

From: [Dave P](#)
To: [Jones, Jennifer](#); [Commissioner, D1](#)
Cc: scottsmoorcommunityassociation@gmail.com
Subject: 22Z00003 Rezoning AU to RR-1
Date: Friday, March 11, 2022 3:41:58 PM

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

"Dear Commissioner or Member of P&Z,

As a resident of Scottsmoor, Brevard County District 1, I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754. This property is currently zoned AU, with a FLUM designation of RES 1:2.5. The owner, Mr. Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, all so he can then develop a 10 acre lot west of this parcel. Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation to start with. And, he has options available which would allow him to build on this parcel and the 10 acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM. However, as a resident I do support approving an easement or some variation of applying Brevard County rules, regulations, policies, and ordinances to allow the intended action. BUT NOT MANIPULATION OF ZONING AND FLUM for this sole purpose."

Respectfully,
Dave Pierce
3375 Flounder Creek Rd

From: [David Laney](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [David Laney](#)
Cc: [Jones, Jennifer](#)
Subject: Deny Scott Minnick Rezoning Request - AU to RR-1
Date: Friday, March 11, 2022 5:41:16 PM

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

Dear Commissioner or Member of P&Z,

As a resident of Scottsmoor, Brevard County District 1, I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754. This property is currently zoned AU, with a FLUM designation of RES 1:2.5. The owner, Mr. Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, all so he can then develop a 10 acre lot west of this parcel. Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation to start with. And, he has options available which would allow him to build on this parcel and the 10 acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM. However, as a resident I do support approving an easement or some variation of applying Brevard County rules, regulations, policies, and ordinances to allow the intended action. BUT NOT MANIPULATION OF ZONING AND FLUM for this sole purpose,

Respectfully,

David Laney
3800 Sams Lane,
Scottsmoor, Fl.
386-405-3803

From: [Erica McClellan](#)
To: [Jones, Jennifer](#)
Subject: 22Z00003 Rezoning AU to RR-1
Date: Friday, March 11, 2022 6:24:34 PM

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

Dear Zoning Department,

As a resident of Mims, Florida Brevard District 1.

I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida 32754.

This property is currently zoned AU, with a FLUM designation of RES 1:2.5 acre.

The owner Scott Minnick is requesting it to be rezoned to RR-1 so he can then build a house on a 2.5 acre lot with non-compliant road frontage, with the BDP to limit the property to 1 house, all so he can develop a 10 acre lot west of this parcel.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation to start with.

He has options available which would allow him to build one house, as he planned, on this parcel west without resorting to this manipulation of the Brevard County Zoning and FLUM.

However, as a resident I do support approving the easement or variation of applying Brevard County rules, regulations, policies and ordinances to allow the intended action.

I do not agree with the manipulation of zoning and FLUM for this sole purpose. I believe our water aquifer will be compromised. I live very close to the property in question and our salt level in our well water is already well over 700 ppm and more homes tapping into this area will only cause the salt water intrusion to increase. Many homes in this area are already forced to truck in water to their homes by getting large tanks on trailers and filling up at the Mims water facility off Holder Rd.

I am asking to please not rezone this property to RR-1 but allow an easement to save the original 2.5 acre requirements per Brevard County Zoning Ordinance.

Thank you, and feel free to contact me with any questions or concerns.

Sincerely,

Marion Erica McClellan
321-403-8846

From: [Craig Schreiber](#)
To: [Jones, Jennifer](#)
Cc: [Scottsmoor Community Association](#)
Subject: REZONING NOTICE 2 2 Z 0 0 0 3
Date: Friday, March 11, 2022 8:18:08 PM

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

Dear Member of Zoning Board,

My wife and I have resided in Scottsmoor, Brevard County District 1 for over 30 years. We raised our three daughters here because we valued the rural lifestyle ensured by the AU zoning and established land use plan. We strongly oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754 which is currently zoned AU, with a FLUM designation of RES 1:2.5.

It is clear to us that this request should be denied based on Section 62-1151(c) of the Code of Ordinances of Brevard County as this zoning change would open the door to development that will significantly change the "...character of the land use of the property surrounding the property being considered", the "available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property" and it is incompatible with "...existing land use plans for the affected area."

Further, our reading of the ADMINISTRATIVE POLICIES OF THE FUTURE LAND USE ELEMENT justifies the rejection of this request under:

1. Policy 3, criteria A & C - increasing population density will assuredly negatively affect our dirt roads which are a valued feature of the area for the equestrian residents and there is no development in the area under RR:1 zoning.
2. Policy 4, criteria A - again, increased traffic associated with RR:1 would "materially and adversely impact" the neighborhood.
3. Policy 5 - again, too much traffic is bad!
4. Policy 6 - rezoning to RR:1 would not be consistent with FLUM designation of RES 1:2.5.
5. Policy 7 - if this area is opened up to RR:1 zoning our already ailing Indian River will be significantly and negatively impacted by the number of septic systems needed.

As I understand it, Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, all so he can then develop a 10 acre lot west of this parcel.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation and it does not make sense to adversely impact the community to resolve his business problem. He has options available which would allow him to build on this parcel and the 10 acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM.

However, as residents we can accept a limited accommodation such as an easement that does not materially change zoning or land use rules thereby opening the door to more dense land development.

Thank you for taking the time to read this and hopefully act in accordance with the wishes of our family and our neighbors.

Craig & Susie Schreiber

From: [LYNN EDLUND](#)
To: [Jones, Jennifer](#); d1.commissoner@brevardfl.gov; [Scottsmoor Community Association](#)
Subject: Subject: Rezoning Notice 22Z00003
Date: Friday, March 11, 2022 8:45:49 PM
Importance: High

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

Brevard County Planning & Zoning Board

I'm the property/home owner located at 5160 Dixie Way and sharing a common property line with 5170 Dixie Way(the 3.38 acre property that is being considered for re-zoning).

