

**From:** [Glenn Feilner](#)  
**To:** [AdministrativeServices](#)  
**Subject:** Fwd: Kent  
**Date:** Sunday, September 7, 2025 3:21:31 PM

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

**Subject: Planning & Development Department : ID # 25V00040**

We are Glenn & Jeannine Feilner, 3458 Carter Rd, Mims, FL 32754. We are the property owners that initiated the Dog Complaint against Joe & Dixie Kent. Our property is just to the North of the non-permitted dog kennel they built encroaching our property line within the 15 feet setback that is required.

The Kent's moved their dogs in the kennel sometime around January 2024. There were at least 5 grown dogs. In January, 2024, as a courtesy, I put in the Kent's mailbox a copy of Brevard Code of Ordinances Sec.62-2113: Limitation on keeping dogs. (which is 4) and Chapter 14. ANIMALS, Sec.14-57 Creation of Nuisance.

Nothing improved and we endured the barking for all of 2024 from at least 5 dogs. Then on the weekend of January 11th, 2025 the Kent's had 8 or 9 dogs in their kennel with non stop barking. On Monday January 13, 2025, I reported to Animal Control about the unbearable noise and asked for them to investigate. Apparently, someone from Animal Control did contact the Kents after my complaint. Nine days later at 6:42pm, January 24, 2025, my wife Jeannine got a text from Joe Kent which is attached. My wife replied to that text the next day at 4 pm which is also attached.

The Kent's response was a ♥ emoji.

Regards,  
Glenn Feilner

**From Joe Kent:**

Hi Jeannie

This is your neighbor Joe Kent - I wanted to let you know that I had two Marine Veterans and their dogs visiting me from January 11th-16th for a local hog dog hunting trip. We got up at 4:00AM to gear up and load up the dogs. Early morning hunts like that only happen a few times a year and this was a special deal to help out some vets.

In the future, if we are getting up early to hunt, we will load up the dogs right to the truck as quickly as humanly possible and gear them up down the road. This will eliminate the prolonged barking of gearing up each dog right there in the backyard.

Tomorrow morning about 5am I will be loading them up, but again, I will make sure it is as fast as possible.

From May to September, there is hardly any hunting and I take them to SC for most of March.

If you have any other wishes or suggestions or I can do anything to make the situation better, please feel free to call or text me.

I'm talking to all the neighbors to make sure we are good. I like to be a good neighbor and I'm easy to talk to and work with.

We lived in an HOA subdivision for nearly 20 years and my dogs lived at Cocoa Kennel. Moving out to the country where I could have my dogs with me has been a dream of mine since I love them and they feed our family.

**From:** [Glenn Feilner](#)  
**To:** [AdministrativeServices](#)  
**Subject:** ID # 25V00040. Planning & Development (KENT)  
**Date:** Monday, September 8, 2025 4:04:00 PM

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

## EXHIBIT 1

After the exchange of emails between Jeannine Feilner and Joe Kent in late January 2025 a bazaar event occurred.

On a late afternoon in February 2025, Jeannine Feilner was doing art work in her Therapy Bldg. which is about 35 feet from the Kent's dog kennel. She heard a panic cry for help from a woman. Later to find out that it was Dixie Kent.

Using Dixie Kent's response to item #4 from the VARIANCE HARDSHIP WORKSHEET, she stated, "They are hounds — a friendly and sociable breed known for their loyalty and gentle nature.

Well, one of her gentle natured dogs had her pinned and all she was yelling was HELP HELP! Her husband, Joe Kent rushed to her rescue. There was a tremendous amount of commotion. Then silence. About 5 minutes later Dixie brought their sedan in and backed up to the kennel and opened the trunk. Joe Kent then carried a dead dog in a blanket and put it in the trunk, closed it and they both drove off together. To this day since this February incident we have yet to see Dixie Kent anywhere near the kennel.

My wife and I thought the incident was sad because of the dead dog, but we also thought, well now the Kent's are now within the Brevard County Code by being down to 4 dogs.

March was very peaceful. Joe Kent was gone hunting and gone were the dogs. When Joe Kent returned the constant noise of barking dogs returned.

Then on April 22, 2025 I see where the Kents have a new big alpha male and they are keeping it on their large screen porch and now it stays in their house. Yet, Dixie Kent stated in item #4 "That their dogs are not a good fit for indoor living with our cats."

