From: <u>Yarinell</u>

To: <u>Champion, Kristen</u>

 Subject:
 ID# 24SS00002 & 24Z00005

 Date:
 Monday, June 3, 2024 6:46:28 PM

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

My name is Yarinell Roman and I have 2 properties that will be directly impacted with this re-zoning effort. I'm not able to be at the hearing but is very important to let you know my position which is the majority of the neighborhood.

This rezoning could lead to a potential environmental harm such as water pollution, habitat destruction, increased traffic, and strain on local resources like water and sewage systems.

In the times we are facing with all the climate change related issues, is important to preserve every agricultural land for biodiversity and food security, and advocate for alternative, less environmentally damaging land use options.

Right now insurances are almost impossible to get and the options available are so pricey do to the destruction of the past hurricane mostly on mobile home parks near the west coast where the properties need to be built to hold winds 160 mph, what obviously isn't the case for mobile homes. It's insane that while the development department required impact doors, windows, and very expensive trusses in a new construction that withstand a 160 mph velocity winds, you're thinking about putting a mobile home park where those kind of properties just withstand from 70-110 miles per hr.

This existing neighborhood is opposed to this rezoning and to the proposed development of a mobile home park. Please confirm the receipt of this message and add me to any information related to this matter.

From: <u>Yarinell</u>

To: <u>Champion, Kristen</u>
Cc: <u>Chase, Beatrice Mae</u>

Subject: Re: Automatic reply: ID# 24SS00002 & 24Z00005

Date: Monday, June 3, 2024 6:54:50 PM

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

Thanks!

I forgot to mention that I have decided to invest in this community due to the current use that doesn't allow mobile home communities. Nowhere there was a future plan designed for that. That must be respected.

On Jun 3, 2024, at 6:46 PM, Champion, Kristen < Kristen.Champion@brevardfl.gov> wrote:

I'm currently out of the office on emergency leave. I'll have intermittent access to email and will respond as soon as possible. If this needs an urgent response, please email Beatrice.Chase@brevardfl.gov.

Respectfully,

Kristen Champion

"Under Florida Law, email addresses are Public Records. If you do not want your e-mail address released in response to public record requests, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

From: Miss Jenny
To: Champion, Kristen

 Subject:
 Rezoning Requests 24Z00005 & 24SS00002

 Date:
 Tuesday, June 4, 2024 7:06:39 PM

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

Hello. I, unfortunately, can not attend the hearing so I am writing this letter to add my voice to the hope of preventing the rezoning of property parcels in the Hog Valley/ Gandy Road area of Mims from RRMH-1 to TR-3. Request 24Z00005 AND companion request 24SS00002. I have many concerns about the possible building of a subdivision in the back of our community. The impact of a possible 30 homes would have negative impacts on our water sources, reduce natural habitat for wildlife, increase flooding risk, (it was already bad enough last hurricane season!) not to mention the traffic. This community has one road in, which means one road out. The traffic on Aurantia is already insane. Trust me, I live on it. The rezoning of this land not only causes more destruction of natural Florida, which we are losing at a RAPID pace, it sets precedence for more houses to be crammed on smaller lots. I understand the owner of this land wanting to make money, but it should be done with the zoning it was originally purchased at. The reason the vast majority of people bought land/homes here, was to be away from big subdivisions, and lots of people. Please listen to the people, your constituents, that already call this community home. We do not want a 30 home subdivision, and all the problems it will bring with it, built out here!

Jennifer McCarron 4535 Aurantia Rd. Mims, Fl. 32754 From: <u>Ethan Stansell</u>
To: <u>Champion, Kristen</u>

 Subject:
 Mobile Home Park ID#24SS00002 & 24Z00005

 Date:
 Wednesday, June 5, 2024 8:05:36 AM

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

Hello,

I am writing as a landowner at 4295 Hog Valley Rd that I am AGAINST the proposed rezoning to allow a mobile home park to be built next to my property.

Absolutely do NOT allow this to happen. The area can NOT support this resource wise but more important, these type of housing "developments" hurt my property value, cost me more money, and worse of all are an absolute eye sore.

KEEP THIS OUT!!!!!

Respectfully,

Ethan Stansell 4295 Hog Valley RD Mims FI 32754 From: <u>Ethan Stansell</u>
To: <u>Champion, Kristen</u>

Subject: ID# 24SS00002 & 24Z00005

Date: Wednesday, June 5, 2024 8:11:08 AM

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

Hello,

This is in reference to ID# 24SS00002 & 24Z00005

I am writing as a landowner at 4295 Hog Valley Rd that I am **AGAINST** the proposed rezoning to allow a mobile home park to be built next to my property. Do not allow our area to fall victim to another builder's greed by allowing subpar houses into our area just for them to make a few dollars while hurting the rest of us.

STAND FOR THE PEOPLE NOT A CORPORATION!!!!!!!

Absolutely do **NOT** allow this to happen. The area can NOT support this resource wise but more important, these type of housing "developments" hurt my property value, cost me more money in taxes, and worse of all are an absolute eye sore. The flooding is already unbearable!!!

KEEP THIS OUT!!!!! KEEP THIS OUT!!!!! KEEP THIS OUT!!!!!

Respectfully,

Ethan Stansell 4295 Hog Valley RD Mims FI 32754

To: Champion, Kristen Subject: ID# 24SS00002 & 24Z00005 Date: Wednesday, June 5, 2024 8:11:55 AM [EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Hello, This is in reference to ID# 24SS00002 & 24Z00005 I am writing as a landowner at 4295 Hog Valley Rd that I am AGAINST the proposed rezoning to allow a mobile home park to be built next to my property. Do not allow our area to fall victim to another builder's greed by allowing subpar houses into our area just for them to make a few dollars while hurting the rest of us. STAND FOR THE PEOPLE NOT A CORPORATION!!!!!!! Absolutely do NOT allow this to happen. The area can NOT support this resource wise but more important, these type of housing "developments" hurt my property value, cost me more money in taxes, and worse of all are an absolute eye sore. The flooding is already unbearable!!! KEEP THIS OUT!!!!! KEEP THIS OUT!!!!! KEEP THIS OUT!!!!! Respectfully,

From:

Ethan Stansell

Mims FI 32754

4295 Hog Valley RD

Ethan Stansell

From: <u>Commissioner, D4</u>

To: <u>Champion, Kristen; Chase, Beatrice Mae</u>

Cc: Commissioner, D4

 Subject:
 Public Comment 24Z00005 & 24SS00002

 Date:
 Wednesday, June 5, 2024 8:38:25 AM

Attachments: Public Comment 24Z00005 & 24SS0000 McCarron.pdf

image001.png image002.png

Good morning,

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

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.

From: Miss Jenny
To: Commissioner, D4

 Subject:
 Rezoning Requests 24Z00005 & 24SS00002

 Date:
 Tuesday, June 4, 2024 7:42:41 PM

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

Hello. I, unfortunately, can not attend the hearing so I am writing this letter to add my voice to the hope of preventing the rezoning of property parcels in the Hog Valley/ Gandy Road area of Mims from RRMH-1 to TR-3. Request 24Z00005 AND companion request 24SS00002. I have many concerns about the possible building of a subdivision in the back of our community. The impact of a possible 30 homes would have negative impacts on our water sources, reduce natural habitat for wildlife, increase flooding risk, (it was already bad enough last hurricane season!) not to mention the traffic. This community has one road in, which means one road out. The traffic on Aurantia is already insane. Trust me, I live on it. The rezoning of this land not only causes more destruction of natural Florida, which we are losing at a RAPID pace, it sets precedence for more houses to be crammed on smaller lots. I understand the owner of this land wanting to make money, but it should be done with the zoning it was originally purchased at. The reason the vast majority of people bought land/homes here, was to be away from big subdivisions, and lots of people. Please listen to the people, your constituents, that already call this community home. We do not want a 30 home subdivision, and all the problems it will bring with it, built out here!

Jennifer McCarron 4535 Aurantia Rd. Mims, Fl. 32754 From: <u>barbara rush</u>
To: <u>Champion, Kristen</u>

 Subject:
 Proposal 24SSO0002 and 24Z00005

 Date:
 Wednesday, June 5, 2024 1:53:33 PM

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

Attention Planning and Zoning

We do not need a trailer park, our infrastructure can not support a mobile home park.

The traffic has already increased a great deal and this area is not structured for the increase we have experienced in the past three years. We do not have city water so therefore there will be additional homes with wells taping into our aquifer which can cause our wells to dry.

