

From: [issuesinb](#)
To: [Commissioner, D2](#); [Slocum, Kerensa](#); issuesinb@yahoo.com
Subject: RE: Seminary Church. 1260 S Courtney Parkway Approval
Date: Thursday, June 13, 2024 4:51:26 PM

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

Dear Mr. Goodson,

Speaking with Kerensa was uplifting. You have a great staff. She is aware of this agenda item.

My concerns that the Zoning Board approved the above cited project with only a single member dissenting seems problematic. I won't use my questions as to why the board made a surprise decision to move this agenda item to the end when only three 3 individuals remained in the audience; or why the agenda item was presented by a board member, Moia ; and both Moia and Rusbury (the individual requesting the zoning change), couldn't really confirm why the change was necessary, and what they envision if the change is confirmed. Is it a group home, mini homes, 45 residential units, and i even heard affordable housing raised. I think post foster care is important but I do not agree that this location is the only option.

My three big concerns and validated in the agenda packet under staff comments (at least two) is the identification that this is a floodplain that serves a very specific hydrologic part regarding flood mitigation. Part of the property is classified as Coastal Hazard Wetlands and the eastern boundary is classified as such and owned by Brevard County. Per the agreement with Fema, Brevard is bound to mitigate flooding and not engage in development projects that could expand flooding concerns leading to increased costs and damage. FEMA would be within their rights to deny any coverage should claims be filed and if FEMA deems the damage is due to loss of floodplains or overdevelopment. Brevard has an agreement with FEMA that provides flood insurance discount incentives, mitigation grants, and access to tools to make better decisions.

The third concern is the location on S Courtney Pkwy. Not only is the property nestled between two schools but as it is on one of only two roadways that serve all residents in South Merritt Island, how does that work in all situations particularly storm surges. When the single dissenter works for emergency management and agrees with my concerns, I hope you vote against this project at the 7/11 CC Zoning Meeting.

Thank you for taking time to consider my concerns. This is more pressing than my previous request; and I am certainly affected by any decisions impacting population density, loss of wetlands, increased LOS, and safety concerns if we do not see the big picture. We have the information to better help us reduce homeowner insurance, reduce stressors upon aging infrastructure, and rethink that wetlands protections are not just environmental talking points. It is about consequences.

Thank you,

Elizabeth Michelman

898 S Tropical Trail
Merritt Island

Sent from my Galaxy

----- Original message -----

From: Elizabeth Michelman <issuesinb@yahoo.com>

Date: 6/10/24 1:29 PM (GMT-05:00)

To: issuesinb@yahoo.com

Subject:

We want something that fits. I hear that over and over. When it comes to development, maybe a softer strategy is required because the ramifications of doing more of the same is fiscally irresponsible. Floodplain management is a community-based effort to prevent or reduce the risk of flooding, resulting in a more resilient community. And the number one cause of community flooding is urbanization and/or over development. Our comprehensive plan was created in 1986? Future land use numbers that impact density are now 40 years old. If we are to be truthful, a lot happens in 40 years. I can see the advantages of increased density to include increasing the tax base and increasing available affordable housing but that isn't always the case. Short term luxury apartments benefit developers and investors and are the cornerstone of our new development projects .

Developing on wetlands and flood plains are taking its toll. Why does government think their strategy will improve what nature does best? The disadvantages of continuing to surrender our greenspace and sensitive wetlands to developers is only adding stressors to residents that might not have been considered in 1986. For example, we know this property (1260 S Courtenay) lies on a floodplain and is bounded by Coastal Hazard wetlands to the east and south and the impact of building potentially 43 new homes on less than three acres is contrary to the comp plan's strategy for riparian zones near rivers which recommends reducing not increasing impervious surfaces. Improper mitigation of floodwaters can create a bigger problem as it introduces additional stormwater runoff. (Part of Brevard's solution for any development is to increase the elevation at least 2 feet above flooding levels or Base Flood Elevation) When I spoke with the Floodplain Administrator, John Smith, and various FEMA departments in length, he emphasized that the existing planning statutes are updated after storm and water events. Updated after..... This is a lose lose for neighbors if we are getting it wrong. The strategy to fill properties above the required elevation only increases stormwater runoff. But what about those major storm and water events. I have provided documents for you to look over as I cannot cover them now in only two minutes. I know each of you is busy and I hope to give some insight into my concerns. Please feel free to contact me before Thursday's meeting. I have skin in this game. Flooding and extreme storms are driving up our homeowners and flood insurance rates. We are an island yet we continue to destroy the natural elements that protect us. What wetlands do for a barrier island is what the barrier islands do for mainland. Protection from hazards and risks associated with these hazards. The fact that Jefferson Middle School is a neighbor should be of further concern. And do you know why I know this isn't a great idea.

