

From: [Cliff McKnight](#)
To: [Commissioner, D4](#)
Subject: ID # 25SS00008 and ID # 25Z00037
Date: Sunday, December 7, 2025 4:19:22 PM

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Clifford McKnight
3900 Golden Shores Blvd, Mims
321-432-7928

Dear Commissioner Feltner,

I am writing on behalf of numerous residents of Golden Shores Blvd in Mims regarding the proposed rezoning and the removal of the existing Binding Development Plan (BDP) for the property at 4060 Golden Shores Blvd. We wish to express our strong disapproval of this rezoning initiative.

This is to be heard at the meeting on December 11, 2025. ID # 25SS00008 and ID # 25Z00037.

Current zoning: SR with a BDP

Requested Zoning: SR with removal of the existing BDP

Current future land use: RES-1

Requested future land use: Res-2

The removal of the existing BDP, along with the new land use request, is inconsistent with the current development plan and undermines the character of our community. This change sets a concerning precedent that could transform our area into a disorganized urban landscape—something many of us sought to avoid when we chose to live here.

Even with the proposed half-acre variance, this rezoning should not proceed. The Brevard County property website lists this parcel at 0.45 acres, contrary to the 0.51 acres indicated by the new survey. Additionally, the house directly behind this parcel, located at 4070 Golden Shores Blvd, has its driveway running through the proposed property, not on an easement. This situation raises significant concerns about access and impacts the actual usable acreage of the lot.

We emphasize that current zoning regulations should not be adjusted to accommodate negligence or oversight. This discussion is occurring after construction has progressed to a quarter completion due to a breakdown in the planning process. It is crucial that accountability is enforced rather than granting variances that would complicate the situation and set an undesirable precedent for other properties and builders. Notably, the contractor responsible for the construction is also the seller of the property. Given his experience building homes in the area, he should be fully aware of the zoning regulations and BDP.

Furthermore, it is important to note that alongside this property, there is another change in future land use affecting an additional 6.24 acres linked to this petition, potentially allowing

for up to 12 more homes in our area. Our community cannot support such extensive changes and strongly implores that the current BDP remains intact.

Thank you for your attention to this matter. We hope you will consider our concerns seriously and prioritize the integrity of our community.

Sincerely,
Clifford McKnight
3900 Golden Shores Blvd. Mims
cliff.mcknight@att.net
321-432-7028

Chad Trexler
4075 Golden Shores Blvd. Mims
321-505-9181

Randy and Susan Trexler
4085 Golden Shores Blvd. Mims
321-432-7420

Chase McKnight
4095 Golden Shores Blvd. Mims
321-291-1077

Justin Dunkan
4045 Golden Shores Blvd. Mims
321-863-8603

Jamie McKnight
3900 Golden Shores Blvd. Mims
321-432-7608

Phillip Smith
4118 Golden Shores Blvd. Mims
321-417-9350

Cole McKnight
3900 Golden Shores Blvd
321-291-1078

Susan Koon
3855 Golden Shores Blvd. Mims

Sent from my iPhone

H.13. Jacob Foune requests a Small-Scale Comprehensive Plan Amendment (25S.14) to change the Future Land Use designation from RES-1 to RES-2. (25SS00008) (Tax Account 2000804) (District 1)

H. 14. Jacob Foune requests a zoning classification change from SR with a BDP to SR with removal of the existing BDP and addition of a new BDP. (25Z00037) (Tax Account2000804) (District 1)

In regard to the property located at 4060 Golden Shores Blvd. It is my request that you deny the approval of the rezoning due to the illegal split of the property on a previously issued BDP.

There appears to be either a systemic loophole that requires immediate review and correction, or a significant oversight within the relevant departments—specifically Permitting and Property Appraisal—related to property splits, adverse possession claims, and the issuance of permits for properties that should not have been approved.

Seminole County previously issued a permit for a swimming pool constructed within a front yard, in direct violation of local setback requirements. This error resulted in substantial neighborhood conflict and, within the past month, required a \$40,000 settlement funded by taxpayers due to mistakes made within the permitting department. The settlement was issued to avoid potential litigation stemming from that error—an outcome that could similarly occur in this situation.

[\(https://www.clickorlando.com/news/local/2026/01/22/county-error-leads-to-40k-settlement-after-seminole-county-front-yard-pool-controversy/\)](https://www.clickorlando.com/news/local/2026/01/22/county-error-leads-to-40k-settlement-after-seminole-county-front-yard-pool-controversy/)

This matter reflects a departmental error that should be acknowledged, corrected, and addressed with appropriate accountability. Accordingly, I respectfully request that a formal audit be conducted of both the Property Appraiser's Office and the Permitting Department to prevent these issues because it is becoming a habitual occurrence in our area.

It is both time-consuming and deeply frustrating to repeatedly raise these concerns at public meetings after the fact, particularly when preventable errors continue to be approved or overlooked by the departments responsible. These practices must be corrected to restore public confidence and ensure compliance moving forward.

Furthermore, I respectfully ask that consideration be given in supporting Commissioner Katie's votes within her district. She has demonstrated a genuine effort to listen to and advocate for the residents who elected her. It is disheartening to see the voices and votes of our district consistently overridden by commissioners representing other districts, thereby diminishing the will of the constituents she serves. When an issue does not pertain to her assigned district, she generally votes in alignment with the other district commissioners. It would be reasonable to expect the same consideration for District One.

Thank you,

Stephanie Knight

3995 Golden Shores Blvd.

Honorable Commissioners,

Jacob Foune stated in the last commission meeting that he did not have a realtor and that he purchased the property from Joseph Scotty Minnick. Attached you will see that Joseph Minnick is a realtor.

Also, construction costs are typically handled by Minnick even on an owner/builder permit they assist in obtaining. It makes it possible for Minnick Construction to remain a small scale builder. This is one of the most important factors in this case as far as the commissioners are concerned, is who actually paid for construction materials, in my opinion. No one wants to punish Jacob and I agree. The question is, who really paid for construction and will take the loss. We do not believe it is Jacob, but if it is he could be compensated by Scotty Minnick for selling him the illegal land split in the first place. Otherwise, the county runs the risk of compensating Jacob Foune for approving the building permit, using taxpayer money, if challenged in court and found to be an improper building permit approval like the recent award in Seminole County.

Thank You,

Ken Harrison

From: [Ken Harrison](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [Liesenfelt, Jim](#); [Richardson, Morris](#); Billy.Presad@brevardfl.gov
Subject: Golden Shores Rezoning Attempt 2-5-26
Date: Tuesday, February 3, 2026 9:29:57 PM

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Thank You,

Ken Harrison

Sent via the Samsung Galaxy S10+, an AT&T 5G Evolution capable smartphone
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- REALTY -



www.FloridaLandShark.com

LISTED BY:



**Joseph "Scotty"
Minnick**

321-289-8284

From: [Stephanie Knight](#)
To: [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [Commissioner, D1](#); [Commissioner, D2](#); [Prasad, Billy](#); [Richardson, Morris](#); [Liesenfelt, Jim](#); [Calkins, Tad](#)
Subject: February 5, 2026 Board Meeting H.13 & H.14
Date: Tuesday, February 3, 2026 8:36:19 PM

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