Our wildlife is already being displaced with the construction and land clearing that has taken place. We have a bear problem and there isn't help for this. The animals deserve to keep what they have, 17 acres will displace a lot more wildlife.

Again please know my husband and I are completely against this proposal. Respectfully,

Mark and Barbara Rush 4510 Hog Valley Rd Mims, Fl. 32754 From: Don Rudasill
To: Champion, Kristen
Subject: Gandy mobile home park

Date: Wednesday, June 5, 2024 6:21:57 PM

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

Hello this email is in reference to Id#24ss00002, the Gandy mobile home park proposal. My name is Donald Rudasill, my family and I reside at 4255 Hog Valley Rd, Mims, FL 32754. We received an information paper stating that there was plans to build a mobile home park with the proposed property butting up against my backyard. I do agree with the list of concerns where it states of the significant increase of traffic, our children's safety with being on the roads, limitations with the aquifers and our wells, as well as the drainage problems and the flooding of our properties. The address that I listed above were my family resides has always seen substantial flooding with heavy storms as well as the hurricanes. This proposed plan would definitely increase the flooding of my property as well as we believe it would hinder our well. Another major concern of mine as well as many others in this neighborhood, there is only one way in one way out access to the neighborhood. Back during the wildfires of 98 My parents, my younger sister and myself as well as many other families were affected with having to flea our homes from the oncoming fire. After said fires there was a Town Hall meeting where we were told by government officials that there was a plan to possibly open up access to I-95 or somewhere else because of this issue. That never happened. Since those fires happened all those years ago every time we have a shortage of rain and the chances of wildfires are high it raises concerns for my family and our home. As you can see this is a huge concern for myself and my family. It would be one thing if there were private owners purchasing the properties separately but we truly have no clue how many homes or people could be brought in because of this proposal. As stated as well My property has flooded many times in the past due to heavy storms and hurricanes if this proposal was to go into effect how will this affect my property could I receive more flooding, would I receive less it's a big chance and gamble. Also as stated above I have to worry about how the aquifers will be affected because of this proposal going through. My mother and father moved me and my sister to this house, this property back in '97 from Maryland to make a fresh start. My father is gone but myself and my family life here now this house and property are everything to me. I would like to thank you for taking the time to hear my concerns I thank you very much and have a great day.

Donald Rudasill.

From: Peggy Sloan
To: Champion, Kristen

Subject: Gandy Road # 24SS00002 & 24Z00005 **Date:** Wednesday, June 5, 2024 6:41:43 PM

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

Hello Ms. Champion,

My family and I have lived in Hog Valley since 1976. We so love the Rural area we have live here for many years, raised our kids to appreciate the Rural living also. Please don't let this happen to our area.

We already have too many people out here, the traffic is already busy. We flood pretty regular during rainy season. Any more people out here will cause major traffic problems and a drain on nature resources. We need your help, PLEASE!

Thank you, we need help!

Peggy Sloan

Sent from my iPhone

From: Christa Stout
To: Champion, Kristen

 Subject:
 Ref ID 24SS,00002 & 24Z00005

 Date:
 Wednesday, June 5, 2024 9:08:32 PM

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

I live at 4335 Hog Valley Rd, Mims, FL 32754 and my husband and I are totally against this increase of this proposed rezoning, due to the increase traffic, aquifer limitations, it will also cause a rise in crime and impacts to our daily living. The traffic is bad enough out here now it's going to multiply and substantially be hazardous to our daily living and the welfare of our safety and security. I will be there Monday!

From: wbrim2@cfl.rr.com
To: Champion, Kristen

Subject: Development applications 24SS00002 and 24Z00005

Date: Thursday, June 6, 2024 7:40:24 AM

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

My name is Curt Brim.

My property is contiguous to the parcels in this development plan (Per application numbers 24SS00002 and 24Z00005). Unfortunately we will not be able to attend the meeting so I will state my position below.

I am adamantly opposed to the development of a mobile home park in my backyard. We moved to this area because the zoning only allowed one dwelling per acre. Allowing a zoning of TR-3 will destroy the purpose of living in this area. The development will have a detrimental affect to the property values that are contiguous to the mobile home park. This includes my property.

The area of the re-zoning request has one access from Gandy road, which is currently unpaved. I fear the added traffic will greatly deteriorate the access provided by the road to current homeowners.

Please do not allow a zoning change to an area that was never intended to have that type of development!

 From:
 Remnant Morgans

 To:
 Champion, Kristen

 Subject:
 Id#245500002 & 24z00005

Date: Thursday, June 6, 2024 9:08:49 AM

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

Good morning,

My name is Linda Sherrill 5370 Harrison Rd, Mims, FL 32754 and my families property at 5380 Harrison Rd. We are opposed to Mobile home park that is proposed to go in on Gandy Rd. This area cannot handle the amount of traffic that would incur with that amount of homes. There is one way in and out of this area and I would consider it to be a Hazzard for all involved.

We have lived out here since 1977 and have seen massive flooding issues that have never been fully addressed by the county. The mobile home park would make flooding inevitable.

What about wells? What would it do to everyone's water resource? This is area has alot of horses etc. that count on fresh water.

Not to mention the wildlife in this area that would be pushed out.

This is just not a good fit for this area.

Sincerely Linda Sherrill Robert Trout
 From:
 Paul Rousseau

 To:
 Champion, Kristen

 Subject:
 Ref ID# 23PUD00001

Date: Thursday, June 6, 2024 10:47:24 AM

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

Ref ID# 23PUD00001

Please include the following in the agenda packets of each Planning and Zoning Board member. Also, please email this correspondence to them in advance of the 6/10/24 P&Z Board meeting.

This correspondence is regarding the proposed rezoning of the property located on the east side of Hwy 1, abutting Ruby Street to the north, and Laguna Vista Condos to the south.

We were concerned to learn that there was a proposal being heard to drastically change the proposed zoning of a property neighboring to our own. It was our knowledge that all the surrounding developments were limited to 6 units per acre (which was applied to our newly developed property) that we now enjoy. We would ask that you reject the proposal to allow a change to 17 units per acre which is radically different from all of the surrounding areas and would drastically reduce the green space which was initially preserved in current planning considerations.

It is our further understanding that this project goes against the directives of the Coastal High Hazard Area (CHHA) and would result in significant overdevelopment. All the surrounding developments, (including Laguna Vista) fall under the 6 units per acres current zoning designation. Please do not allow for changes to the current zoning designation. This falls far short of what county planners had in mind when zoning properties in our area.

Thank you for considering our input against allowing rezoning.

Regards,

Paul and Lynette Rousseau 160 Kieran Ln. Rockledge, FL 32955 From: Diana Eakins
To: Champion, Kristen
Cc: Diana Eakins
Subject: Homes on Gandy rd

Date: Thursday, June 6, 2024 11:02:00 AM

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

I am writing you today in regards to the rezoning in my neighborhood in order to build a mobile home park. My husband and I are absolutely against this!

Firstly, I must say, that the map that was delivered is not accurate. That aside, my husband and I have a lot of concerns about the opening of a mobile home park in the middle of a neighborhood, for all the concerns, that are listed on the mail flyer. We moved to this area for the quiet life and lack of traffic and this rezoning will definitely change that. My grandchildren are always over and riding their bike down our street because as of right now, it is safe for them to do so. This plan will change that.

It is my request and opinion that this change of zoning not be approved. The residents in this area the way it is, quiet and not congested. Please do not allow this to happen.

Sincerely, Jesse and Diana Eakins 4194 Hog Valley rd. Mims

Sent from my iPhone

From: <u>Debra Searcy</u>
To: <u>Champion, Kristen</u>

Subject: ID#24SS00002 & 24Z00005

Date: Thursday, June 6, 2024 12:01:05 PM

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

Dear Kristen,

My name is Debra Searcy and my address is 4127 Hidden Lakes Dr. Mims, FL 32574 and I am writing this letter referencing the ID# above. This property behind my house does not meet the requirements to install a mobile home park there. That land is wetland and building on it will cause major flooding in a tropical storm/hurricane event. This land has already been cleared and the impact to the environment and wildlife is devastating. Please do not allow this developer to impact the existing homes in this area with flooding problems because of greed for money. Thank you for your consideration, Debra Searcy 321-593-6278

To whom it may concern regarding ID: 24SS00002 & 24Z00005

I, Danielle Bowden, of 4160 Hidden Lakes Dr., Titusville, FL 32754, and my family oppose the proposed zoning change and BDP for Aaron Reninger's property. We are concerned about stormwater management, increased traffic, and the impact on community value.

