

Richardson, Carol

From: Stephanie Knight <sknight0715@gmail.com>
Sent: Wednesday, September 4, 2024 10:02 AM
To: Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5
Subject: ID# 24SS00002 & 24Z00005

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

Stephanie Knight
3995 Golden Shores Blvd, Mims, FL 32754

Please see below as to why I am requesting you to reject the request to change zoning for ID # 24SS00002 & 24Z00005.

1. Current zoning is agricultural. This is a huge step from what he is asking for, (Residential 6) regardless if they "plan" to put more than 2 homes on a single lot or not. Property owner admitted he intends to own the lots and "rent" the lots out to "friends and family" who will supposedly own the tiny homes/mobile homes on his lots which then brings up the question on if it is then considered commercial property.
2. The 1988 County comprehensive plan establishes specific future land use designations, which are depicted on the future land use map within the future land use element. This plan is further reinforced by the April 2007 Mims Small Area Study. Both the 1988 comprehensive plan and the 2007 Mims Small Area Study determined the future land use to be agricultural and set limits to (1) one dwelling unit per (5) five acres west of Meadow Green Rd. Properties with approved RRMH-1, AU and AGR zoning classifications prior to the study were retained and adopted. Therefore allowing 17 acres to be changed would have a huge impact on our area and should not be allowed!
3. This property is located in this zoning classification area and an increase in density would be an encroachment into the existing neighborhood. The subject property does not serve as a transition between areas with land use designations of (6) six units per acre or existing land use designations equal to no more than (1) one unit per acre.
4. Per Administrative Policy 3: Traffic will be an issue with increase in population, material reduction of property values, and the proposed use is not consistent with the emerging or existing pattern of surrounding development as determined through analysis of the historical and use patterns.
5. Administrative Policy 4: The proposed rezoning and land use will cause up to a 200% increase in traffic on Gandy Road, The subject property is part of Indian River Park, the requested zoning and FLU could change the subject property to commercial use, if rent is charged (which is what the property owner admitted to doing on record at the zoning meeting), and the area is not considered transitional.
6. Administrative Policy 5: If the residents of proposed zoning change utilize public transportation, it would have a significant impact, the physical quality of Gandy Road (which is a dirt road) will suffer significant deterioration with possibility of up to 200% increase in traffic on a poorly maintained dirt road, the width of the road is not sufficient for such traffic, loose soils of Gandy Road cause a traffic safety concern for pedestrians, and it is very likely that Gandy Road will suffer adverse changes from the type of traffic that would be generated.
7. Administrative Policy 6: The proposed rezoning and FLU is not consistent with all written land development policies set forth in the administrative policies, including potable water, sanitary sewer and surface water.

8. Administrative Policy 7: The subject property contains mapped national wetlands inventory, St Johns River Water Management District wetlands and hydric soils. Per section 62-3694(C)(1) residential land uses within wetlands shall be limited to not more than (1) dwelling unit per five acres. The applicant has cleared and filled in areas of subject property without proper permits and is in clear violation of county codes, including an investigation for destruction of wetlands with the Brevard County Natural Resources and Florida Dept. of Environmental Protection.

9. Property has WETLANDS: Many truckloads of fill dirt were brought onto this property without a permit to fill wetlands that has resulted in increased flooding on properties to the west and northwest. This property also contains aquifer recharge soils that may have been covered with incompatible fill dirt resulting in excess flooding in the area. Per section 62-3694 C (3), "In no instance shall a proposed land development activity result in increased flooding on adjacent properties."

I feel that the above explanations are just a few reasons as to why you should not allow for rezoning of ID #24SS00002 & 24Z000005.

Thank you for your time and I look forward to seeing you at the Meeting on September 5th.

Stephanie Knight

Richardson, Carol

From: Alana Hardy <arhardy83@gmail.com>
Sent: Tuesday, September 3, 2024 10:03 AM
To: Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5
Subject: Gandy Road Mobile Home Park
Categories: Zoning

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

Regarding:

Planning and Zoning Agenda Items:

Aaron Reninger (Kim Rezanka) requests a Small-Scale Comprehensive Plan Amendment (24S.02), to change the Future Land Use Designation from AGRIC to RES 6. (23SS00002) (Tax

Accounts [2002219](#), [2002228](#), [2002229](#), [2002230](#), [2002231](#), & [2002232](#)) (District 1) This item was continued from the June 10, 2024, P&Z/LPA meeting.

Aaron Reninger (Kim Rezanka) requests a change of zoning classification from RRMH-1 to TR-3 with an amended BDP. (24Z00005) (Tax Accounts [2002219](#), [2002228](#), [2002229](#), [2002230](#), [2002231](#), & [2002232](#)) (District 1).

Commissioner(s),

I am writing to express my deep concerns regarding Aaron Reninger's proposal to build a mobile home park less than half a mile from my home.

Having attended the Planning and Zoning Board meeting in August, I carefully listened to Aaron and Kim's proposal. They based their request for rezoning on the comparison to the Hidden Lakes community located nearby, however, it's imperative to note that Hidden Lakes is not a mobile home park; its lots are individually owned.

My husband, who serves as a Detective Sargent for Volusia County, has firsthand knowledge of the challenges related to crime and drug use prevalent in mobile home parks. This experience has fueled our strong opposition to such developments in our community.

The introduction of a mobile home park will likely lead to a depreciation in property values for homes in our area. We are also apprehensive about the impact on our wells and the limitations of the aquifer. Just across US1, an area with only five newly constructed homes is already struggling with water supply issues, resulting in residents having to haul in water.

Moreover, I am alarmed by the actions taken by the property owner, who has cleared the land and brought in an excessive amount of dirt. This filling of natural wetlands—without proper permits—has already posed flooding

risks for nearby residences. Adding infrastructure for 30 new homes would undoubtedly exacerbate this issue.

It is also important to consider that if zoning changes are approved, the property could be sold to new owners who might disregard both community concerns and any assurances made by Aaron.

The current zoning allows for three homes on the 17 acres, which I fully support as it aligns with my belief in responsible growth within our neighborhood. However, I cannot endorse a mobile home park that poses risks to our community and environment.

Thank you for considering my thoughts on this important issue. I trust that you will take into account the collective voice of the community when making your decision.

Regards,

Alana Hardy (Walsh)
4855 Gandy Rd
Mims, FL 32754
7196714056

Richardson, Carol

From: Stephanie Knight <sknight0715@gmail.com>
Sent: Monday, June 10, 2024 1:32 PM
To: Champion, Kristen; Chase, Beatrice Mae; Commissioner, D2; Commissioner, D1; Commissioner, D3; Commissioner, D4; Commissioner, D5
Subject: Planning and Zoning Meeting

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Zoning

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To whom it may concern:

My name is Stephanie Knight, my address is 3995 Golden Shores Blvd, Mims, FL 32754. I am a 39 yr old female and grew up in Mims off of Gandy Road. I moved out of Mims for a couple of years but it didn't take long to realize I prefer to live in a more quiet secluded location such as Mims.

