

## Horst, Rachel

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**From:** CEER@brevardfl.gov  
**Sent:** Tuesday, January 13, 2026 12:36 PM  
**To:** Horst, Rachel  
**Subject:** A new CEER Recommendation has been submitted as ID #2026023

### Recommendation # 2026023

Dear CEER Administrator,

Speak Up Brevard Recommendation ID #2026023 has been submitted. Please login to the CEER Application to start the recommendation evaluation workflow.

#### Contact Information:

##### Group/Organization

**Name** Irene Soler  
**Address** 4045 GREEN OAK DR, MELBOURNE FL 32901  
**Phone** (704) 685-4678  
**Email** inominion@protonmail.com  
**Alternate Email**

#### Recommendation Information:

**Recommendation ID** 2026023  
**Recommendation Title** Strengthen Zoning and Curtail Growth  
**Areas Affected**  
**Department Affected**  
**Current problem** Brevard County is growing too rapidly and with rapid growth comes a number of issues. First of all, subdivisions and apartment buildings are going up in every available patch of land mostly off two lane roads that quickly become congested. Brevard does not have enough wide avenues going from North to South, hence more congestion and accidents! Trees are mowed down and this along with all the paving of once green fields creates the urban heat island. I see a mismatch of buildings going up with no rhyme or reason. Once everything is paved over, a hurricane like Harvey will flood this area since it is low lying, requires many drainage ditches and ponds and water that once filtered into the open fields will have nowhere to go!  
**Recommendation** I suggest a fee for all the developers (mostly from up North) to help with new road construction be charged. The long time resident, who is not profiting from new subdivisions, should not be on the hook because Northern developers that are restricted in Northern States like New York are coming here!! All the additional traffic reduces the quality of life of those who have been here for years, plus many did not retire with the big fat pensions or 401ks the Northerners are bringing with them! If a

developer clears out a field, require that they plant some trees back (a friend of mine told me Atlanta, GA requires this of every new subdivision) after they build the homes and add a turn lane into their apartment complex or subdivision. Don't allow a hotel to be built in another hotel's parking lot (i.e. Crown Plaza on A1A and the Element hotel) now the Crown Plaza patrons have to drive in front of the fire station to get to the available parking lot across the street! I've never seen anything like this - driving in front of fire station garage!!! Don't place a townhome unit, storage facility in front of a Post Office!!! This reminds me of third world countries where a mansion is standing next to a shanty! Consider the mess this is going to create in that parking lot, plus I am not sure why anyone would want to look out their window and stare at the post office in their back yard (visit the South Patrick Post Office!) Do require that new subdivisions be modeled after small self contained towns, i.e. Charlotte, North Carolina and Fort Mill, South Carolina has small communities like this. Residential communities are built with a small park, business district (usually no longer than a block) that contain a dry cleaner, small grocery store, hardware/garden store where residents can walk to and this reduces some traffic from the main roads.

**Attachments**

No Documents were attached.

Please do not reply to this e-mail, as it will go to an unmonitored mailbox.



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**TO:** Jim Liesenfelt, County Manager  
**FROM:** Don Walker, Director of Communications  
**SUBJ:** Citizen Efficiency and Effectiveness Recommendation #2026023

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CEER #2026023, titled Strengthen Zoning and Curtail Growth, was received by the County from Irene Soler.

**Citizen Statement:**

Brevard County is growing too rapidly and with rapid growth comes a number of issues. First of all, subdivisions and apartment buildings are going up in every available patch of land mostly off two lane roads that quickly become congested. Brevard does not have enough wide avenues going from North to South, hence more congestion and accidents! Trees are mowed down and this along with all the paving of once green fields creates the urban heat island. I see a mismatch of buildings going up with no rhyme or reason. Once everything is paved over, a hurricane like Harvey will flood this area since it is low lying, requires many drainage ditches and ponds and water that once filtered into the open fields will have nowhere to go!

**Citizen Recommendation:**

I suggest a fee for all the developers (mostly from up North) to help with new road construction be charged. The long time resident, who is not profiting from new subdivisions, should not be on the hook because Northern developers that are restricted in Northern States like New York are coming here!! All the additional traffic reduces the quality of life of those who have been here for years, plus many did not retire with the big fat pensions or 401ks the Northerners are bringing with them!

If a developer clears out a field, require that they plant some trees back (a friend of mine told me Atlanta, GA requires this of every new subdivision) after they build the homes and add a turn lane into their apartment complex or subdivision.

Don't allow a hotel to be built in another hotel's parking lot (i.e. Crown Plaza on A1A and the Element hotel) now the Crown Plaza patrons have to drive in front of the fire station to get to the available parking lot across the street! I've never seen anything like this - driving in front of fire station garage!!!

Don't place a townhome unit, storage facility in front of a Post Office!!! This reminds me of third world countries where a mansion is standing next to a shanty! Consider the mess this is



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going to create in that parking lot, plus I am not sure why anyone would want to look out their window and stare at the post office in their back yard (visit the South Patrick Post Office!)

Do require that new subdivisions be modeled after small self contained towns, i.e. Charlotte, North Carolina and Fort Mill, South Carolina has small communities like this. Residential communities are built with a small park, business district (usually no longer than a block) that contain a dry cleaner, small grocery store, hardware/garden store where residents can walk to and this reduces some traffic from the main roads.

**Staff Analysis:**

The post office referenced in the recommendation is within the City of Satellite Beach and the hotels are within the City of Melbourne's incorporated limits. These cities, along with Brevard County, are prohibited to amend current land development codes by the legislation of Senate Bill 180:

"Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-1322 4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land development regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, and any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio."

As to the suggestion that the County charge a "fee for all the developers . . . to help with new road construction," the County does exactly that as part of its impact fee program. Among other impact fees, Brevard County collects transportation impact fees under Chapter 62, Article V, Division 4 of Brevard County Code of Ordinances. The purpose of this fee is to "regulate the use and development of land so as to ensure that new development bears a proportionate share of the cost of the capital expenditures necessary to accommodate impacts of developments on roadways, and to assist in limiting further degradation of roadways as contemplated by the county comprehensive plan."

Additionally, the County collects impact fees for education, libraries, corrections, fire, emergency medical, & solid waste.



County Manager's Office  
2725 Judge Fran Jamieson Way  
Viera, FL 32940

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It should be noted that the Board, on May 5, 2025, chose to commence an impact fee study to determine whether the impact fee program (including, but not limited to, the transportation fee schedule) should be updated. Initial results from this study are expected on April 30, with the potential for Board action in the months following.

**Staff Recommended Action:**

It is recommended that the Board of County Commissioners reject CEER #2026023 as it does not enhance the effectiveness and efficiency of County government as required by Home Rule Charter.