FEMA creates a CRS, Community Ratings System, that is updated every 5 years. P.S. in 2021, FEMA sent our Administrator 127 pages of properties whose flooding status was updated. Although Brevard's newest CRS hasn't been updated online, the Administrator informed me that Brevard's rating moved from Class 7 to

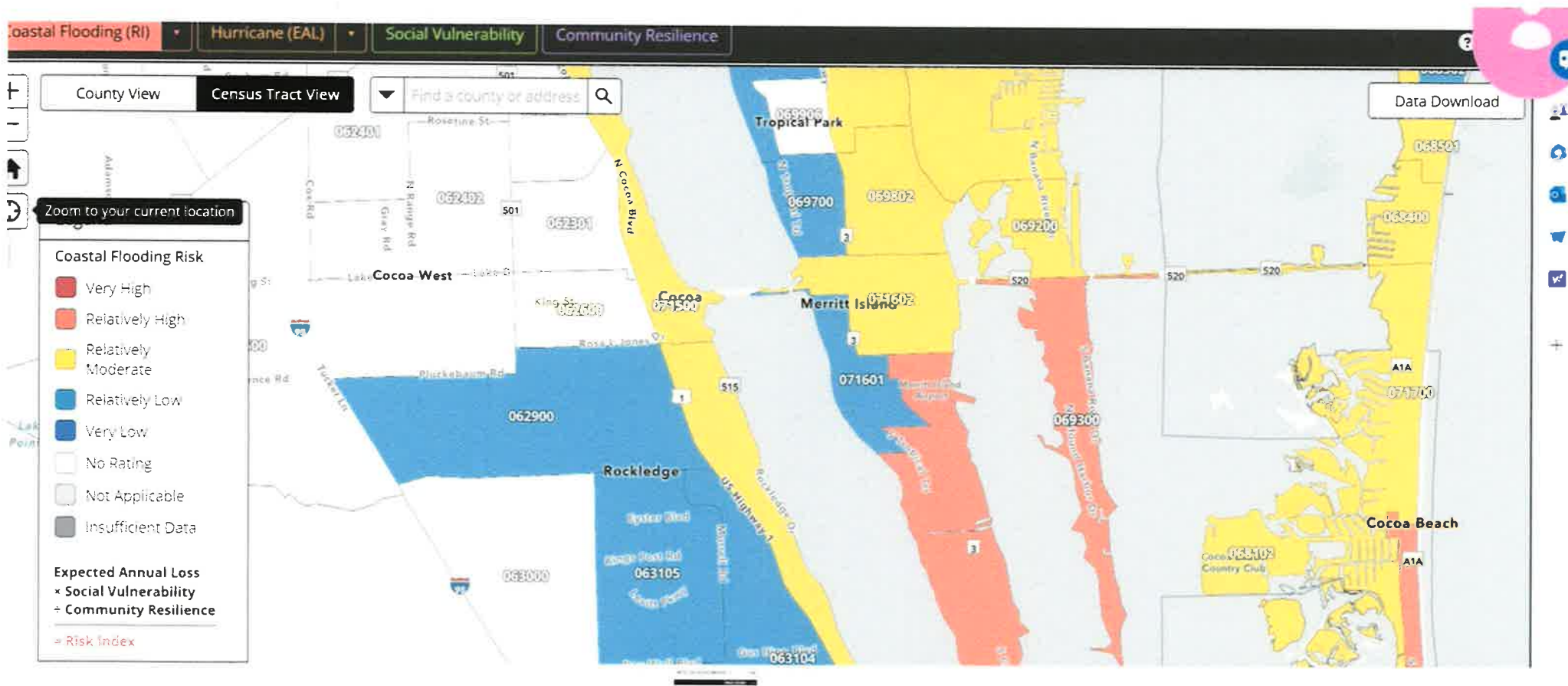
Class 8. The wrong direction. Our FEMA discount is shrinking. We went from 15% to 10%. For Brevard it indicates we are not in compliance with best Floodplain management. For residents already struggling with bills, this is an additional cost since Flood insurance is mandatory for those with mortgages and/or want to protect their flood prone properties. In addition, properties worth \$600,000 and more are required to obtain flood insurance if they are insured with Citizens, our insurance company of last resort. Then that \$600,000 threshold drops every year. Basically, FEMA is doing what Florida is trying to do by removing homeowners from their rolls.