As a local Realtor with 18 years of experience, I understand the need for affordable housing and support tiny home living due to their quality build and design. However, whether Aaron intends to establish a mobile home or tiny home community, stormwater management remains a critical issue. Our watershed is directly affected by increased density and therefore increased impervious surfaces. Despite required onsite stormwater solutions, current infrastructure cannot handle the existing stormwater, as evidenced by the September 2022 storm, which caused severe flooding on Aurantia Road and surrounding homes. All of the homes from Aurantia Road to the end of Hog Valley cannot handle the current stormwater levels. During the September 2022 storm, I had to wait hours after the storm subsided before attempting to drive to my home, and only managed due to my vehicle's high clearance. Aurantia Road had an active stream flowing across it, and on either side of the road the storm had submerged homes, cars, and driveways. All of our stormwater lakes overflowed, cresting over their highest points and flooding the neighbors' properties.

Attached is a photo of my backyard dock, allowing you to see how submerged my back yard was hours after the storm waters subsided. My next-door neighbor said that my dock was not visible at all during the peak of the storm waters. My dock was submerged days after the storm. Additionally, a video from September 29th at 6:31 PM shows flooding on Aurantia Road. The lake on the south side of the proposed community drains into the lake my property is on, and we cannot handle any overflow. Increasing density by 27 more rooftops and an additional 54 parking spaces exacerbates the stormwater issue.



Before the storm

Hours after the storm

Traffic is another major concern. When we moved to the Hog Valley area, we understood it would be surrounded by single-family homes and farmland. With only one road in and out, any blockage traps us. We made a calculated decision to move here, fully aware that we have only one way in and out of our home. If there's an accident or fire, we are trapped. If there are horses or cattle crossing the road, we have to wait. As a Realtor, my income depends on being able to show homes, and as a parent, I need to get my children to school. Living here presents more traffic challenges than we anticipated. For the past few months, we've had to add 15 minutes to our drive time due to crews replacing power poles. Additionally, I often get stuck behind a tractor, which I don't mind. However, I can't imagine the impact of adding 54 more cars on the road, making it even harder to leave my home multiple times a day. Increasing density by 54 more cars will worsen this situation. If the county considers higher density west of I-95, it must also provide traffic solutions, such as an on and off ramp.

Lastly, we have seen neighbors investing in area improvements. Homeownership encourages investment in the community, but the TR-3 zoning and a potential mobile home community may lead to transient lifestyles and disrepair. Rental-heavy communities often suffer from neglect, leading to blight. Exceptions include 55+ communities and well-managed tiny home communities, like one in Orlando.

If he were granted the TR-3 zoning and had every intention of addressing the neighborhood's concerns as a collaboration for the BDP, there is nothing stopping him from selling the community to another developer who will purchase it for the TR-3 zoning. I have seen markets shift and communities change hands numerous times. In this circumstance, I stand against it.

Sincerely, Danielle Bowden

From: <u>Angela O"Neil</u>

To: <u>Champion, Kristen; Beatrice.Chase@brevardfl.gov.</u>

Subject: 5955 S Highway 1, Rockledge, FL 32955 (application number 23PUD00001)

Date: Thursday, June 6, 2024 4:24:58 PM

Attachments: image001.png

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

To whom it may concern;

I ask that you vote against the proposed PUD development at 5955 S Highway 1, Rockledge, FL 32955 (application number **23PUD00001**) as it does not conform with the land usage density in the area.

I am not against the property being developed, but it should conform with the 6-units per acre density limit that the Brevard County Commission put in place years ago to ensure the conformity with developments in the area years ago. Nor does this request meet the PUD guidelines as defined by Brevard County.

Thank you for addressing this matter. I look forward to seeing how you vote on this matter.

Sincerely, Angela O'Neil 6126 Anchor Lane Rockledge, FL 32955



From: Betty

To: <u>Champion, Kristen</u>
Subject: ID 24SS00002 & 24Z00005

Date: Thursday, June 6, 2024 8:07:41 PM

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

Dear Kristen,

Thank you so much for sending me this notice. I didn't realize this was going on. I have a few concerns.

We have had 3 generations where we live in Hog Valley. We have been here since 1976. I got my horse in 1977. It was wonderful riding on the dirt roads. You no longer can do that now. There is so much traffic out here now. I couldn't imagine too many more cars. It scares me now when kids are outside playing. The cars go by so fast now.

My biggest concern is if we would have to evacuate. There is only one way in and out. We wouldn't be able to get out. People would get hurt.

I'm praying that this will be denied. Thank you for your time and help. May GOD bless you.

Betty Patterson

Sent from the all new AOL app for iOS

STOP THE TRAILER PARK ON GANDY ROAD

Land developers are attempting to approve a trailer park of up to 100 homes on 17 acres on Gandy Road in Mims.

This area is designated low density of one acre or more per home. They want to rezone to 6 trailers per acre. The property is partial federal wetlands and a natural flood drainage area.

There is not enough property for the septic tanks and wells required for this park. Also, there is only one exit from this road to US#1 three miles away. This would create major exit problems in time of fire or hurricanes and there is no fire protection for miles in any direction.

Anyone who lived here during the 1998 wildfires knows the problems and devastation that occurred at that time and NOTHING has been done since then to reduce the risk of fire or the ability to escape.

If this developer is allowed to build it is only the beginning of more high density trailer parks in this area that cannot be supported.

These are land developers from outside of this area and even from outside of our state disguised as individuals using large law firms from Melbourne to process their applications.

Don't be fooled. They only want to profit at our expense and have no concern what they do to our quality of life. They will not stop until Mims looks like Orlando.

Please email: Kristen.champion@brevardfl.com to voice your opposition to this zoning change before the planning and zoning meeting on 6-10-24. Or, even better, be there in person on 6-10-24 @ 3 pm. The address is 2725 Judge Fran Jamieson Way, Viera, FL.

The more people who come to this meeting is the only way we can protect our homes and properties from devaluation and turning Mims into another destroyed part of Florida.

From: Ken Harrison
To: Champion, Kristen

Subject: Fwd: Objection to Rezoning on Gandy Rd

Date: Thursday, June 6, 2024 9:10:46 PM

Attachments: <u>Document.docx</u>

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

Sent via the Samsung Galaxy S10+, an AT&T 5G Evolution capable smartphone Get Outlook for Android

From: Ken Harrison <searay215h@msn.com> Sent: Wednesday, June 5, 2024 8:30:27 PM

To: Kristen.champion@brevardfl.com < Kristen.champion@brevardfl.com >

Subject: Objection to Rezoning on Gandy Rd

We are voicing our objection to the rezoning request # 24SS00002 and # 24Z00005 on Gandy Rd. In Mims. The FLU for this area has been long established at one trailer or home per acre or more than one acre if not already subdivided. Around 1986 the state of Florida required all counties to set aside an area for low density development only and this area was chosen for that purpose.

This has been the normal customary use since the land changed from cattle range to residential in the late 1960's. The well water resources in this area are very limited and subject to salt water intrusion due to the thin layer of fresh water available. The city's of Titusville, Edgewater, Deltona, and the new Farmton development all take ground water just north of Gandy Road and the long term effects are yet to be seen. The fresh water supply is a thin layer at Gandy Road and will be affected with all the withdrawal.

This property also has federally mapped wetlands at the entrance and a "Riverine" designation throughout the center of the property with a mapped marsh in the center. The property also serves as drainage to the south for the entire area around Gandy Road and for miles to the north.