I am completely against the rezoning of the 17.01 acres located at 4735 Gandy Road in Mims for the following reasons:

- The traffic in and out of the area is limited to one way in and one way out causing excessive traffic in the area. Adding an additional 30+ homes in a 17 acre area would be complete and total chaos not to mention the safety of our children and families because of the extra amount of traffic on the roadways.
- Flooding in the area is already a huge concern. Adding multiple homes per acre to what is already considered a "swamp" would just make things worse for those who have lived out in the area for 40+ years. The amount of dirt that would need to be brought in to allow for an approved height for septic systems would flood multiple homes in the area with even the smallest amount of rain. Not to mention the wetlands on the property and how that was allowed to be built on with a driveway when that should have never been approved in the first place.
- We are all on well water in the area and adding an additional 30+ homes to a 17 acre area will severely impact our water supply. That is why it should stay with a minimum of 1 acre per build and no more.
- The rezoning of this area does not comply with the surrounding area.
- The rezoning of the area will decrease all the property value in the area we have all worked so hard to keep up. We want more single family homes that are no less than 1 acre lots in the area, not multiple homes that will have a negative impact on the area which is what will happen if it is rezoned and allowed to put 30+ manufactured homes on just 17 acres.
- There are other locations that are already zoned for commercial property or placement of a manufactured community that are located right off of US Highway 1 so why rezone an area that is meant for single family homes with no less than 1 acre just so you can add too many homes to less than 1 acre causing traffic issues, flooding, water consumption issues and so much more.

Please take into consideration all the above and DO NOT approve the rezoning of 4735 Gandy Road, Mims.

Thank you,
Stephanie Knight

Richardson, Carol

From: Miss Jenny <mccarronjen@gmail.com>
Sent: Tuesday, June 4, 2024 7:41 PM
To: Commissioner, D3
Subject: Rezoning Requests 24Z00005 & 24SS00002

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Zoning

[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 re-zoning 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

Richardson, Carol

From: Thorneatomicred <thorneatomicred@aol.com>
Sent: Tuesday, September 3, 2024 4:50 PM
To: Commissioner, D1
Cc: Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5
Subject: Compromised!

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Zoning

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

Rita, I am a bit shocked, but not surprised at you. When I spoke last at the County Commission you had that smile painted on your face and I heard you as I walked away say: "isn't she so sweet." All of you then went on to not help the firefighters in any way and not only that, you have decided to raise our insurance and deductibles from what I hear! Don't mistake my "sweetness" for a fool- even Jesus got tired of the hypocrisy and corruption and entered the Temple and threw the tables over in righteous anger. I do not plan on doing anything like that, but my gosh, how much more do we have to take from you people?! ...and you, a professed Christian! Maybe somehow you got roped in or blackmailed- idk and I really don't care at this point. You have shown compromise by the donations you have received: (1) \$2000 from the Fishers (2) \$1000 from Kim Rezanka, the attorney for the developers of Sherwood and the HogValley/Gandy Road areas (3) \$250 from MBV who is the engineer firm working with the developer of Sherwood (4) \$2000 from Cody Spaur with Landshark Realty(hmmm, wonder if that is why Larry Stewart has been denied!?) (5) \$2500 from HTG Developers with United Housing and Affordable Housing out of South Florida. You need to delay the Sherwood and Hog Valley/Gandy Road projects. There has been a violation of the Sunshine Law by not providing a 5 day notice of the agenda. I have already reached out to Representative Chase Tramont as well to make him aware of my concerns. OH! We don't want to drink toilet water either! You can drink my share! The new septic treatment plant that was approved at the TICO area with a reverse osmosis water system is disgusting! All of you have been shoveling enough and now we don't need the liquid to go with it! Sincerely aggravated with what is happening in our area, Mrs. Thea Thorne-forever mother of Michael PS The rest of you: Tom Goodson, John Tobia, Rob Feltner and Jason Steele are no better for allowing these travesties to continue! Stand and be counted or stand before God Almighty one day and answer Him!

Richardson, Carol

From: Remnant Morgans <lindasherrill528@gmail.com>
Sent: Tuesday, September 3, 2024 8:09 PM
To: Commissioner, D1; Commissioner, D2; Commissioner, D4; Commissioner, D3; Commissioner, D5
Subject: Mobile home park Gandy Rd Mims
Categories: Zoning

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

I'm emailing you to oppose the mobile home park.

1. This area cannot handle the excess traffic that this mobile home park would bring to our area. The roads now are in poor condition and not maintained. There is only one entrance and exit to this neighborhood. The amount of traffic with children in the area would not be safe.
2. This neighborhood has flooding issues now and this would make it worse. The county has not made any improvements to the flooding issues.
3. Hidden Lakes is not a mobile home park it is privately owned. So there is no comparison.
4. Our well water is not the best and 30 new wells would make it worse. What about all the additional septic tanks?
5. Would have an impact to the wildlife out here.
6. Schools are already crowded

Sincerely,
Linda Sherrill and Robert Trout
5370 and 5380 Harrison Rd
Mims, FL 32754

From: [Remnant Morgans](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D4](#); [Commissioner, D3](#); [Commissioner, D5](#)
Subject: Mobile home park Gandy Rd Mims
Date: Tuesday, September 3, 2024 8:09:21 PM

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From: [Alana Hardy](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Gandy Road Mobile Home Park
Date: Tuesday, September 3, 2024 10:03:04 AM

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Regarding:

Planning and Zoning Agenda Items:

Aaron Reninger (Kim Rezanka) requests a Small-Scale Comprehensive Plan Amendment (24S.02), to change the Future Land Use Designation from AGRIC to RES 6. (23SS00002) (Tax Accounts [2002219](#), [2002228](#), [2002229](#), [2002230](#), [2002231](#), & [2002232](#)) (District 1) This item was continued from the June 10, 2024, P&Z/LPA meeting.

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Moreover, I am alarmed by the actions taken by the property owner, who has cleared the land and brought in an excessive amount of dirt. This filling of natural wetlands—without proper permits—has already posed flooding risks for nearby residences. Adding infrastructure for 30 new homes would undoubtedly exacerbate this issue.

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The current zoning allows for three homes on the 17 acres, which I fully support as it aligns with my belief in responsible growth within our neighborhood. However, I cannot endorse a mobile home park that poses risks to our community and environment.

Thank you for considering my thoughts on this important issue. I trust that you will take into account the collective voice of the community when making your decision.

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4855 Gandy Rd
Mims, FL 32754
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Subject: ID# 24SS00002 & 24Z00005
Date: Wednesday, September 4, 2024 10:02:09 AM

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3995 Golden Shores Blvd, Mims, FL 32754

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Thank you for your time and I look forward to seeing you at the Meeting on September 5th.

Stephanie Knight

From: [Barb](#)
To: [Commissioner, D1](#)
Subject: 24SS00002, 24Z00005
Date: Wednesday, June 5, 2024 12:52:10 PM

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

Commissioner Of District 1,

Ms.Rita as a property owner on Hog Valley Rd. My husband and I are opposed to the approval of this proposal.

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 tapping 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: [Joanne Slusher](#)
To: [Commissioner, D1](#)
Subject: Gandy Rezoning
Date: Monday, June 10, 2024 2:29:54 PM

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

Joanne Slusher
Address 3955 Palm Ave
Mims, FL 32754

I live one street north of Aurantia Road in Mims. I understand there is a meeting today regarding rezoning of property on Gandy to put a mobile home park. Please do not rezone this as everyone does not want this in their area. We moved to the country and it should stay country. People here have livestock and you are trying to bring the city to the country and this is not what the residents want. Please vote against this. Thank you.