It's unthinkable that the Kents would add another 5th dog knowing what Jennine Feilner had explained to them that noise was detrimental to her health.

Below are 2 pictures of the new 5th dog and the other 4 dogs in the kennel watching the new dog. Notice the sleeping cage inside the screen porch, lower left in picture.

Regards,  
Glenn Feilner

Note: Pictures will be sent in additional emails labeled Exhibit 1A and 1B. Please attach to this email those pictures.

**From:** [Randall, Alice](#)  
**To:** [AdministrativeServices](#)  
**Subject:** FW: ID# 25V00040 Brevard Planning & Development  
**Date:** Tuesday, September 9, 2025 7:32:43 AM  
**Attachments:** [IMG\\_5316.png](#)  
[IMG\\_5315.png](#)  
[image001.png](#)

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**Alice D. Randall**  
**Operations Support Specialist**  
**Direct: (321) 350-8297**  
**Brevard County Planning & Development Department**  
**2725 Judge Fran Jamieson Way**  
**Building A, Room 114**  
**Viera, FL 32940**

[Alice.Randall@brevardfl.gov](mailto:Alice.Randall@brevardfl.gov)

This office can only provide zoning and comprehensive plan information. You may wish to contact other County agencies to fully determine the development potential of this property. This letter does not establish a right to develop or redevelop the property and does not constitute a waiver to any other applicable land development regulations. At the time of development, this property will be subject to all such regulations. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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**From:** Glenn Feilner <gfeilner98@gmail.com>  
**Sent:** Monday, September 8, 2025 8:00 PM  
**To:** Randall, Alice <Alice.Randall@brevardfl.gov>  
**Subject:** Fwd: ID# 25V00040 Brevard Planning & Development



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

From: **Glenn Feilner** <[gfeilner98@gmail.com](mailto:gfeilner98@gmail.com)>

Date: Mon, Sep 8, 2025

**Subject: ID# 25V00040 Brevard Planning & Development**

## **EXHIBIT 2**

After the exchange of emails between Jeannine Feilner and Joe Kent in late January 2025 a bizarre event occurred.

On a late afternoon in February 2025, Jeannine Feilner was doing art work in her Therapy Bldg. which is about 35 feet from the Kent's dog kennel. She heard a panic cry for help from a woman. Later to find out that it was Dixie Kent.

Using Dixie Kent's response to item #4 from the VARIANCE HARDSHIP WORKSHEET, she stated when describing her dogs, "They are hounds -- a friendly and sociable breed known for their loyalty and gentle nature. Well, one of her gentle natured dogs had her pinned and all she was yelling was **HELP HELP HELP!** Joe Kent, her husband rushed to her rescue. There was a tremendous amount of commotion. Then silence. About five minutes later, Dixie brought their sedan in and backed up to the dog kennel and opened the trunk. Joe Kent then carried a dead dog in a blanket and put it in the trunk, closed it and they both drove off together with the dead dog. To this day since this February incident we have yet to see Dixie Kent anywhere near their dog kennel.

My wife and I thought the incident was sad because of the dead dog, but we also thought, well now the Kent's are in compliance with the Brevard County Code of now only having four (4) dogs.

March was peaceful. Joe Kent was gone hunting and gone were the dogs. When Joe Kent returned, the on and off noise of barking dogs returned.

Then on April 22, 2025, while investigating the continuous dog barking I see where the Kents have a new big alpha male and they are keeping it on their large screen porch. Now it stays in their house. Yet, Dixie Kent stated in item #4 "That their dogs are not a good fit

for indoor living with our cats."

It's unfathomable that the Kents would even think to add another dog to make it five (5) dogs again, out of compliance with the Code and knowing from Jeannine Feilner's text to Joe Kent about her health conditions and excessive noise causes flare ups for her Lyme Disease and genetic methylation issues. She had explained to them that noise is detrimental to her health. Plain and simple, the Kents could care less about my wife Jeannine or our other neighbors, nor the Brevard Code on limitations of dogs. Their actions and disregard towards others is compounded by the fact they have denied having more than 4 dogs. Nothing could be further from the truth.