I have discussed this re-zoning with many of my neighbors and friends in the local area. We all pretty much agree that Re-zoning from AU to RR-1 is not what we want. If this is allowed, it would set a precedence for future requests. It would just open PANDORAS BOX!!! I have talked to the couple who have negotiated to build a house on this property and they are eager to get this problem resolved. They are agreeable to allowing an easement on the north side of the property. This would allow the person, who has a 10 acre tract, legal access to his property. Everybody that I have talked to or interfaced with are in agreement with this solution.

Lynn Edlund
5160 Dixie Way
Mims, FL 32754

321-213-0260
321-383-9499

Sent from [Mail](#) for Windows

From: [Constance Good](#)
To: [Jones, Jennifer](#)
Subject: Opposing the requested rezoning of 5170 Dixie Way, Mims, FL 32754
Date: Friday, March 11, 2022 11:37:42 PM

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

"Dear Commissioner or Member of P&Z,

As a resident of Scottsmoor, Brevard County District 1, I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754. This property is currently zoned AU, with a FLUM designation of RES 1:2.5. The owner, Mr. Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, all so he can then develop a 10 acre lot west of this parcel.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation to start with. And, he has options available which would allow him to build on this parcel and the 10 acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM.

However, as a resident I do support approving an easement or some variation of applying Brevard County rules, regulations, policies, and ordinances to allow the intended action. BUT NOT MANIPULATION OF ZONING AND FLUM for this sole purpose."

From: [Nick M](#)
To: [Jones, Jennifer](#); [Commissioner, D1](#); scottsmoorcommunityassociation@gmail.com
Subject: 22z00003 Rezoning AU to RR-1
Date: Saturday, March 12, 2022 6:27:06 AM

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

As a resident of Mims, Florida Brevard District 1.

I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida 32754.

This property is currently zoned AU, with a FLUM designation of RES 1:2.5 acre.

The owner Scott Minnick is requesting it to be rezoned to RR-1 so he can then build a house on a 2.5 acre lot with non compliant road frontage, with the BDP to limit the property to 1 house , all so he can develop a 10 acre lot west of this parcel.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation to start with.

He has options available which would allow him to build one house, as he planned, on this parcel west without resorting to this manipulation of the Brevard County Zoning and FLUM.

However, as a resident I do support approving the easement or variation of applying Brevard County rules, regulations, policies and ordinances to allow the intended action.

I do not agree with the manipulation of zoning and FLUM for this sole purpose. I believe our water aquifer will be compromised. I live very close to the property in question and our salt level in our well water is already well over 700 ppm and more homes tapping into this area will only cause the salt water intrusion to increase. Many homes in this area are already forced to truck in water to their homes by getting large tanks on trailers and filling up at the Mims water facility off Holder Rd.

I am asking to please not rezone this property to RR-1 but allow an easement to save the original 2.5 acre requirements per Brevard County Zoning Ordinance.

Thank you, and feel free to contact me with any questions or concerns.

Sincerely,

Nick McClellan

--

Nick McClellan

3400 Flounder Creek Rd.

Mims FL 32754

CBC1257562 & HI2028

Florida Home Inspectors Inc.

321-302-1211

Website: InspectFL.com

From: [Graham, Bruce](#)
To: [Jones, Jennifer](#); [Commissioner, D1](#)
Cc: ["scottsmoorcommunityassociation@gmail.com"](#); ["grahamjoey19@yahoo.com"](#)
Subject: Property Rezoning Mims: Concerned Resident
Date: Saturday, March 12, 2022 9:42:13 AM

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

Dear Commissioner or Member of Planning and Zoning

As a member of the Scottsmoor Community Association, we have had recent discussions concerning a local rezoning request and the potential cause and effect of this rezoning action on future residential development (more rezoning to Rural Residential [RR]:1) and subsequent consequence on limited infrastructure resource, in particular ground water. As residents of Scottsmoor, Brevard County District 1, my wife and I are in opposition to the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754. This property is currently zoned Agricultural Residential, with a Future Land Use Map (FLUM) designation of Residential (RES) 1:2.5. The owner, Mr. Scott Minnick is requesting the property to be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a Binding Development Plan (BDP) to limit the property to 1 house, so he can then develop the land-locked 10 acre lot west of this parcel.

It is my understanding that Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is ostensibly responsible for creating this situation (i.e., land-locked 10-acre parcel) to start with. And, he has options available which would allow him to build on this parcel and the 10 acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM.

I believe it is all's best interest to have an easement or some variation of applying Brevard County rules, regulations, policies, and ordinances to allow access to the properties without rezoning of these properties to RR:1. Please help us maintain our rural community with respect to the carrying capacity of Scottsmoor and the local region for limiting to the extent possible the potential for long-term environmental degradation.

Respectfully

Bruce Graham
Senior Scientist-Marine Specialist

5850 Lord Street
Mims, FL 32754
CSA Ocean Sciences Inc.
bgraham@conshelf.com

From: [Steve Skinner](#)
To: [Jones, Jennifer](#); d1commisioner@brevardfl.gov; scottsmoorcommunityassociation@gmail.com
Subject: Text for ReZoning Emails
Date: Saturday, March 12, 2022 11:15:18 AM

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

[Sent from Yahoo Mail for iPad](#)

Begin forwarded message:

Date: March 12, 2022

Subject: Text for ReZoning 22Z00003 AU to RR1

"Dear Commissioner or Member of P&Z,

As a resident of Mims, Brevard County District 1, My wife & myself oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754. This property is currently zoned AU, with a FLUM designation of RES 1:2.5. The owner, Mr. Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, all so he can then develop a 10 acre lot west of this parcel.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation to start with. And, he has options available which would allow him to build on this parcel and the 10 acre parcel to the West

without resorting to this manipulation of Brevard County Zoning and FLUM.