From: [Stephanie Knight](#)
To: [Champion, Kristen](#); [Chase, Beatrice Mae](#); [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Planning and Zoning Meeting
Date: Monday, June 10, 2024 1:31:49 PM

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- The rezoning of this area does not comply with the surrounding area.
- The rezoning of the area will decrease all the property value in the area we have all worked so hard to keep up. We want more single family homes that are no less than 1 acre lots in the area, not multiple homes that will have a negative impact on the area which is what will happen if it is rezoned and allowed to put 30+ manufactured homes on just 17 acres.
- There are other locations that are already zoned for commercial property or placement of a manufactured community that are located right off of US Highway 1 so why rezone an area that is meant for single family homes with no less than 1 acre just so you can add too many homes to less than 1 acre causing traffic issues, flooding, water consumption issues and so much more.

Please take into consideration all the above and DO NOT approve the rezoning of 4735 Gandy Road, Mims.

Thank you,
Stephanie Knight

From: [Remnant Morgans](#)
To: [Commissioner, D1](#)
Subject: Proposed Mobile Home Park
Date: Wednesday, June 5, 2024 4:49:09 PM

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

Good afternoon,

My name is Linda Sherrill 5370 Harrison Rd, Mims, FL 32754. I am opposed to the Mobile home park that is planning on going in on Gandy Rd and Hog Valley Rd, Mims. I attached the proposal. This area cannot handle this amount of traffic in an area that only has one way in and out of the area. The county has never addressed the flooding concerns in the past as I have lived out here since 1981. Flooding is a very real issue here. This is a rural area and we would like to keep it that way!

Thank-you,
Linda Sherrill

From: [Miss Jenny](#)
To: [Commissioner, D1](#)
Subject: Rezoning Requests 24Z00005 & 24SS00002
Date: Tuesday, June 4, 2024 7:39:45 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: [Yarinell](#)
To: [Champion, Kristen](#)
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: [Yarinell](#)
To: [Champion, Kristen](#)
Cc: [Chase, Beatrice Mae](#)
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: [Ethan Stansell](#)
To: [Champion, Kristen](#)
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 FL 32754

From: [Ethan Stansell](#)
To: [Champion, Kristen](#)
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 FL 32754

From: [Ethan Stansell](#)
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,

Ethan Stansell
4295 Hog Valley RD
Mims FL 32754

From: [Commissioner, D4](#)
To: [Champion, Kristen](#); [Chase, Beatrice Mae](#)
Cc: [Commissioner, D4](#)
Subject: Public Comment 24Z00005 & 24SS00002
Date: Wednesday, June 5, 2024 8:38:25 AM
Attachments: [Public Comment 24Z00005 & 24SS00000 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: [barbara.rush](#)
To: [Champion, Kristen](#)
Subject: Proposal 24SS00002 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 tapping 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 flee 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: [Debra Searcy](#)
To: [Champion, Kristen](#)
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: [Angela O'Neil](#)
To: [Champion, Kristen](#); Beatrice.Chase@brevardfl.gov
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: [Champion, Kristen](#)
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: [Document.docx](#)

[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 Farnton 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.

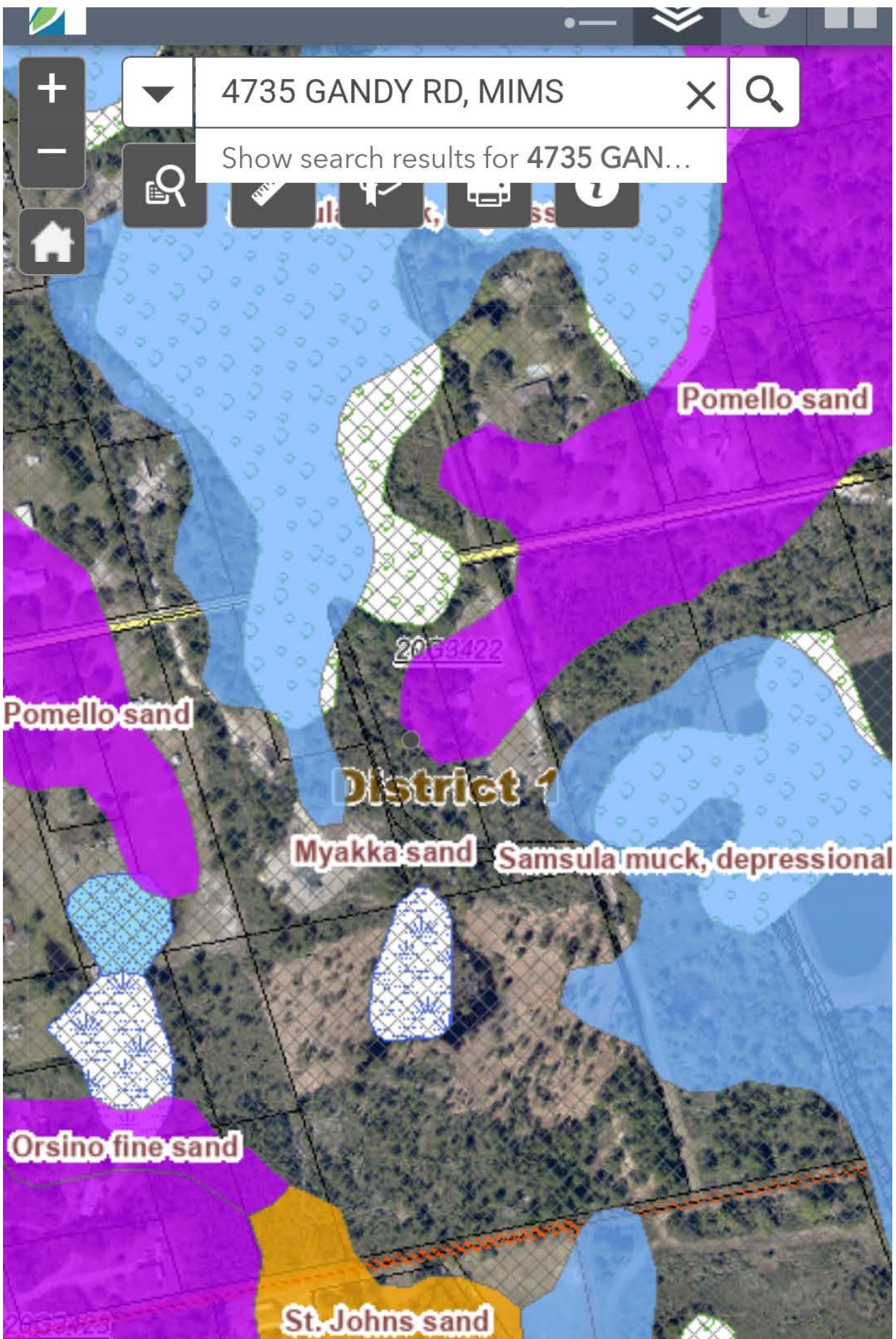
Development of this property will create upstream flooding and it is completely without reason why the county would allow wetland destruction for an easement. See attached maps.