Below are two pictures, taken on April 21st of this year. One shows the new alpha male dog and the other shows four (4) dogs in the kennel looking at it, while all the time barking wanting to get out. Notice the dog sleeping cage inside the screen porch, lower left in the picture. We can not see the cage outside in the screen porch any more so we assume the alpha male stays indoors with the cats. There will be additional photos taken recently of Joe Kent letting his alpha male back into the house. I'm sure the Kents are miffed that they have to hide the one (1) dog in the house while they built a six (6) separate bays in their new dog kennel but now with only four (4) in the kennel.

The next day, Monday April 22nd, I called the Brevard Planning and Development and advised them for the second time that the Kents had five (5) dogs again. The County sent Curtis Britt out to investigate and at that time observed the obvious, that their appeared to be new construction (dog kennel with NO Permit) was well within their fifteen (15) foot required setback. That is how and why we got here.

Regards,  
Glenn Feilner  
3458 Carter Rd.  
Mims, FL 32754





**From:** [Glenn Feilner](#)  
**To:** [AdministrativeServices](#)  
**Subject:** Fwd: Planning and Development— ID # 25V00040  
**Date:** Tuesday, September 9, 2025 12:33:11 PM

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

## **Subject: Planning and Development— ID # 25V00040**

### **Exhibit 2 - Pictures of the new 5th Dog being let into the House**

The attached pictures in sequence taken on April 22, 2025. Dogs started their barking again once Joe Kent returned from his out of State hog hunt with his dogs. Joe Kent left with four (4) dogs and when he returned or shortly thereafter, he had five (5) dogs again. I call this dog the alpha male. One can clearly see Joe Kent go to his backyard screen door and let the dog into the house.

The next day, Monday, April 22, 2025 I called Code Enforcement to report it. I met with Enforcement Officer Curtis Britt later that week. When Officer Britt did go to the site to see the Kents, he saw only four (4) dogs in the kennel because the Kents had the alpha male, fifth (5th) dog in the house. Note the statement of Dixie Kent in her July 7th, 2025 Variance Application Package to Brevard County Planning & Development.

Complainant said per Dixie: QUOTE..... had five (5) or more dogs at all times, and that there was a constant noise nuisance. After the Code Enforcement Officer came out for a visit and learned that none of that is true.....

Seeing is believing. Pictures do not lie.

Regards,  
Glenn Feilner  
3458 Carter Rd. Mims, FL 32754













**From:** [Glenn Feilner](#)  
**To:** [AdministrativeServices](#)  
**Subject:** Fwd: ID# 25V00040 Brevard Planning & Development  
**Date:** Tuesday, September 9, 2025 12:56:19 PM  
**Attachments:** [IMG\\_5329.png](#)  
[IMG\\_5330.png](#)

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**Subject: ID# 25V00040 Brevard Planning & Development**

**Exhibit 3 - 2 Pictures showing all Five (5) dogs**

These 2 pictures were taken on Saturday, September 6, 2025. Joe Kent's routine now is to bring the alpha male dog from the house on a leash and puts him into the kennel with the other four (4) dogs while he uses a water hose to spray the urine and feces from their kennel into the neighborhood ground water or run off. We all have wells. So much for saving the Indian River Lagoon.

I hope the Brevard Board of Adjustment sees through the Kents attempts to hide, conceal, deny, and make false statements to them and take the appropriate action deserving against the Kents.

Regards,  
Glenn Feilner  
3458 Carter Rd, Mims, FL 32754



**From:** [Glenn Feilner](#)  
**To:** [AdministrativeServices](#)  
**Subject:** Fwd: ID# 25V00040 Brevard Planning & Development  
**Date:** Tuesday, September 9, 2025 1:17:39 PM  
**Attachments:** [IMG\\_5319.png](#)  
[IMG\\_5320.png](#)

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## **Subject: ID# 25V00040 Brevard Planning & Development**

### **Exhibit 4**

These two pictures were taken in the Spring of 2023 showing my wife's garden area. The first picture shows the raised garden bed from our property looking towards the Kents carport before they built the non-permitted dog kennel. I might add that the Kent's entire backyard used to be full of trees. Those were all cut down on their property. You can see some of those trees in the pictures the Kents provided Brevard County in their application of the carport in 1994 or there about. No permit was obtained to cut and remove those trees.

2023 was the last year my wife worked in her garden. What use to be a soothing and relaxing exercise was taken from her the moment the Kent's dogs arrived. The Kents have now taken that from her for 2 straight years.