However, as a resident I do support approving an easement or some variation of applying Brevard County rules, regulations, policies, and ordinances to allow the intended action. BUT NOT MANIPULATION OF ZONING AND FLUM for this sole purpose."

Thank you for your consideration in this matter.

Sincerely, Mr. & Mrs. Steve Skinner
3200 Flounder Creek Rd.
Mims, Flounder 32754

Email: Steveskinner3200@yahoo.com

From: [glendajhaynes](#)
To: [Jones, Jennifer](#)
Subject: Rezoning
Date: Saturday, March 12, 2022 9:48:38 PM

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

"Dear Commissioner or Member of P&Z,

As a resident of Scottsmoor, Brevard County District 1, I oppose the requested rezoning of [5170 Dixie Way, Mims, Florida, 32754](#). This property is currently zoned AU, with a FLUM designation of RES 1:2.5. The owner, Mr. Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, all so he can then develop a 10 acre lot west of this parcel.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation to start with. And, he has options available which would allow him to build on this parcel and the 10 acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM.

However, as a resident I do support approving an easement or some variation of applying Brevard County rules, regulations, policies, and ordinances to allow the intended action.
BUT NOT MANIPULATION OF ZONING AND FLUM f

Glenda Ceballos
3175 Sunset Ave
Mims, FL. 32754

[Sent from AT&T Yahoo Mail for iPad](#)

From: [Jon Anderson](#)
To: [Jones, Jennifer](#)
Cc: [Commissioner, D1](#)
Subject: Proposed rezoning of 5170 Dixie Way 32754
Date: Sunday, March 13, 2022 9:21:27 PM

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

Dear Commissioner or Member of P&Z,

As a resident of Scottsmoor, Brevard County District 1, I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754. This property is currently zoned AU, with a FLUM designation of RES 1:2.5. The owner, Mr. Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, all so he can then develop a 10 acre lot west of this parcel.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation to start with. And, he has options available which would allow him to build on this parcel and the 10 acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM.

However, as a resident I do support approving an easement or some variation of applying Brevard County rules, regulations, policies, and ordinances to allow the intended action. BUT NOT MANIPULATION OF ZONING AND FLUM for this sole purpose."

From: [Rachel](#)
To: [Jones, Jennifer](#)
Subject: Opposition to rezoning 22Z00003
Date: Monday, March 14, 2022 9:00:55 AM

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

As a resident of Scottsmoor, Brevard County District 1, I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754 (application: 22Z00003) This property is currently zoned AU, with a FLUM designation of RES 1:2.5.

The owner, Mr. Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, all so he can then develop a 10 acre lot west of this parcel. Mr. Minnick is the individual who established the boundaries of this and adjacent properties.

I am concerned for setting a precedent to allow for future properties being rezoned as well. Mr. Minnick has rezoned properties in the past only to change his BDP after rezoning approval Then subsequently building on less than 2.5 acres. I do NOT want to see this happen in North Mims/ Scottsmoor.

However, as a resident I do support approving an easement or some variation of to allow legal access to the 10 acres in question. BUT NOT A CHANGE TO ZONING AND FLUM. Rezoning has more implications than an easement or variance. It's in the best interest of the environment and current infrastructure to NOT rezone this property.

Rachel Caplanis
3380 Flounder Creek Rd
Mims, FL 32754

From: [Nick Caplanis](#)
To: [Jones, Jennifer](#); [Commissioner, D1](#)
Cc: scottsmoorcommunityassociation@gmail.com
Subject: 22Z00003 Rezoning AU to RR-1
Date: Monday, March 14, 2022 10:48:03 AM

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

Dear Commissioner or Member of P&Z,

As a resident of Mims, Brevard County District 1, I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754. This property is currently zoned AU, with a FLUM designation of RES 1:2.5. The owner, Mr. Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2-acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, so he can then develop a 10-acre lot west of this parcel. The concern is the precedent this would set for future use of the 10-acre lot as well as future development of current AU vacant land in the surrounding area.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating the noncompliance issue. He has options available which would allow him to build on this parcel and the 10-acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM. However, as a resident I do support approving an easement or some variation of applying Brevard County rules, regulations, policies, and ordinances to allow the intended action. But not manipulation of zoning and FLUM for this sole purpose.

Best regards,

Nick Caplanis
Brevard County District 1 Resident

From: [rturner948](#)
To: [Jones, Jennifer](#); [Commissioner, D1](#)
Cc: scottsmoorcommunityassociation@gmail.com
Subject: (Subject: 22Z00003 Rezoning AU to RR-1)
Date: Monday, March 14, 2022 1:55:31 PM

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

Sent via the Samsung Galaxy S8 Active, an AT&T 5G Evolution capable smartphone

Dear Commissioner and Member of P&Z,

As a resident of Scottsmoor, Brevard County District 1, I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754. This property is currently zoned AU, with a FLUM designation of RES 1:2.5. The owner, Mr. Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, all so he can then develop a 10 acre lot west of this parcel.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation to start with. And, he has options available which would allow him to build on this parcel and the 10 acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM.

However, as a resident I do support approving an easement or some variation of applying Brevard County rules, regulations, policies, and ordinances to allow the intended action. BUT NOT MANIPULATION OF ZONING AND FLUM for this sole purpose."

Thank you for your attention in this matter.