1:05 BT 



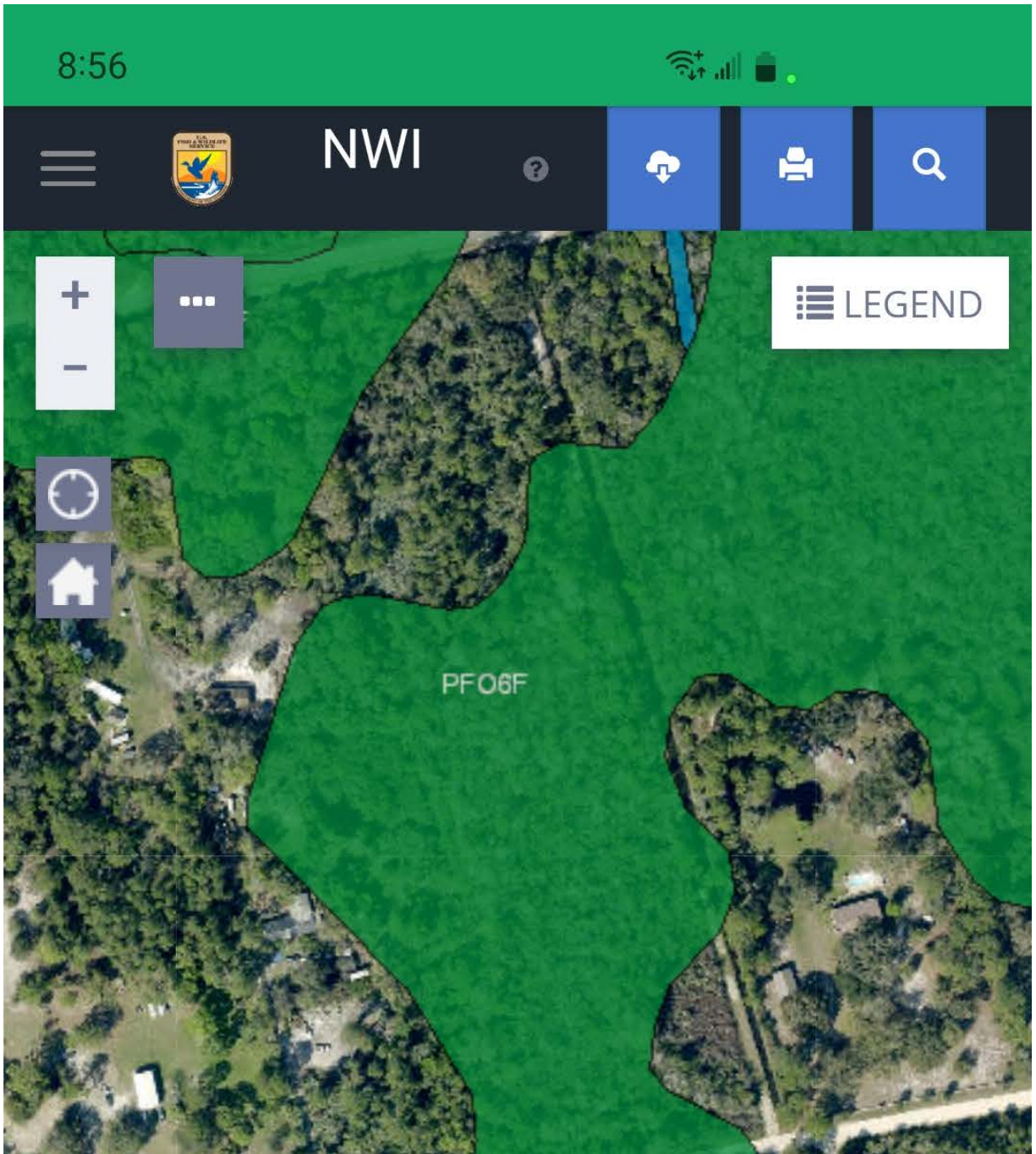
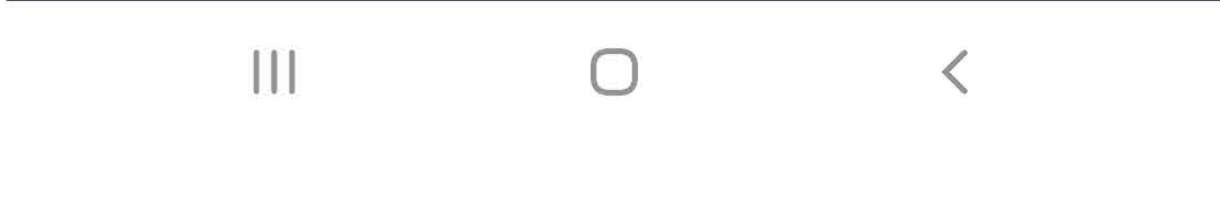
 <https://brevardbocc.maps.a>

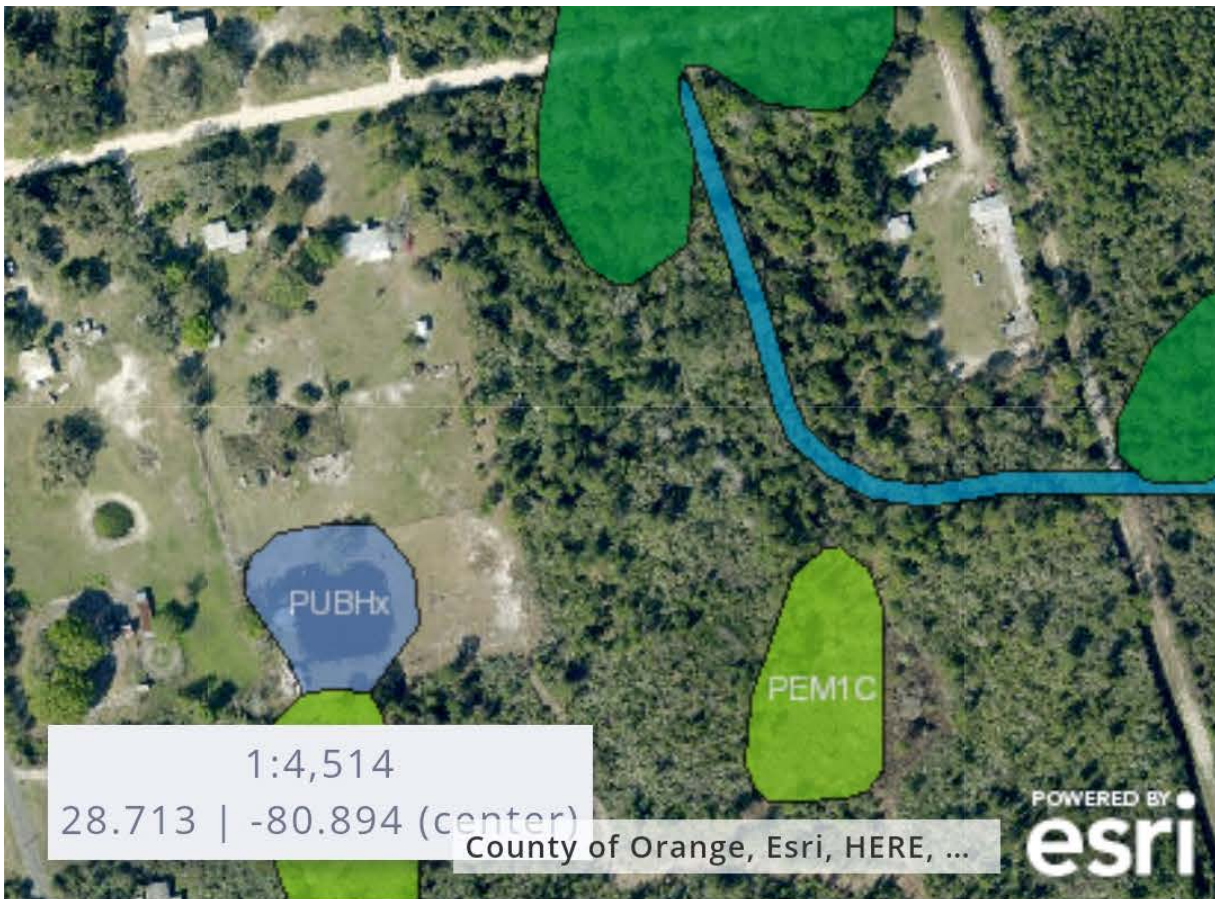






Layer List





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: [Ihab Elmahmoud](#)
To: [Champion, Kristen](#)
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.