Development of this property will create upstream flooding and it is completely without reason why the county would allow wetland destruction for an easement. See attached maps.







https://brevardbocc.maps.a

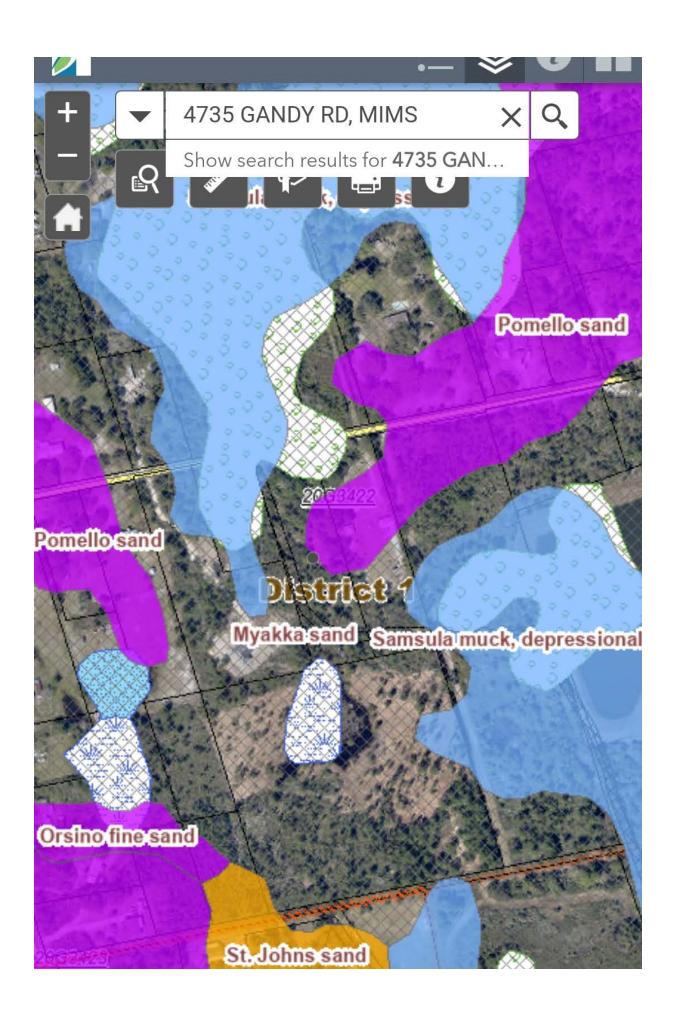


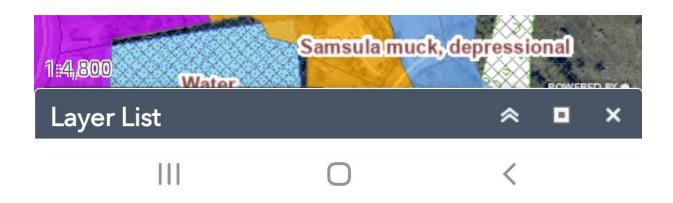


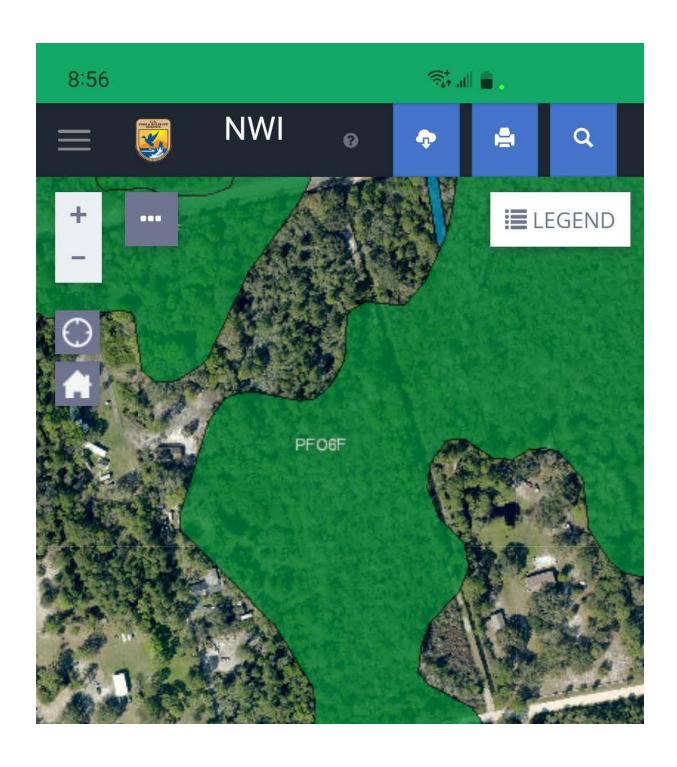


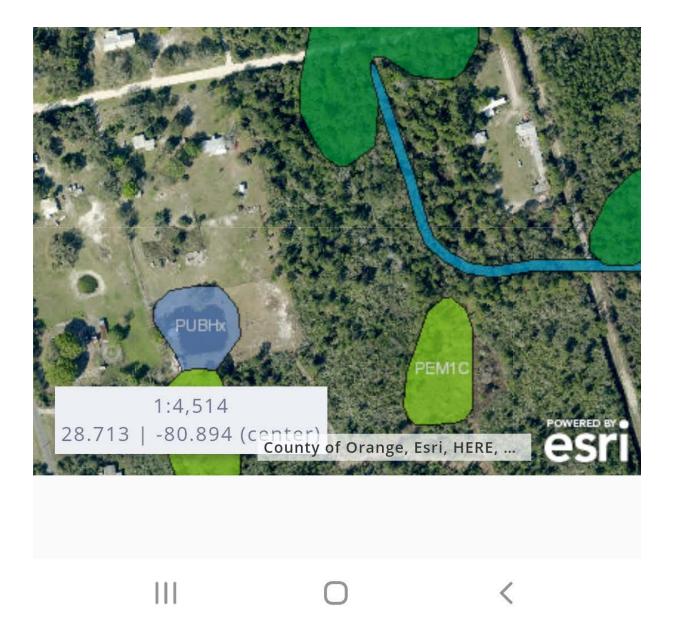












Several more reasons not to increase density is the total absence of reasonable fire control during wildfires. In 1998 this entire area experienced devastating wildfires losses with a complete inability of fire services being capable of any suppression. The closest fire department is three miles away and too small for an area this large and with the number of homes and trailers already here. The average time for a trailer or tiny home to complete burn down is 4 minutes. No agency nearby can offer a reasonable solution to this threat with only one way in and one way out for three miles. Also, evacuation of any kind, including hurricanes and flooding is almost impossible when the roads leading out completely flood.

It is for these, and many other reasons we object to the requested rezoning of this property and we would also like an explanation as to why an easement was approved in mapped designated wetlands.

Thank You, Ken and Deborah Harrison Gandy Road Mims Sent via the Samsung Galaxy S10+, an AT&T 5G Evolution capable smartphone Get Outlook for Android

STOP THE TRAILER PARK ON GANDY ROAD

Land developers are attempting to approve a trailer park of up to 100 homes on 17 acres on Gandy Road in Mims.

This area is designated low density of one acre or more per home. They want to rezone to 6 trailers per acre. The property is partial federal wetlands and a natural flood drainage area.

There is not enough property for the septic tanks and wells required for this park. Also, there is only one exit from this road to US#1 three miles away. This would create major exit problems in time of fire or hurricanes and there is no fire protection for miles in any direction.

Anyone who lived here during the 1998 wildfires knows the problems and devastation that occurred at that time and NOTHING has been done since then to reduce the risk of fire or the ability to escape.

If this developer is allowed to build it is only the beginning of more high density trailer parks in this area that cannot be supported.

These are land developers from outside of this area and even from outside of our state disguised as individuals using large law firms from Melbourne to process their applications.

Don't be fooled. They only want to profit at our expense and have no concern what they do to our quality of life. They will not stop until Mims looks like Orlando.

Please email: Kristen.champion@brevardfl.com to voice your opposition to this zoning change before the planning and zoning meeting on 6-10-24. Or, even better, be there in person on 6-10-24 @ 3 pm. The address is 2725 Judge Fran Jamieson Way, Viera, FL.

The more people who come to this meeting is the only way we can protect our homes and properties from devaluation and turning Mims into another destroyed part of Florida.

From: <u>Ihab Elmahmoud</u>
To: <u>Champion, Kristen</u>

 Subject:
 ID#24SS00002 & 24Z00005

 Date:
 Friday, June 7, 2024 8:33:42 AM

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

This correspondence is to articulate the negative effects of the Binding Development Plan Proposal. This area has been developing traditional homes increasing property value and moving development in the right direction. I'm working on building a traditional home myself. The quality of living would also be affected if the 30 new trailer homes were to be built. We would have tenants that randomly move in and out of the area with no real connection and concern for our neighborhood. Please inform me of anything more I can do to oppose this proposal.