The estimated cost of flooding and hurricane hazard risks is outstanding. You have a map attached. \$366 Billion with a B and an additional \$10B for coastal and riverine flooding in just Brevard. FEMA is not rewarding runaway development. Look what happened to LEE County who lost any discount and actually put more pressure on its residents. Brevard is number 10 on a dubious list of top flooding counties in the US. Many of our cities are on the top 15 in the US as well. On another map, please note that this property like many of the new development projects on Merritt Island lies smack in the middle of high risk areas.

Impact fees do not add substantial funds to upgrade infrastructure and we are left holding the bag.

Florida, post the establishment of the national wetlands inventory lost 58,000 acres of wetlands annually from 1986 to 1997 or approximately 664,000 acres in total . Once upon a time the joke about selling swampland in Florida was as keen as selling the Brooklyn bridge.

If we don't pause and think about cause and effect when will we realize our mistakes?. Within just the last 20 years, many of our Florida colleges and universities are seriously studying the impact of restoring and protecting our Wetlands. Not only do we need to protect our environment but need to better understand the relationship it has on our economic well-being. We continually hear that we need affordable housing yet I am seeing new development is about short- term rentals. High rents, no new neighbors, and residents are left to deal with any problems that arise and developers get richer. Barrier islands protect coastal communities from extreme weather, absorb wave energy, mitigate sand loss, and I will leave the rest to the experts. Protecting Merritt Island, Cocoa Beach, Cape Canaveral is not some conspiracy by environmentalists to thwart development



National Risk Index

July 04, 2024

Brevard County, Florida

Summary

Risk Index is **Relatively High**



Expected Annual Loss is **Relatively High**



Social Vulnerability is **Relatively Moderate**



Community Resilience is **Relatively Moderate**














While reviewing this report, keep in mind that low risk is driven by lower loss due to natural hazards, lower social vulnerability, and higher community resilience.

For more information about the National Risk Index, its data, and how to interpret the information it provides, please review the **About the National Risk Index** and **How to Take Action** sections at the end of this report. Or, visit the National Risk Index website at hazards.fema.gov/nri/learn-more to access supporting documentation and links.

Hazard Type Risk Index

Hazard type Risk Index scores are calculated using data for only a single hazard type, and reflect a community's Expected Annual Loss value, community risk factors, and the adjustment factor used to calculate the risk value.

Hazard Type	Risk Index Rating	Risk Index Score	National Percentile
Avalanche	Not Applicable	--	
Coastal Flooding	Relatively Moderate	92.4	0  100
Cold Wave	Very High	99	0  100
Drought	Relatively Moderate	84.5	0  100
Earthquake	Relatively Low	68	0  100
Hail	Very Low	16.4	0  100
Heat Wave	No Rating	0	0  100
Hurricane	Very High	99.7	0  100
Ice Storm	Not Applicable	--	
Landslide	Relatively Low	42.2	0  100
Lightning	Very High	99.4	0  100
Riverine Flooding	Relatively Moderate	90.3	0  100
Strong Wind	Relatively Moderate	87.7	0  100