Respectfully,

Rob and Rosie Turner

From: [rtturner948](#)
To: [Commissioner, D1](#); [Jones, Jennifer](#); scottsmoorcommunityassociation@gmail.com
Subject: 22Z00003 Rezoning AU to RR-1
Date: Monday, March 14, 2022 2:35:34 PM

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

As a member of the Mims/Scottsmoor area, I'm writing to request that the rezoning of 5170 Dixie Way, Mims NOT be allowed to go forward. As we've seen all across our county, these rezoning efforts are designed to maximize the amount of houses present or future to be allowed to be built.

Those of us who live in the rural areas of Mims and Scottsmoor are on "well systems" for our water source and the impact of such rezoning will greatly impact our water table through an increase in the number of homes allowed to be built on decreased parcel sizes.

So it is with great concern to us here in the Mims/Scottsmore community, that if this rezoning is allowed, then it will have a direct and unrecoverable impact.

We are opposed !

Respectfully,
Rob and Rosa Turner

Sent via the Samsung Galaxy S8 Active, an AT&T 5G Evolution capable smartphone

Commissioner, D1

From: Commissioner, D1
Sent: Friday, March 18, 2022 12:35 PM
To: 'Scottsmoor Community Association'
Cc: 'Pritchett, Rita'; 'Mascellino, Carol'; 'melinda.burdette@brevardfl.gov'
Subject: RE: 22Z00003 ReZoning AU to RR-1

Good afternoon,

On behalf of Commissioner Pritchett, thank you for your email. This item has not appeared on the Zoning agenda yet; however, the Commissioner has started looking into it. Thank you.

Best regards,

Carol Mascellino
Legislative Aide to Commissioner Rita Pritchett



District 1 Commission Office
7101 S. Highway 1
Titusville, FL 32780
Telephone: 321-607-6901

Please note:

Florida has a very broad public records law. Most written communications to or 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: Scottsmoor Community Association <scottsmoorcommunityassociation@gmail.com>
Sent: Friday, March 11, 2022 2:51 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: 22Z00003 ReZoning AU to RR-1

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

Good afternoon Rita,

I would like to speak with you soon regarding the application submitted by Scott Minnick to Rezone the 3.38 acres at 5170 Dixie Way.

We had a special meeting with the community regarding this request on 3/9. I met with the builder on behalf of the developer, as well as the prospective homeowners. The community at large is vehemently against rezoning, but would like to put their support behind allowing an easement along the North edge of the lot to grant access to the 10.47 acres behind. This would allow the developer to build his 2 houses as planned (one on each lot, maintaining the lot sizes) without changing the zoning or future land use map.

As always, Scottsmoor welcomes new neighbors who want to join us in a rural and agricultural way of life. We do, however, not want to see RR-1 zoning creeping up into the community, no matter the stated intent.

As I understand, the developer has already applied for and been denied an easement in this case. The community at large would like to ask that this application receive another review, with the knowledge that community and neighbor support is behind it.

Please let me know when we can discuss this. The Zoning board is set to hear this on 3/14 Mon, and it is set to be heard at the BOCC Zoning Meeting on 4/7. All parties would like to resolve this prior to that date if possible. If you are able to make time for us next week I would greatly appreciate it. 30 minutes should be sufficient.

Thanks Rita and have a great weekend!

Jerrad Atkins

President

Scottsmoor Community Association

"Neighbors Helping Neighbors"

Commissioner, D1

From: Commissioner, D1
Sent: Friday, March 18, 2022 12:35 PM
To: Dave P
Cc: 'Pritchett, Rita'; 'Mascellino, Carol'; melinda.burdette@brevardfl.gov
Subject: RE: 22Z00003 Rezoning AU to RR-1

Good afternoon,

On behalf of Commissioner Pritchett, thank you for your email. This item has not appeared on the Zoning agenda yet; however, the Commissioner has started looking into it. Thank you.

Best regards,

Carol Mascellino
Legislative Aide to Commissioner Rita Pritchett



District 1 Commission Office

7101 S. Highway 1
Titusville, FL 32780
Telephone: 321-607-6901

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From: Dave P <davep21@protonmail.com>
Sent: Friday, March 11, 2022 3:42 PM
To: Jones, Jennifer <jennifer.jones@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Cc: scottsmoorcommunityassociation@gmail.com
Subject: 22Z00003 Rezoning AU to RR-1

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

"Dear Commissioner or Member of P&Z,

As a resident of Scottsmoor, Brevard County District 1, I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754. This property is currently zoned AU, with a FLUM designation of RES 1:2.5. The owner, Mr. Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, all so he can then develop a 10 acre lot west of this parcel.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation to start with. And, he has options available which would allow him to build on this parcel and the 10 acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM.

However, as a resident I do support approving an easement or some variation of applying Brevard County rules, regulations, policies, and ordinances to allow the intended action. BUT NOT MANIPULATION OF ZONING AND FLUM for this sole purpose."

Respectfully,

Dave Pierce

3375 Flounder Creek Rd

Commissioner, D1

From: Commissioner, D1
Sent: Friday, March 18, 2022 12:34 PM
To: David Laney
Cc: 'Pritchett, Rita'; 'Mascellino, Carol'; melinda.burdette@brevardfl.gov
Subject: RE: Deny Scott Minnick Rezoning Request - AU to RR-1

Good afternoon,

On behalf of Commissioner Pritchett, thank you for your email. This item has not appeared on the Zoning agenda yet; however, the Commissioner has started looking into it. Thank you.

