public Comment -05/02/24 Agenda Item 23LS00001
Date: Thursday, May 2, 2024 10:26:08 AM
Attachments: [Public Comment 23LS00001_Piatkowski.pdf](#)
[image001.png](#)
[image002.png](#)

Kristen,

On behalf of Commissioner Feltner, please see the attached public comment our office received.
Thank you.

Carol Mascellino, Chief of Staff
County Commissioner Rob Feltner, District 4
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Building C, Suite 214
Viera, FL 32940
PH: 321-633-2044
www.brevardfl.gov

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From: webhog1@yahoo.com
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Sun Terra Project
Date: Wednesday, May 1, 2024 4:44:35 PM

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Marty Piatkowski
Palm Bay, FL

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