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

Subject: Rezoning affecting Hog Valley-Gandy

I recently moved from the city of Orlando to Hog Valley rd.
I'd invested around 500k in my property just because it was my understanding that Brevard County was very conscious regarding the impact for the natural resources from

Before my investment I looked at the future land use and I made the investment decision having the peace of mind of the development related law in place. If I knew something like this could happen, I'll never put my money here.

For 1.5 acres we had to take care of the trees that were the habitat of the blue jays and the tortoises walks freely around the surroundings

Changing the zoning will be a disaster for the ecology and the environment. The past hurricane brings us a severe flooding by the Aurantia Road. It's almost impossible to find a good insurance and even the EPA is alerting about the consequences we are already facing here in this part of the Atlantic. (See reference) https://www.epa.gov/sites/default/files/2016-08/documents/climate-change-fl.pdf

As a Civil Engineer, current resident and Tax Payer of the Brevard County I totally oppose to this rezoning and the proposed development.



Planning and Development Department

2725 Judge Fran Jamieson Way Building A, Room 114 Viera, Florida 32940 (321)633-2070 Phone / (321)633-2074 Fax https://www.brevardfl.gov/PlanningDev

STAFF COMMENTS 24Z00005

Aaron Reninger

RRMH-1 (Rural Residential Mobile Home) to TR-3 (Mobile Home Park) with a Binding Development Plan

Tax Account Number's: 2002219, 2002228, 2002229, 2002230, 2002231, 2002232

Parcel I.D's.: 20G-34-22-Al-7-3.02,

20G-34-22-Al-7-5.02, 20G-34-22-Al-7-5.03, 20G-34-22-Al-7-5.04, 20G-34-22-Al-7-5.05, 20G-34-22-Al-7-6

Location: Southside of Gandy Road between Hog Valley Road and

Interstate 95 (District 1)

Acreage: 17.01 acres

Planning & Zoning Board: 6/10/2024 Board of County Commissioners: 7/11/2024

Consistency with Land Use Regulations

- Current zoning cannot be considered under the current Future Land Use Designation, Section 62-1255.
- The proposal can be considered under the proposed Future Land Use Designation, Section 62-1255.
- The proposal would maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	CURRENT	PROPOSED
Zoning	RRMH-1	TR-3
Potential*	3 Mobile Homes	30 Single Family
Can be Considered under	NO	YES**
the Future Land Use Map	AGRIC	RES 6

^{*} Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations. **Companion request **24SS00002** which proposes to amend the Future Land Use designation from Agricultural (AGRIC) to Residential 6 (RES 6) is pending approval.

I'm open to involve a real estate attorney and I will also forward this project to environmentamerica.org and to nation.org to discuss the impact of the carbon emissions we could have if something like this is approved. We are in a coastal zone and the properties around here must be built by the code to withheld wind more than 160mph what it's not the case of any mobile home.

 Γ m requesting this letter to be exposed at the public hearings and I trust the development department works diligently in pro the voices of we the people and the benefit of the conservation of the the few natural resources we have left.

Regards, Eng. Orlando Rebollar Resident / Owner

Please confirm the receipt of this letter.

From:

To: <u>Champion, Kristen</u>

Subject: REFERENCE: ID# 24SS00002 & 24Z00005 / Proposed trailer park in Hog Valley

Date: Friday, June 7, 2024 11:37:09 AM

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

Dear Ms. Champion:

Below is my letter to the Board of County Commissioners; thank you for forwarding this to the appropriate parties involved in this matter.

This is in reference to ID# 24SS00002 & 24Z00005

I am writing as a landowner and resident at 4250 Hog Valley Rd, Mims, Florida.

My property and family are located in the area that will be directly and negatively impacted by this proposed development.

I am vehemently opposed to the proposed rezoning of the above referenced site!

This small neighborhood can NOT support the installation of yet another mobile home park, resource wise nor environmentally!

This rezoning will lead to environmental harms, such as water pollution, habitat destruction, increased traffic and strain on local resources like water and sewage systems. The infrastructure in this area is not adequate to support the extra strain on our water resources and sewage.

I have deep and legitimate concerns that the proposed will result in lower property values, increased taxes, and added strain on our local, already overcrowded schools.

The flooding, which is already unbearable, will only become much much worse if this site development happens.

Wildlife concerns include, but most definitely are not limited to, GOPHER TURTLES; a protected species, of which there are literally thousands in this area alone and which will be either displaced by this development or buried alive, and sufficient funds will need to be collected to mitigate their destruction, which WILL OCCUR, should this site development be allowed.

This area is HEAVILY populated by horses and the people who care for them and who regularly ride the trails at Buck Lake Preserve, and all over the entire neighborhood, for that matter. They also have to ride on the streets and roadways that are necessary to use to get to the Preserve!

The introduction of possibly over a thousand more individuals into this tiny community will drastically increase the potential for harm and injury to any of these individuals and their animals, due to increased traffic and decreased areas for people to safely enjoy the reasons they moved out here in the first place!!

Thank you to the board for allowing this email participation.

I would have preferred the opportunity to represent myself and family here in person, however Insufficient Notice Time, distance, and meeting time unfortunately made this practically impossible for anyone who works full-time.

I hope any future notices will be sent out in a more timely manner, sufficient for working people to ask for the time off necessary to appear in person to voice their concerns in this most important issue.

Sincerely, P. Diane Allen

From: <u>cmatthews36@cfl.rr.com</u>

To: <u>Champion, Kristen; Chase, Beatrice Mae</u>
Subject: Gandy Road, Mims, FL Property Development

Date: Friday, June 7, 2024 12:09:39 PM

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

Public Comments:

I am writing to ask you make a recommendation to DISAPPROVE Request #24SS00002 to amend the Future Land Use designation from AGRIC to RES6 which is already listed as pending approval, and to also recommend disapproval of companion request 24Z00005 brought by Aaron Reninger. Please do NOT allow for the development of a mobile home park in this area. We have long valued the rural nature of our area and are despondent over seeing the land use designations changed to accommodate unchecked over-development. The property in question is partial federal wetlands and a natural flood drainage area. There is not enough property for the septic tanks and wells required for this, park. Also, there is only one exit from this road to US#1 three miles away. This would create major exit problems in time of fire or hurricanes and there is no fire protection for miles in any direction. Anyone who lived here during the 1998 wildfires knows the problems and devastation that occurred at that time and NOTHING has been done since then to reduce the risk of fire or the ability to escape. Once the land use designation is changed, and if this developer is allowed to build it is only the beginning of more high density trailer parks in this area that cannot be supported. These are land developers from outside of this area and even from outside of our state disguised as individuals using large law firms from Melbourne to process their applications. Don't be fooled. They only want to profit at our expense and have no concern what they do to our quality of life. They will not stop until Mims looks like Orlando.

I do not live adjacent or in the area of this proposed development but do live in Mims/Scottsmoor and beseech you to listen to your constituents and work to preserve our way of life. Our infrastructure cannot accommodate more unplanned and unchecked growth.