Best regards,

Carol Mascellino
Legislative Aide to Commissioner Rita Pritchett



District 1 Commission Office
7101 S. Highway 1
Titusville, FL 32780
Telephone: 321-607-6901

Please note:

Florida has a very broad public records law. Most written communications to or 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: David Laney <David.Laney@ucf.edu>
Sent: Friday, March 11, 2022 5:41 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; David Laney <David.Laney@ucf.edu>
Cc: Jones, Jennifer <jennifer.jones@brevardfl.gov>
Subject: Deny Scott Minnick Rezoning Request - AU to RR-1

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

Dear Commissioner or Member of P&Z,

As a resident of Scottsmoor, Brevard County District 1, I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754. This property is currently zoned AU, with a FLUM designation of RES 1:2.5. The owner, Mr. Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, all so he can then develop a 10 acre lot west of this parcel.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation to start with. And, he has options available which would allow him to build on this parcel and the 10 acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM.

However, as a resident I do support approving an easement or some variation of applying Brevard County rules, regulations, policies, and ordinances to allow the intended action. BUT NOT MANIPULATION OF ZONING AND FLUM for this sole purpose,

Respectfully,

David Laney
3800 Sams Lane,
Scottsmoor, Fl.
386-405-3803

Commissioner, D1

From: Commissioner, D1
Sent: Friday, March 18, 2022 12:34 PM
To: 'Erica McClellan'
Cc: 'Pritchett, Rita'; 'Mascellino, Carol'; 'melinda.burdette@brevardfl.gov'
Subject: RE: 22Z00003 Rezoning AU to RR-1

Good afternoon,

On behalf of Commissioner Pritchett, thank you for your email. This item has not appeared on the Zoning agenda yet; however, the Commissioner has started looking into it. Thank you.

Best regards,

Carol Mascellino
Legislative Aide to Commissioner Rita Pritchett



District 1 Commission Office

**7101 S. Highway 1
Titusville, FL 32780
Telephone: 321-607-6901**

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From: Erica McClellan <m.ericamcclellan@yahoo.com>
Sent: Friday, March 11, 2022 6:20 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: 22Z00003 Rezoning AU to RR-1

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

Dear Commissioner,

As a resident of Mims, Florida Brevard District 1.

I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida 32754.

This property is currently zoned AU, with a FLUM designation of RES 1:2.5 acre.

The owner Scott Minnick is requesting it to be rezoned to RR-1 so he can then build a house on a 2.5 acre lot with non-compliant road frontage, with the BDP to limit the property to 1 house, all so he can develop a 10 acre lot west of this parcel.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation to start with.

He has options available which would allow him to build one house, as he planned, on this parcel west without resorting to this manipulation of the Brevard County Zoning and FLUM.

However, as a resident I do support approving the easement or variation of applying Brevard County rules, regulations, policies and ordinances to allow the intended action.

I do not agree with the manipulation of zoning and FLUM for this sole purpose. I believe our water aquifer will be compromised. I live very close to the property in question and our salt level in our well water is already well over 700 ppm and more homes tapping into this area will only cause the salt water intrusion to increase. Many homes in this area are already forced to truck in water to their homes by getting large tanks on trailers and filling up at the Mims water facility off Holder Rd.

I am asking to please not rezone this property to RR-1 but allow an easement to save the original 2.5 acre requirements per Brevard County Zoning Ordinance.

Thank you, and feel free to contact me with any questions or concerns.

Sincerely,

Marion Erica McClellan
321-403-8846

Commissioner, D1

From: Commissioner, D1
Sent: Friday, March 18, 2022 12:33 PM
To: Craig Schreiber
Cc: 'Pritchett, Rita'; 'Mascellino, Carol'; melinda.burdette@brevardfl.gov
Subject: RE: REZONING NOTICE 2 2 Z 0 0 0 0 3

Good afternoon,

On behalf of Commissioner Pritchett, thank you for your email. This item has not appeared on the Zoning agenda yet; however, the Commissioner has started looking into it. Thank you.

Best regards,

Carol Mascellino
Legislative Aide to Commissioner Rita Pritchett



District 1 Commission Office

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Telephone: 321-607-6901**

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From: Craig Schreiber <cschreib55@gmail.com>
Sent: Friday, March 11, 2022 8:21 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: REZONING NOTICE 2 2 Z 0 0 0 0 3

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

Dear Commissioner Pritchett,

My wife and I have resided in Scottsmoor, Brevard County District 1 for over 30 years. We raised our three daughters here because we valued the rural lifestyle ensured by the AU zoning and established land use plan. We strongly oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754 which is currently zoned AU, with a FLUM designation of RES 1:2.5.

It is clear to us that this request should be denied based on Section 62-1151(c) of the Code of Ordinances of Brevard County as this zoning change would open the door to development that will significantly change the "...character of the land use of the property surrounding the property being considered", the "available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property" and it is incompatible with "...existing land use plans for the affected area."

Further, our reading of the ADMINISTRATIVE POLICIES OF THE FUTURE LAND USE ELEMENT justifies the rejection of this request under:

1. Policy 3, criteria A & C - increasing population density will assuredly negatively affect our dirt roads which are a valued feature of the area for the equestrian residents and there is no development in the area under RR:1 zoning.
2. Policy 4, criteria A - again, increased traffic associated with RR:1 would "materially and adversely impact" the neighborhood.
3. Policy 5 - again, too much traffic is bad!
4. Policy 6 - rezoning to RR:1 would not be consistent with FLUM designation of RES 1:2.5.
5. Policy 7 - if this area is opened up to RR:1 zoning our already ailing Indian River will be significantly and negatively impacted by the number of septic systems needed.

As I understand it, Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, all so he can then develop a 10 acre lot west of this parcel.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation and it does not make sense to adversely impact the community to resolve his business problem. He has options available which would allow him to build on this parcel and the 10 acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM.

However, as residents we can accept a limited accommodation such as an easement that does not materially change zoning or land use rules thereby opening the door to more dense land development.