From: [BeEyes Under the Faith Path](#)
To: [Chase, Beatrice Mae; Champion, Kristen](#)
Subject: Rezoning affecting Hog Valley-Gandy
Date: Friday, June 7, 2024 9:41:50 AM

[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 crazy developments.

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.



BOARD OF COUNTY COMMISSIONERS

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-AI-7-3.02,
20G-34-22-AI-7-5.02,
20G-34-22-AI-7-5.03,
20G-34-22-AI-7-5.04,
20G-34-22-AI-7-5.05,
20G-34-22-AI-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 the Future Land Use Map	NO AGRIC	YES** 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 enviromentamerica.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.

I'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 Rebolgar
Resident / Owner

Please confirm the receipt of this letter.

From: [L](#)
To: [Champion, Kristen](#)
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: cmatthews36@cfl.rr.com
To: [Champion, Kristen](#); [Chase, Beatrice Mae](#)
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.

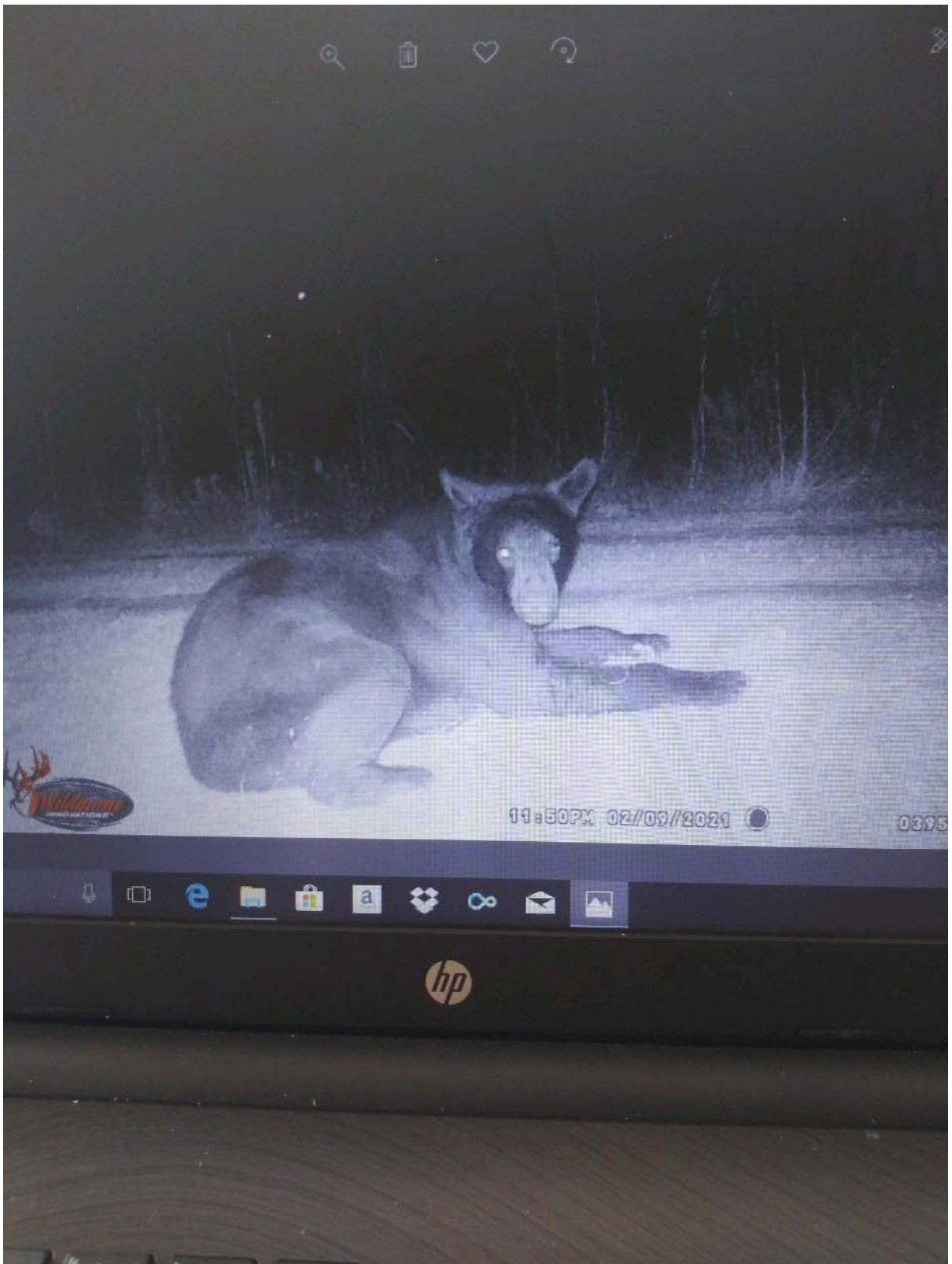
Thank-you,

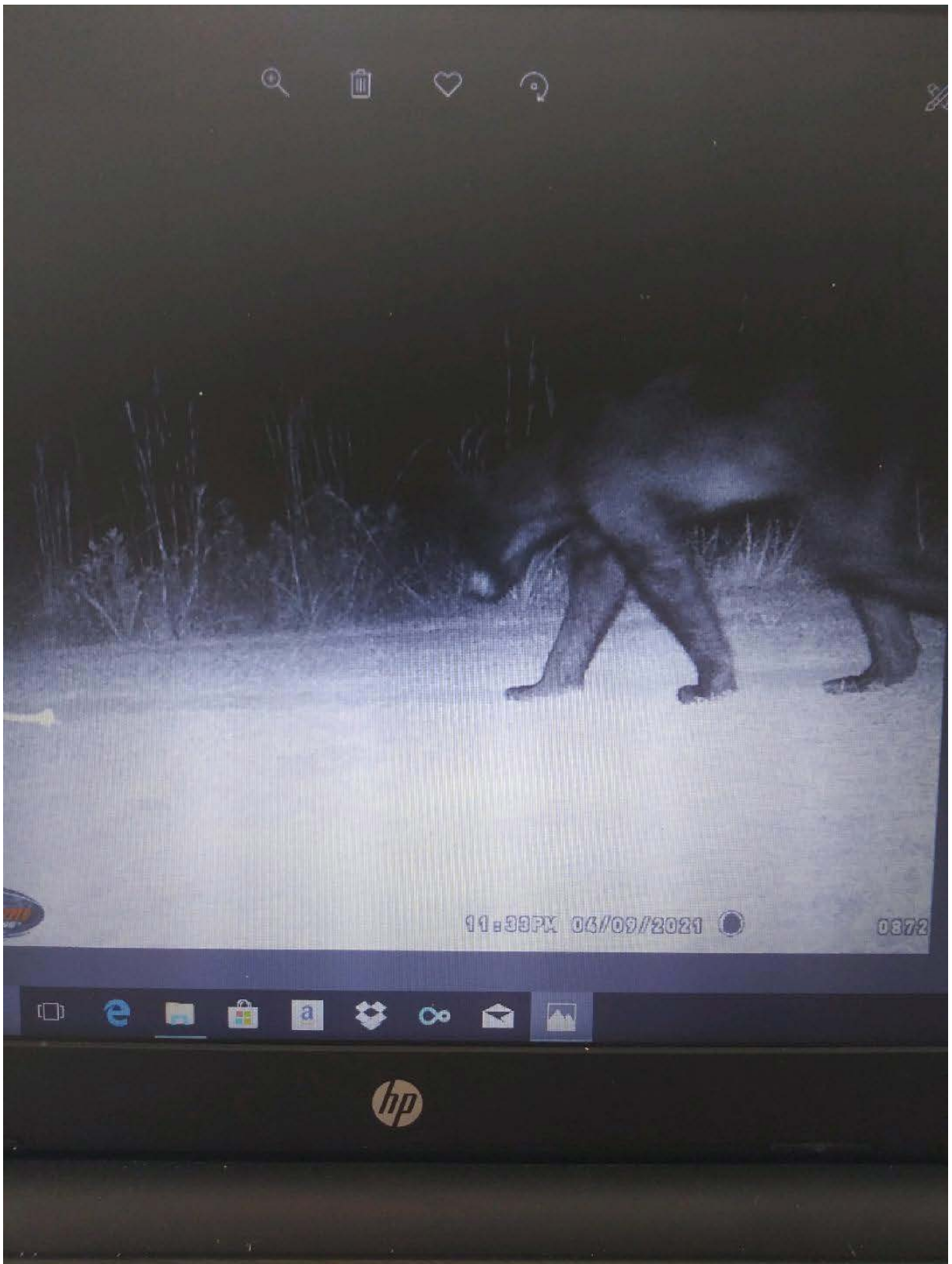
Lisa Matthews
3533 Johns Road
Mims, FL 32754
321-269-5465

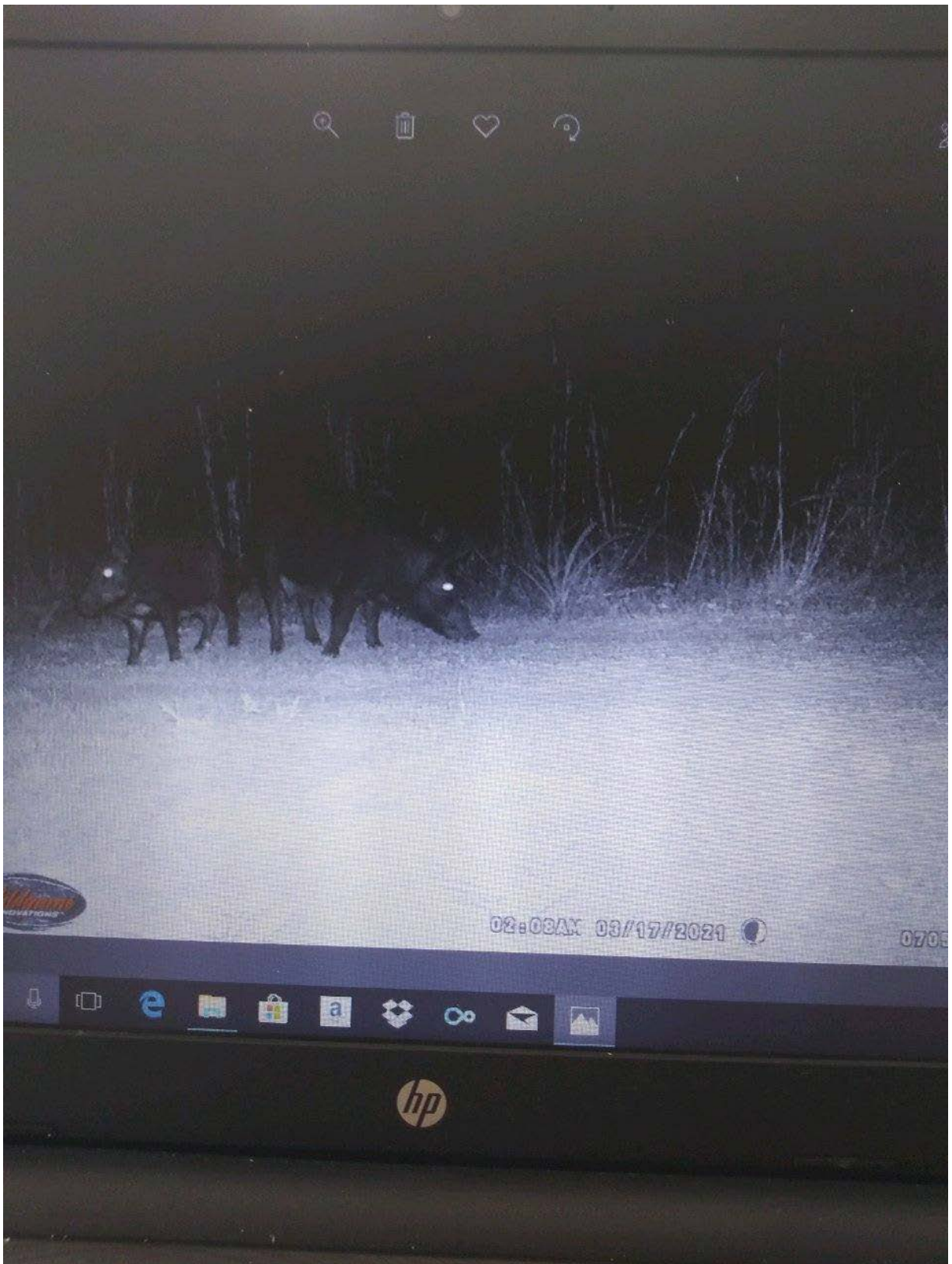
From: [Diane Gravos](#)
To: [Champion, Kristen](#)
Subject: ID# 24SS00002 & 24Z00005
Date: Friday, June 7, 2024 1:01:06 PM