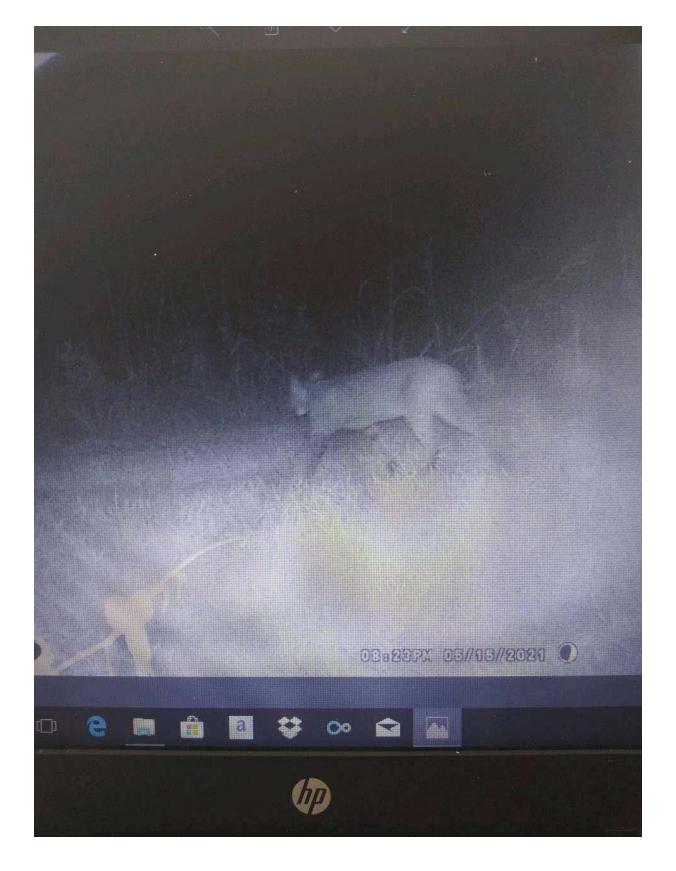
Thank-you,

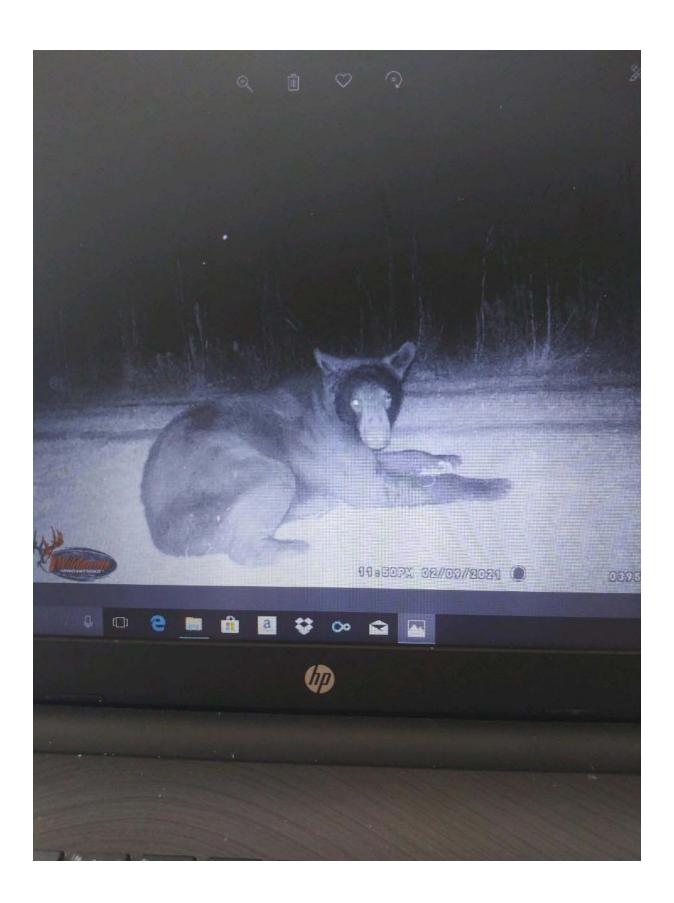
Lisa Matthews 3533 Johns Road Mims, FL 32754 321-269-5465 From: <u>Diane Gravos</u>
To: <u>Champion, Kristen</u>