Thank you for taking the time to read this and hopefully act in accordance with the wishes of our family and our neighbors.

Craig & Susie Schreiber

Commissioner, D1

From: Commissioner, D1
Sent: Friday, March 18, 2022 12:33 PM
To: Constance Good
Cc: 'Pritchett, Rita'; 'Mascellino, Carol'; melinda.burdette@brevardfl.gov
Subject: RE: Oppose the rezoning of 5170 Dixie Way, Mims, FL 32754

Good afternoon,

On behalf of Commissioner Pritchett, thank you for your email. This item has not appeared on the Zoning agenda yet; however, the Commissioner has started looking into it. Thank you.

Best regards,

Carol Mascellino
Legislative Aide to Commissioner Rita Pritchett



District 1 Commission Office
7101 S. Highway 1
Titusville, FL 32780
Telephone: 321-607-6901

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From: Constance Good <goconnie57@gmail.com>
Sent: Friday, March 11, 2022 11:37 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Oppose the rezoning of 5170 Dixie Way, Mims, FL 32754

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

"Dear Commissioner or Member of P&Z,

As a resident of Scottsmoor, Brevard County District 1, I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754. This property is currently zoned AU, with a FLUM designation of RES 1:2.5. The owner, Mr. Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, all so he can then develop a 10 acre lot west of this parcel.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation to start with. And, he has options available which would allow him to build on this parcel and the 10 acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM.

However, as a resident I do support approving an easement or some variation of applying Brevard County rules, regulations, policies, and ordinances to allow the intended action. BUT NOT MANIPULATION OF ZONING AND FLUM for this sole purpose."

Commissioner, D1

From: Commissioner, D1
Sent: Friday, March 18, 2022 12:33 PM
To: Nick M
Cc: 'Pritchett, Rita'; 'Mascellino, Carol'; melinda.burdette@brevardfl.gov
Subject: RE: 22z00003 Rezoning AU to RR-1

Good afternoon,

On behalf of Commissioner Pritchett, thank you for your email. This item has not appeared on the Zoning agenda yet; however, the Commissioner has started looking into it. Thank you.

Best regards,

Carol Mascellino
Legislative Aide to Commissioner Rita Pritchett



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7101 S. Highway 1
Titusville, FL 32780
Telephone: 321-607-6901

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From: Nick M <fhinick@gmail.com>
Sent: Saturday, March 12, 2022 6:27 AM
To: Jones, Jennifer <jennifer.jones@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; scottsmoorcommunityassociation@gmail.com
Subject: 22z00003 Rezoning AU to RR-1

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

As a resident of Mims, Florida Brevard District 1.

I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida 32754.

This property is currently zoned AU, with a FLUM designation of RES 1:2.5 acre.

The owner Scott Minnick is requesting it to be rezoned to RR-1 so he can then build a house on a 2.5 acre lot with non compliant road frontage, with the BDP to limit the property to 1 house , all so he can develop a 10 acre lot west of this parcel.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation to start with.

He has options available which would allow him to build one house, as he planned, on this parcel west without resorting to this manipulation of the Brevard County Zoning and FLUM.

However, as a resident I do support approving the easement or variation of applying Brevard County rules, regulations, policies and ordinances to allow the intended action.

I do not agree with the manipulation of zoning and FLUM for this sole purpose. I believe our water aquifer will be compromised. I live very close to the property in question and our salt level in our well water is already well over 700 ppm and more homes tapping into this area will only cause the salt water intrusion to increase. Many homes in this area are already forced to truck in water to their homes by getting large tanks on trailers and filling up at the Mims water facility off Holder Rd.

I am asking to please not rezone this property to RR-1 but allow an easement to save the original 2.5 acre requirements per Brevard County Zoning Ordinance.

Thank you, and feel free to contact me with any questions or concerns.

Sincerely,

Nick McClellan

--

Nick McClellan

3400 Flounder Creek Rd.

Mims FL 32754

CBC1257562 & HI2028

Florida Home Inspectors Inc.

321-302-1211

Website: InspectFL.com

Commissioner, D1

From: Commissioner, D1
Sent: Friday, March 18, 2022 12:32 PM
To: Graham, Bruce
Cc: 'Pritchett, Rita'; 'Mascellino, Carol'; melinda.burdette@brevardfl.gov
Subject: RE: Property Rezoning Mims: Concerned Resident

Good afternoon,

On behalf of Commissioner Pritchett, thank you for your email. This item has not appeared on the Zoning agenda yet; however, the Commissioner has started looking into it. Thank you.

Best regards,

Carol Mascellino
Legislative Aide to Commissioner Rita Pritchett



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Telephone: 321-607-6901

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From: Graham, Bruce <bgraham@conshelf.com>
Sent: Saturday, March 12, 2022 9:42 AM
To: Jones, Jennifer <jennifer.jones@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Cc: 'scottsmoorcommunityassociation@gmail.com' <scottsmoorcommunityassociation@gmail.com>; 'grahamjoey19@yahoo.com' <grahamjoey19@yahoo.com>
Subject: Property Rezoning Mims: Concerned Resident

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

Dear Commissioner or Member of Planning and Zoning

As a member of the Scottsmoor Community Association, we have had recent discussions concerning a local rezoning request and the potential cause and effect of this rezoning action on future residential development (more rezoning to Rural Residential [RR]:1) and subsequent consequence on limited infrastructure resource, in particular ground water. As residents of Scottsmoor, Brevard County District 1, my wife and I are in opposition to the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754. This property is currently zoned Agricultural Residential, with a Future Land Use Map (FLUM) designation of Residential (RES) 1:2.5. The owner, Mr. Scott Minnick is requesting the property to be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a Binding Development Plan (BDP) to limit the property to 1 house, so he can then develop the land-locked 10 acre lot west of this parcel.