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

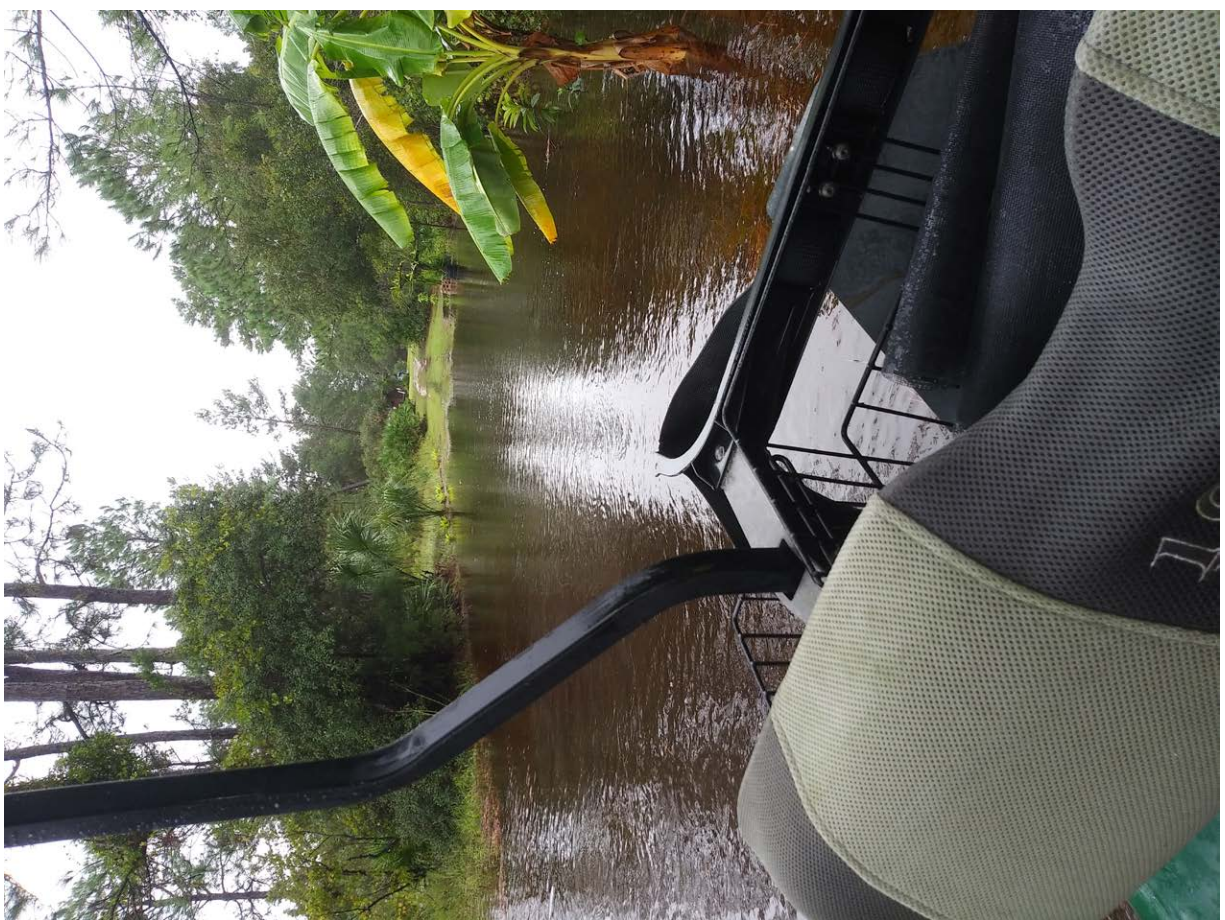


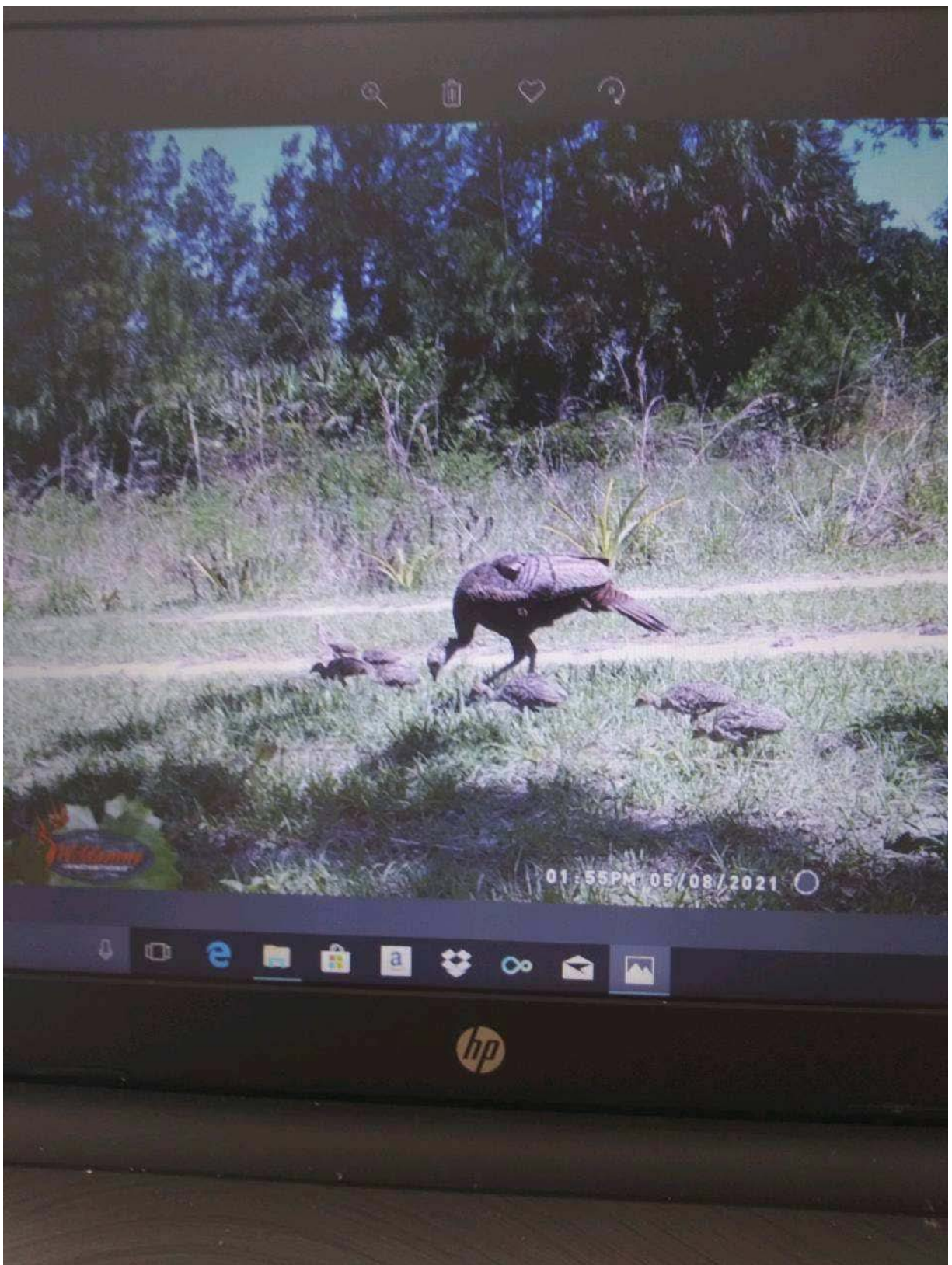


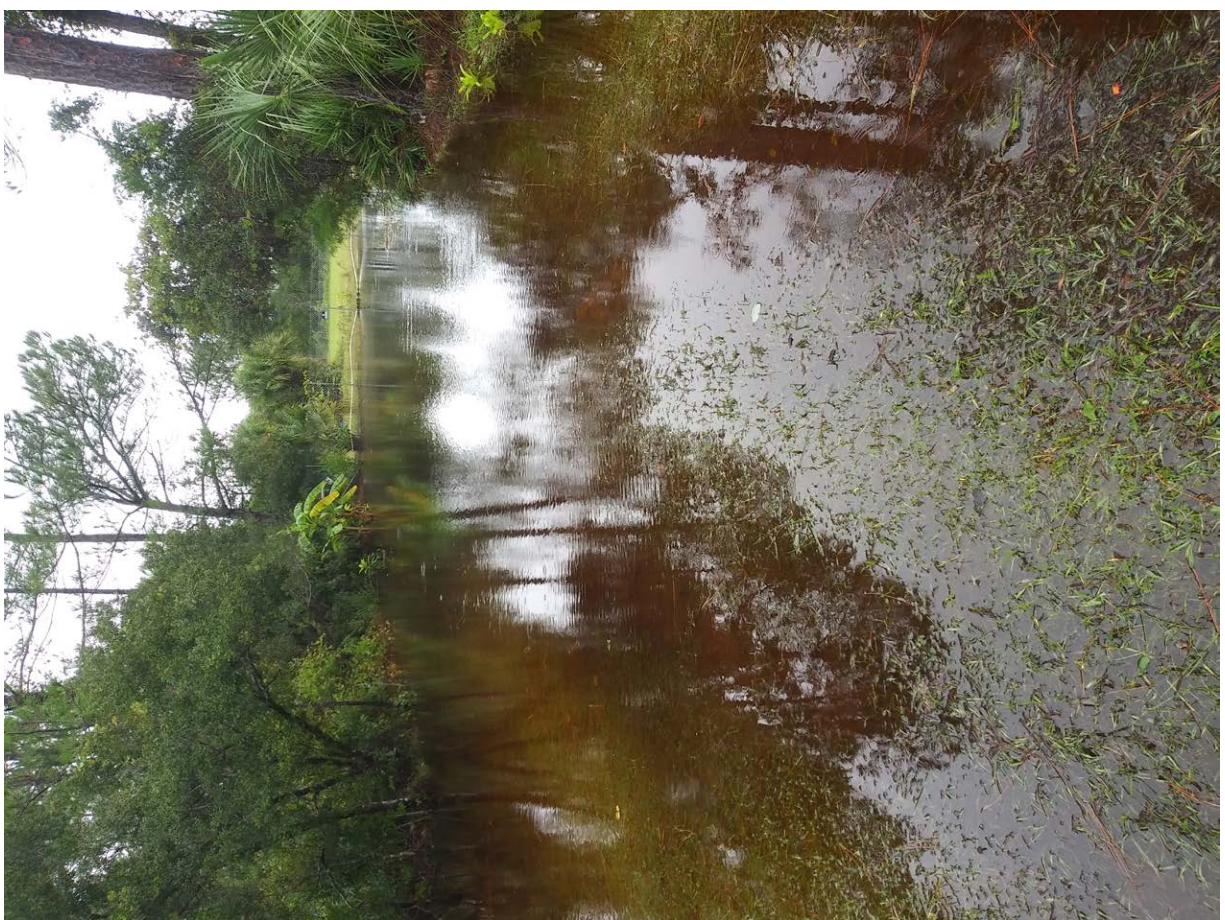


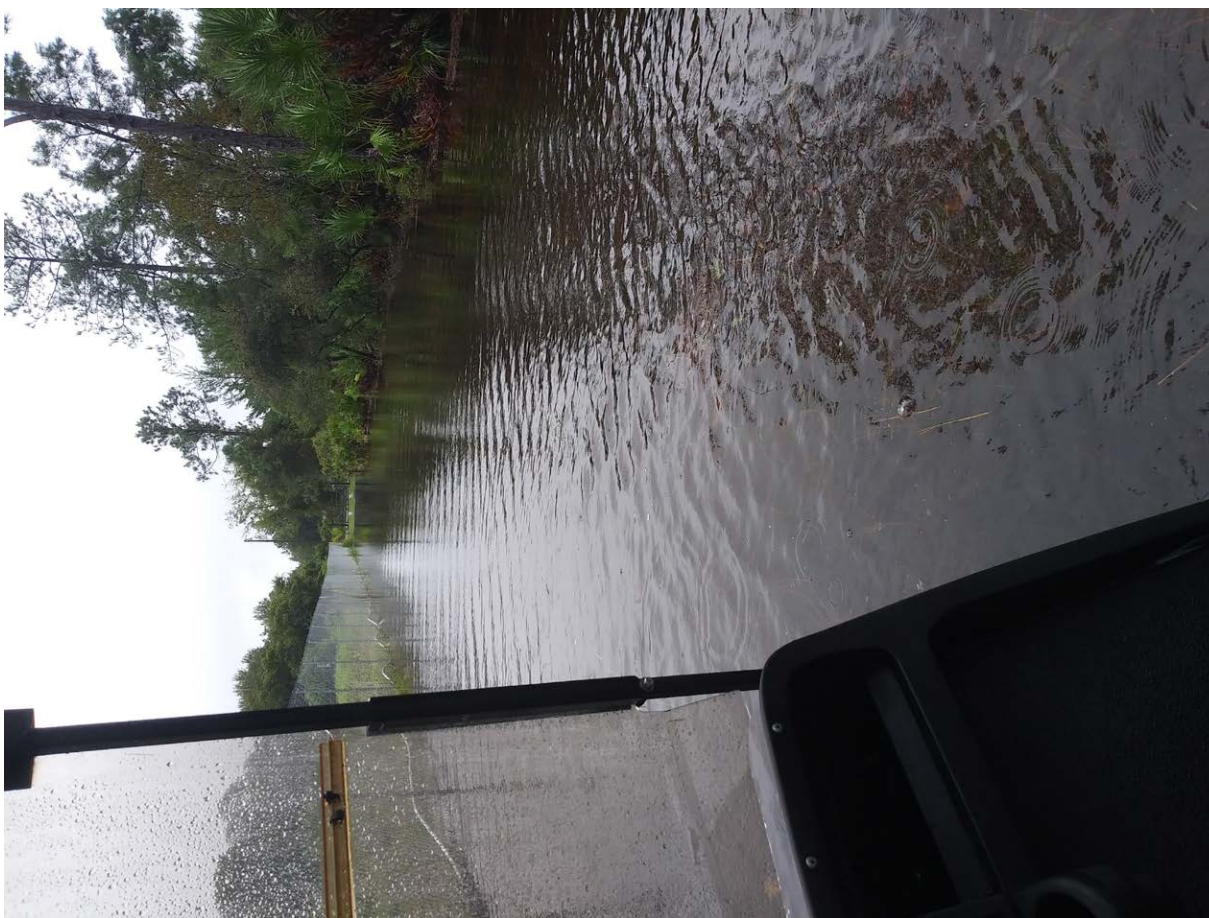












Good Afternoon,

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 degenerate 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 1 foot 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 misrepresentation 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 inhabited 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, Meadow 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: [Baylee Stansell](#)
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?

I have attached pictures and videos of the flooding on my land.













[Sent from Yahoo Mail for iPhone](#)

From: [lori diem](#)
To: [Champion, Kristen](#)
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
Date: Saturday, June 8, 2024 9:17:51 AM
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: [Kasey Post](#)
To: [Kasey Post](#); [Champion, Kristen](#)
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: [Jeremy Parr](#)
To: [Champion, Kristen](#)
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 a 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