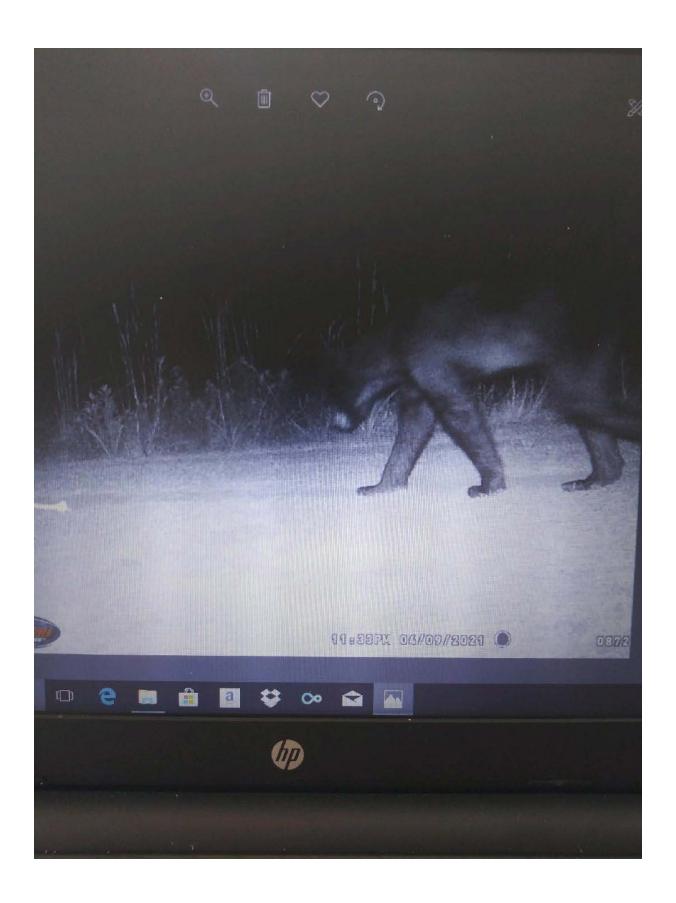
 Subject:
 ID# 24SS00002 & 24Z00005

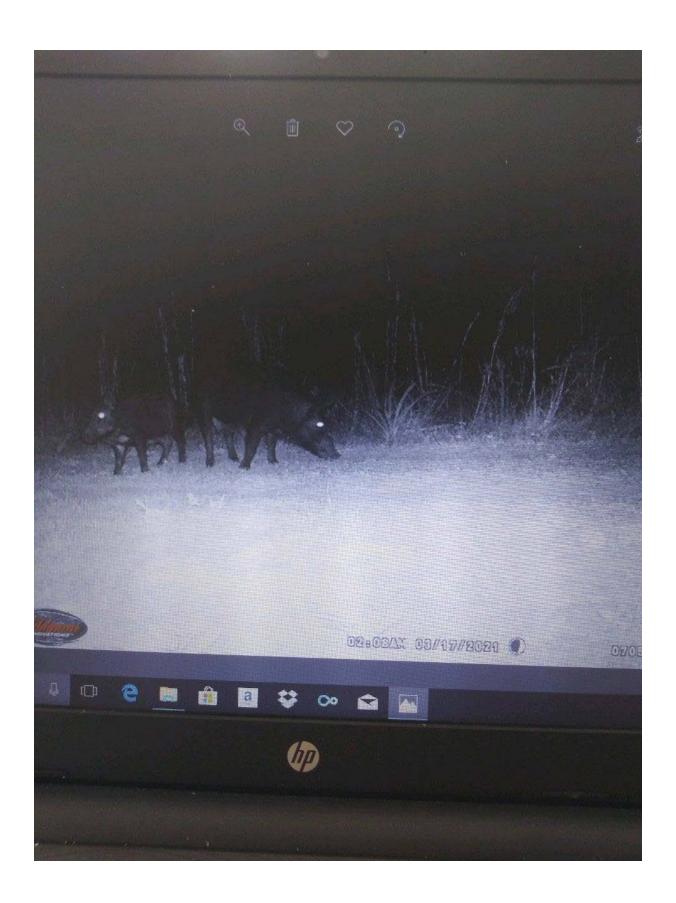
 Date:
 Friday, June 7, 2024 1:01:06 PM

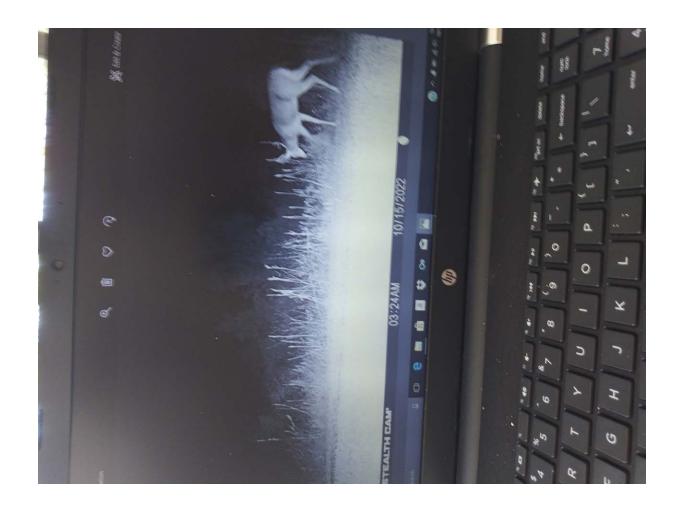
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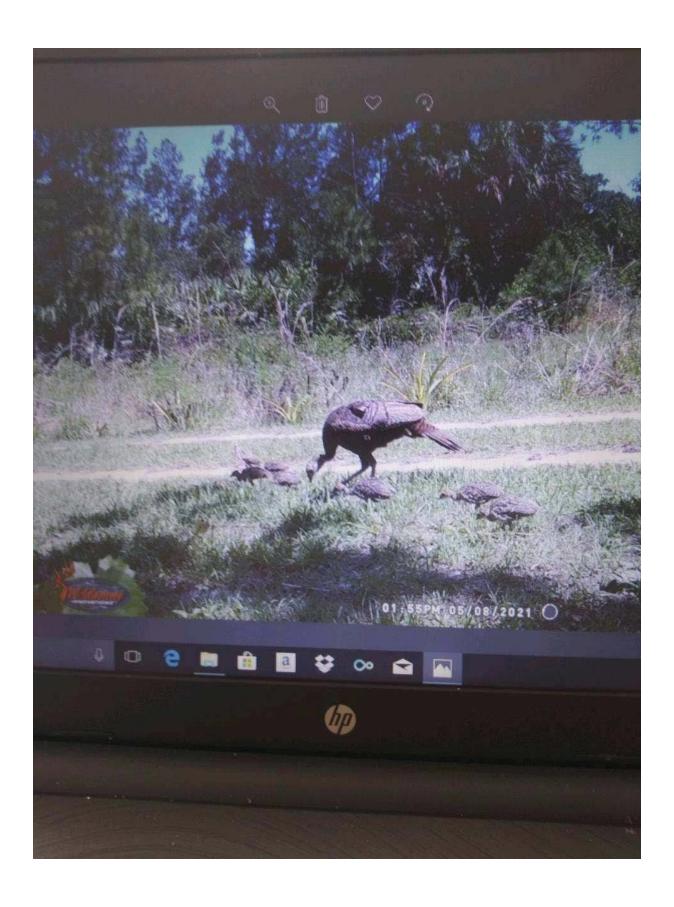


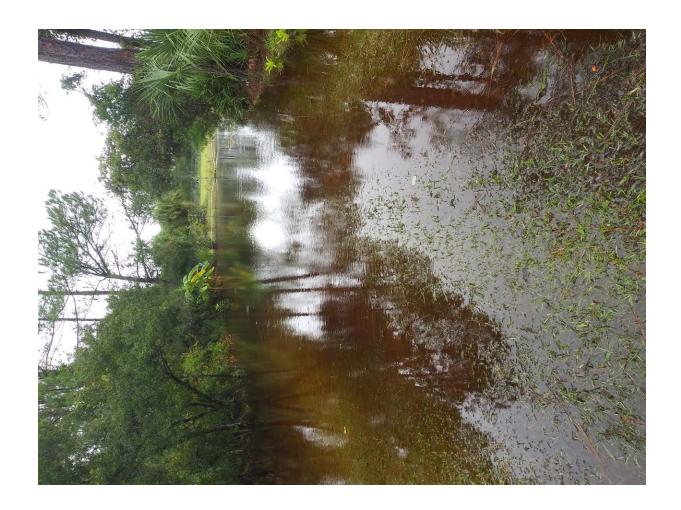














Good Afternoon.

In reference to the rezoning reclassification for the property referenced in mims, FL with access on Gandy Rd. I am completely Opposed to any decision that would further degregate the environment that boundaries my property at a length of 465 feet. The land development that has already happened between clearing a 3/4 of the combined properties and bringing in multiple dump truck loads of fill dirt has had an irreversible effect on the natural habitat that connects to and was on the land.

The Land survey that was complete by ACES (Andrew Conklin Environmental Services) does lay out that an actual land survey has not been completed since 1974. That these properties combined do have wetlands on them and the water table is at or just below ground level by less than 1foot in depth. Also, to add the ACES survey neglected the reality of the wetland area. It does appear the survey was done during the dryer season of the year. Attached are photos of my driveway which runs along the boundary. These photos were taken during rainy season. Which it is clear that there is already a flood plane. Along with the clear missreprentation of the wetlands, the report from ACES fails to represent the Protected species. There are multiple Gopher tortoise holes along the boundary of the property connecting with mine and a verity of wading birds that pass between the plots of land. The Eastern Indigo Snakes have been spotted along the boundary of the property yearly.

Also, I have attached pictures of some other wildlife that frequent our property from the neighboring, now decimated lot. To add, the Gopher Tortoise that inhabitated the property most likely have been buried alive during the clearing of the land as they have decreased in numbers. This is disturbing at the complete lack of regard to the native land. With the proposal of a potential 30 homes in such a confined boundary, the waste from the septic drainage is

bound to contaminate the water table, as the ACES report has indicated the depth to the water table.

To conclude, between the infrastructure and environmental impacts to the surrounding properties I am again stating that myself, along with fellow neighbors are against any zoning reclassification to the area. This would potentially add a burden on traffic in the area, higher Taxes, higher levels of flood waters, and bio contaminate to the water table, a major decrease in protected Animal species and Non-protected species.

To reference other issues our neighboring cities have had with the ongoing pollution of the Indian river and Mosquito Lagoon from Marriot Island and Titusville. Big business has failed the citizens and Wildlife there and we are opposed of it trying to start here to fail our community as well.

Respectfully, Diane Williams & Ken Willis Hidden Lake Dr. Mims, FL.

Yahoo Mail: Search, Organize, Conquer

From: Alana Hardy
To: Champion, Kristen

Subject: Reference ID# 24SS00002 & 24Z00005 **Date:** Friday, June 7, 2024 1:46:02 PM

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

Hi Kristen,

I am writing you to voice my concerns over the rezoning proposal for property on Gandy Road in Mims Florida. Gandy Road is a small dirt dead end road. The Hog Valley area does not have the infrastructure to sustain 30 new tenants, regardless if they are stick built homes or tiny homes on wheels. I have highlighted some of my concerns below.

Significant Increase in Traffic (on Aurantia, Medow Green, Harrison, Hog Valley, and Gandy Rd)

Our children are constantly outside and playing, like kids should, this will significantly increase the danger of them being on the roads

Aquifer Limitations on our Wells

Depreciation in Value of our Properties

Substantial drainage problems on surrounding

properties

Impacts on wildlife

Potential for MORE Flooding

Please allow us to keep the county rural. This is why so many of us have chosen to live in this area.

Alana Hardy

(Concerned owner of a home on Gandy Rd)

From: Gene Primmer
To: Champion, Kristen

 Subject:
 Id# 24SS00002 & 24Z00005

 Date:
 Friday, June 7, 2024 2:32:50 PM

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

Kristen, i am totally against this zoning change, my address is 5195 Harrison Rd, Mims, FL 32754.

From: <u>Baylee Stansell</u>

To: Chase, Beatrice Mae; Champion, Kristen

Subject: ID# 24SS00002 & 24Z00005 **Date:** Friday, June 7, 2024 7:57:49 PM

Attachments: 9B9DBE9B-C976-44F4-B26E-0E391019F775.mov

recorded-1592699643311.mov

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

This message is regarding ID# 24SS00002 & 24Z00005

Good afternoon, my name is Baylee Stansell a life long and long term resident of Gandy road in Mims. I am AGAINST this rezoning. Flooding, roadways and our schooling will be severely impacted by this.

To begin with flooding is the absolute biggest issue. Our land is our homestead. We survive off of our land, our animals cannot survive underwater. The storm of 2022 left our animals under water. Swimming to me as I pulled down the road. Luckily we have lifted vehicles and were able to get to our homes to check on them. As we were driving in Aurantia Road Had an active stream of water across it. There were homes and Vehicles submerged in water. Our community cannot handle any more. in the past 2 Years Gandy Rd. has received two brand new homes who have put our pastures underwater.