It is my understanding that Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is ostensibly responsible for creating this situation (i.e., land-locked 10-acre parcel) to start with. And, he has options available which would allow him to build on this parcel and the 10 acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM.

I believe it is all's best interest to have an easement or some variation of applying Brevard County rules, regulations, policies, and ordinances to allow access to the properties without rezoning of these properties to RR:1. Please help us maintain our rural community with respect to the carrying capacity of Scottsmoor and the local region for limiting to the extent possible the potential for long-term environmental degradation.

Respectfully

Bruce Graham
Senior Scientist-Marine Specialist

5850 Lord Street
Mims, FL 32754
CSA Ocean Sciences Inc.
bgraham@conshelf.com

Commissioner, D1

From: Commissioner, D1
Sent: Friday, March 18, 2022 12:32 PM
To: Richard Ceballos
Cc: 'Pritchett, Rita'; 'Mascellino, Carol'; melinda.burdette@brevardfl.gov
Subject: RE: Zoning

Good afternoon,

On behalf of Commissioner Pritchett, thank you for your email. This item has not appeared on the Zoning agenda yet; however, the Commissioner has started looking into it. Thank you.

Best regards,

Carol Mascellino
Legislative Aide to Commissioner Rita Pritchett



District 1 Commission Office
7101 S. Highway 1
Titusville, FL 32780
Telephone: 321-607-6901

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From: Richard Ceballos <rceballos1937@gmail.com>
Sent: Saturday, March 12, 2022 9:47 AM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Zoning

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

"Dear Commissioner or Member of P&Z,

As a resident of Scottsmoor, Brevard County District 1, I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754. This property is currently zoned AU, with a FLUM designation of RES 1:2.5. The owner, Mr. Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, all so he can then develop a 10 acre lot west of this parcel.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation to start with. And, he has options available which would allow him to build on this parcel and the 10 acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM.

However, as a resident I do support approving an easement or some variation of applying Brevard County rules, regulations, policies, and ordinances to allow the intended action. BUT NOT MANIPULATION OF ZONING AND FLUM for this sole purpose."

Richard I Ceballos
3178 Sunset Ave.
Mims, Fl. 23754

Commissioner, D1

From: Commissioner, D1
Sent: Friday, March 18, 2022 12:32 PM
To: glendajhaynes
Cc: 'Pritchett, Rita'; 'Mascellino, Carol'; melinda.burdette@brevardfl.gov
Subject: RE: Rezoning

Good afternoon,

On behalf of Commissioner Pritchett, thank you for your email. This item has not appeared on the Zoning agenda yet; however, the Commissioner has started looking into it. Thank you.

Best regards,

Carol Mascellino
Legislative Aide to Commissioner Rita Pritchett



District 1 Commission Office
7101 S. Highway 1
Titusville, FL 32780
Telephone: 321-607-6901

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From: glendajhaynes <glendajhaynes@bellsouth.net>
Sent: Saturday, March 12, 2022 9:51 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Rezoning

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

"Dear Commissioner or Member of P&Z,

As a resident of Scottsmoor, Brevard County District 1, I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754. This property is currently zoned AU, with a FLUM designation of RES 1:2.5. The owner, Mr. Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, all so he can then develop a 10 acre lot west of this parcel.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation to start with. And, he has options available which would allow him to build on this parcel and the 10 acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM.

However, as a resident I do support approving an easement or some variation of applying Brevard County rules, regulations, policies, and ordinances to allow the intended action. BUT NOT MANIPULATION OF ZONING AND FLUM for this sole purpose."

**Glenda Ceballos
3175 Sunset Ave.
Mims, FL. 32754**

Sent from AT&T Yahoo Mail for iPad

Commissioner, D1

From: Commissioner, D1
Sent: Friday, March 18, 2022 12:31 PM
To: Jon Anderson
Cc: 'Pritchett, Rita'; 'Mascellino, Carol'; melinda.burdette@brevardfl.gov
Subject: RE: Proposed rezoning of 5170 Dixie Way 32754

Good afternoon,

On behalf of Commissioner Pritchett, thank you for your email. This item has not appeared on the Zoning agenda yet; however, the Commissioner has started looking into it. Thank you.

Best regards,

Carol Mascellino
Legislative Aide to Commissioner Rita Pritchett



District 1 Commission Office

7101 S. Highway 1
Titusville, FL 32780
Telephone: 321-607-6901

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From: Jon Anderson <andersonnorway1@gmail.com>
Sent: Sunday, March 13, 2022 9:21 PM
To: Jones, Jennifer <jennifer.jones@brevardfl.gov>
Cc: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Proposed rezoning of 5170 Dixie Way 32754

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

Dear Commissioner or Member of P&Z,

As a resident of Scottsmoor, Brevard County District 1, I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754. This property is currently zoned AU, with a FLUM designation of RES 1:2.5. The owner, Mr. Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, all so he can then develop a 10 acre lot west of this parcel.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation to start with. And, he has options available which would allow him to build on this parcel and the 10 acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM.

However, as a resident I do support approving an easement or some variation of applying Brevard County rules, regulations, policies, and ordinances to allow the intended action. BUT NOT MANIPULATION OF ZONING AND FLUM for this sole purpose."

Commissioner, D1

From: Commissioner, D1
Sent: Friday, March 18, 2022 12:30 PM
To: Rachel
Cc: 'Pritchett, Rita'; 'Mascellino, Carol'; melinda.burdette@brevardfl.gov
Subject: RE: Opposition to rezoning 22Z00003

Good afternoon,

On behalf of Commissioner Pritchett, thank you for your email. This item has not appeared on the Zoning agenda yet; however, the Commissioner has started looking into it. Thank you.