Respectfully,  
Glenn Feilner - 3458 Carter Rd, Mims, FL 32754



12:57



Friday

4:58 PM



**From:** [Glenn Feilner](#)  
**To:** [AdministrativeServices](#)  
**Subject:** Fwd: ID # 25V00025 Brevard Planning & Development  
**Date:** Wednesday, September 10, 2025 2:24:11 PM  
**Attachments:** [IMG\\_5336.png](#)  
[IMG\\_5335.png](#)

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## **Subject: ID # 25V00040 -- Brevard Planning & Development**

### **Exhibit 5**

To: Board of Adjustment of Brevard County

The Kent's have a business they run from their property on 3460 Carter Rd Mims, FL. They own and operate The Pool Whisperer LLC registered to their address. I bring this up because on the opposite corner of their backyard they installed an accessory building in that corner to house pool chemicals. Unfortunately as the pictures show, they have little regard for environment, as they are storing chemicals on the ground. Those chemicals on the ground are 10 to 12 feet from my property line.

The major point I want to bring up is that the Kent's have large box trucks bring in chemicals that back in from their driveway all the way to the backyard corner about 100 feet from the dog kennel. Box trucks that back up have a safety beeping feature so to alert any and all that they are backing up. That sends the Kent's kennel dogs into a barking frenzy and their barking is continuous until that delivery truck leaves. Same goes when their pool cleaners come in for supplies. They drive into the backyard of the Kent's and that sets the dogs off.

These deliveries and pickups are random times throughout the week. They also have a lawn service that comes in with 2 or more employees who when mowing and weed wacking, the dogs start a barking frenzy. Anytime someone from the Kent's household comes out onto their large rear screen porch which is in direct eye sight of their kennel dogs, the dogs start their barking.

The Kent's in their Variance request also in Item #4 state that when referring to their kennel, they say....."-- a use that actually helps reduce outdoor barking and maintain peaceful neighbor relations." Do not be fooled by this statement. Those kennel dogs have free roam to go from outside in their run pens to inside their housed area through self opening dog doors all day or night long. Those dogs never bark inside the enclosed building part but always outside in the pens. If you have ever been to a commercial kennel and you go pick up your dog, it is usually quite until someone opens the door and all those kennel dogs begin to bark thinking they are the ones going home. The Kent's kennel dogs are no different. They are kept like kennel dogs and anyone, anything, at anytime will set them off.

We ask that the Board of Adjustment having reviewed all the facts that the dog kennel the Kents built be removed from their property and that they find a suitable commercial kennel to

house their dogs in a legal setting just as they did for 20 years while they lived in their Cocoa HOA.

Respectively,

Glenn Feilner

3458 Carter Rd. Mims, FL 32754



September 11, 2025

**Subject: ID # 25V00040 -- Brevard Planning & Development**

**To: Brevard County Board of Adjustment**

My name is Jackie Kight and I own the property at 3452 Carter Rd. Mims, FL 32754 since 1993. It is a flag lot adjacent to Glenn & Jeannine Feilner. Our two (2) properties are enclosed by one single fence around our approximately combined 3.5 acres.

I can attest since 1993 there has never been horses or a horse barn on the property at 3460 Carter Rd, Mims, FL. Those owners in 1993 had a Pole Barn but they just kept junk in it.

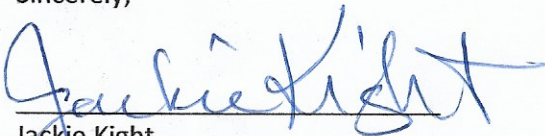
As far as the dogs that moved in a couple of years ago, they were terrible barking all the time. They would not bark just 5 minutes but 30 minutes at a time especially when it appeared the owners were gone for the day.

I have seen five (5) dogs there before which I know is one (1) dog too many. I have three (3) dogs myself and they have free roam of both our two properties aforementioned. About the only times my dogs bark is when the Kent's kennel dogs start barking, they think they should too but we discipline them as much as we can not to bark back.

The barking has settled down lately but it soon will be hunting season like it was the last 2 years and it will be any ones guess when it starts at 4 or 5 a.m. and throughout the daytime as those hog hunting dog sense it time to hunt again.

I will close by saying that the kennel is too close to the lot line and it sends a bad precedent to home owners in the area and future ones to come if allowed to stay.

Sincerely,



Jackie Kight  
3452 Carter Rd.  
Mims, FL 32754