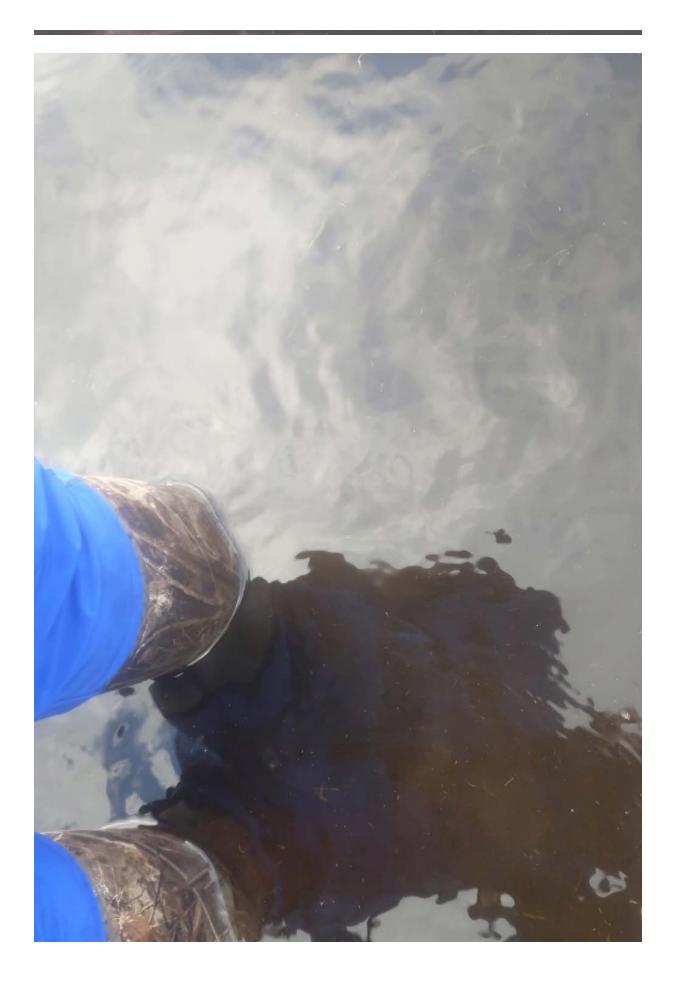
Moving along, our roadways will be severely Affected as well. We have one way in and one way out of our neighborhood. If there were flooding or fires, we have no way out. With 30 homes being suggested by Aaron would add 60 vehicles making it two per household, which is the common number. Gandy Road is a small dead end dirt road. Who is going to be paying for the paving? The land own or my tax money? I don't want it paved. It is the only road that is dirt I can ride my horses to get to the woods that is being destroyed by these developers. I will no longer be able to take my children riding if I have multiple cars passing by us on a paved road. How unsafe for my babies!

to conclude our schools will be majorly affected. That is our future for our community that we are talking about. Our teachers are overworked with way too many children in their classroom and underpaid. We have one elementary school on the north end. How is that supposed to hold 60+ more students that will be coming in with 30 homes?



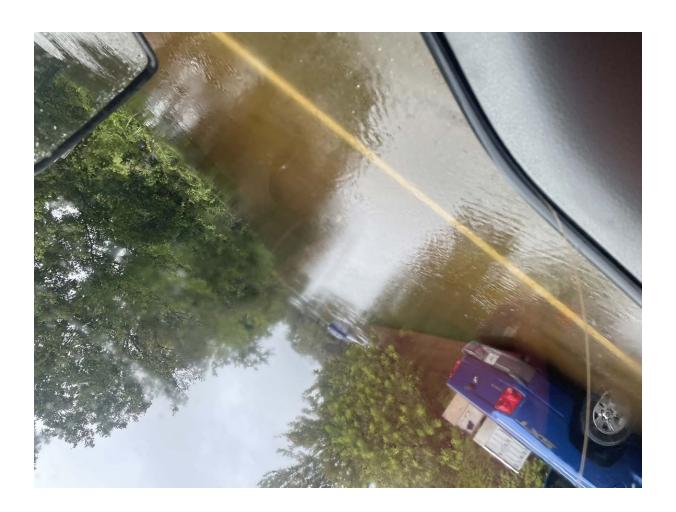














Sent from Yahoo Mail for iPhone

From: <u>lori diem</u>

To: <u>Champion, Kristen</u>

Subject: zoning

Date: Saturday, June 8, 2024 7:48:44 AM

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

I live in hog valley Mims Fl and we do not want any new homes in our area Please do not change the zoning laws

Reference the below:

ID# 24SS00002 & 24Z00005 Thank You Lori Diem

From: emily johnson

To: Champion, Kristen; Chase, Beatrice Mae

Subject: Id#24SS00002 & 24Z00005

Saturday, June 8, 2024 9:17:51 AM Date:

Attachments: Video.MOV

Video 1.MOV Video 2.MOV

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

Hi my name is Emily Johnson and I own property off of Harrison rd that butts up to neighbors that are off gandy rd in mims. In 2022 hurricane Ian dumped tons of rain on us and we flooded bad. I this land owner changes the zoning of the 17 acres of land from agriculture to residential so he can put 30 homes/mobile homes he would need to push wetlands that will even more impact the other homes that are out there that will flood again if we have another hurricane like Ian. Also there is only one way into the community and one way out this will increase the amount of traffic and the kids in this neighborhood actually play outside in the road riding bikes and etc. the increase traffic will increase speeders and someone will get hurt. This will also increase the amount of homeless people that like to squat in empty houses which in turns increases the amount of drugs and overdoses. I have also attached pictures and videos of our property when it flooded we lost live stock that day and with this rezoning will cause more flooding and we will lose more of our live stock and I will hold everyone accountable for it. This is how we feed our family in this dire time in the economy.

From: <u>Kasey Post</u>

To: <u>Kasey Post; Champion, Kristen</u>
Subject: ID# 24SS00002 & 24Z00005
Date: Sunday, June 9, 2024 4:30:14 PM

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

I'm sending this email as I can not be present for the rezoning meeting on Monday to build a mobile home park for 30 homes on 17.01 acres in the Hog Valley area.

My concerns:

There's only one road into here and the same one road back out. Evacuation during the fires of 98 was a nightmare. We have already had substantial growth. Our area simply cannot handle a mobile home park.

Our children ride their bikes, skateboards, and horses on Hog Valley Road. We ride our bikes on it to get to the bike trail. The roads are already very busy!

The impact to the wildlife will be catastrophic. Animals will be displaced or killed. Gopher turtles will be plowed underground leaving them to die slowly.

Our aquifer is already being drained by the Titusville wells. These homes will impact it more.

And what about 30 more drain fields for these new septic systems?

We already have flooding issues when there's heavy rains.

Let's not kid ourselves this will lower our property values.

And lastly who's going to pay for all the road repairs from construction trucks?

So for the safety of our children and the continuation of our rural life here-

Please do not approve this request to change the zoning classification.

Kasey Post

Kaseylpost@gmail.com

From: <u>Jeremy Parr</u>
To: <u>Champion, Kristen</u>

Cc: KA

Subject: Concerns over rezoning in Mims

Date: Sunday, June 9, 2024 7:20:58 PM

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

Hello,

We need to voice our concerns about the rezoning notice 24Z00005. We are fully and completely against this rezoning request! As a family that would be affected by the increase in traffic, noise, reduction in property values and disruption to wildlife, I do not support a plan that would increase our population density far more than the typical 1+ acre lots in our area. We live in north Mims because we appreciate the quiet slower pace, as do most of our neighbors. The traffic on Meadow Green Rd is already too dangerous for us to allow our children to play in our driveway; adding 30+ additional residents down the road would only worsen the problem. The only access to/from this property is down Meadow Green Rd.

Please pass on my request to deny this particular rezoning request to the board members for their consideration. Also, I would appreciate a response to let me know that this email has been received. Thanks in advance.

My information is: Jeremy Parr 4705 Meadow Green Rd Mims, FL 32754

Sincerely,

Jeremy and KelléAnn Parr

Sent from my iPhone

From: Brian Walsh
To: Champion, Kristen

 Subject:
 Reference ID# 24SS00002 & 24Z00005

 Date:
 Monday, June 10, 2024 12:02:25 PM

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

Good afternoon!

I am writing to advise you of my concerns over the rezoning proposal for the property on Gandy Road in Mims. Gandy Road is a small dead end road with residential lots and great people. This area does not have the infrastructure to sustain 30 new mobile homes regardless of what they are. This is a nice community and these homes will bring significant side effects to everyone's quality of life. Below I have mentioned some of my concerns with this:

- Significant Increase in Traffic (on Aurantia, Medow Green, Harrison, Hog Valley, and Gandy Rd)
- Our children are constantly outside and playing, like kids should, this will significantly increase the danger of them being on the roads
- Aquifer Limitations on our Wells
- Depreciation in Value of our Properties
- Substantial drainage problems on surrounding properties
- Impacts on wildlife
- Potential for MORE Flooding especially with the hurricane season they are predicting

Please do not let them ruin this beautiful area and a good place to raise a family that we love so much and call home! This is such an great place and I hate to see someone out to just make money ruin it for everyone...

Concerned home owner on Gandy Road.

Brian Walsh