Best regards,

Carol Mascellino
Legislative Aide to Commissioner Rita Pritchett



District 1 Commission Office
7101 S. Highway 1
Titusville, FL 32780
Telephone: 321-607-6901

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From: Rachel <rachelellisrx@yahoo.com>
Sent: Monday, March 14, 2022 9:01 AM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Opposition to rezoning 22Z00003

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

As a resident of Scottsmoor, Brevard County District 1, I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754 (application: 22Z00003) This property is currently zoned AU, with a FLUM designation of RES 1:2.5.

The owner, Mr. Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, all so he can then develop a 10 acre lot west of this parcel. Mr. Minnick is the individual who established the boundaries of this and adjacent properties.

I am concerned for setting a precedent to allow for future properties being rezoned as well. Mr. Minnick has rezoned properties in the past only to change his BDP after rezoning approval Then subsequently building on less than 2.5 acres. I do NOT want to see this happen in North Mims/ Scottsmoor.

However, as a resident I do support approving an easement or some variation of to allow legal access to the 10 acres in question. BUT NOT A CHANGE TO ZONING AND FLUM. Rezoning has more implications than an easement or variance. It's in the best interest of the environment and current infrastructure to NOT rezone this property.

Rachel Caplanis
3380 Flounder Creek Rd
Mims, FL 32754

Commissioner, D1

From: Commissioner, D1
Sent: Friday, March 18, 2022 12:30 PM
To: Nick Caplanis
Cc: 'Pritchett, Rita'; 'Mascellino, Carol'; melinda.burdette@brevardfl.gov
Subject: RE: 22Z00003 Rezoning AU to RR-1

Good afternoon,

On behalf of Commissioner Pritchett, thank you for your email. This item has not appeared on the Zoning agenda yet; however, the Commissioner has started looking into it. Thank you.

Best regards,

Carol Mascellino
Legislative Aide to Commissioner Rita Pritchett



District 1 Commission Office

7101 S. Highway 1
Titusville, FL 32780
Telephone: 321-607-6901

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From: Nick Caplanis <nickcaplanis@yahoo.com>
Sent: Monday, March 14, 2022 10:48 AM
To: Jones, Jennifer <jennifer.jones@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Cc: scottsmoorcommunityassociation@gmail.com
Subject: 22Z00003 Rezoning AU to RR-1

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

Dear Commissioner or Member of P&Z,

As a resident of Mims, Brevard County District 1, I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754. This property is currently zoned AU, with a FLUM designation of RES 1:2.5. The owner, Mr. Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2-acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, so he can then develop a 10-acre lot west of this parcel. The concern is the precedent this would set for future use of the 10-acre lot as well as future development of current AU vacant land in the surrounding area.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating the noncompliance issue. He has options available which would allow him to build on this parcel and the 10-acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM. However, as a resident I do support approving an easement or some variation of applying Brevard County rules, regulations, policies, and ordinances to allow the intended action. But not manipulation of zoning and FLUM for this sole purpose.

Best regards,

Nick Caplanis
Brevard County District 1 Resident

Mascellino, Carol

From: Commissioner, D1
Sent: Tuesday, March 22, 2022 2:20 PM
To: Lynne Viana
Cc: Pritchett, Rita; Mascellino, Carol; Burdette, Melinda
Subject: RE: 22Z00003 Rezoning AU to RR-1

Good afternoon,

On behalf of Commissioner Pritchett, thank you for your email. This item has not appeared on the Zoning agenda yet; however, the Commissioner has started looking into it. Thank you.

Best regards,

Carol Mascellino
Legislative Aide to Commissioner Rita Pritchett



District 1 Commission Office
7101 S. Highway 1
Titusville, FL 32780
Telephone: 321-607-6901

Please note:

Florida has a very broad public records law. Most written communications to or 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: Lynne Viana <lynnem2017@gmail.com>
Sent: Tuesday, March 22, 2022 8:57 AM
To: Jones, Jennifer <jennifer.jones@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; scottsmoorcommunityassociation@gmail.com
Subject: 22Z00003 Rezoning AU to RR-1

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

Dear Commissioner or Member of P&Z,

As a resident of Scottsmoor, Brevard County District 1, I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754. This property is currently zoned AU, with a FLUM designation of RES 1:2.5. The owner, Mr. Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, all so he can then develop a 10 acre lot west of this parcel.

Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation to start with. And, he has options available which would allow him to build on this parcel and the 10 acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM.

However, as a resident I do support approving an easement or some variation of applying Brevard County rules, regulations, policies, and ordinances to allow the intended action. BUT NOT MANIPULATION OF ZONING AND FLUM for this sole purpose.

I recently purchased 3405 Flounder Creek Rd, Mims Fl 32754 and this situation has just been brought to my attention. I paid a premium to be out here where my children can grow up outside with larger land to live. I purchased for the AU land use specifically not residential. I was told by my realtor that this wouldn't happen and now I have four houses built within the last six months on the lot next to me that is the same size as my lot.

Best regards,

Lynne Viana
239-771-3891

From: [Lynne Viana](#)
To: [Jones, Jennifer](#); [Commissioner, D1](#); scottsmoorcommunityassociation@gmail.com
Subject: 22Z00003 Rezoning AU to RR-1
Date: Tuesday, March 22, 2022 8:56:54 AM

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Best regards,

Lynne Viana
239-771-3891

From: [David Laney](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [David Laney](#)
Cc: [Jones, Jennifer](#)
Subject: Deny Scott Minnick Rezoning Request - AU to RR-1
Date: Friday, March 11, 2022 5:41:17 PM

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

Dear Commissioner or Member of P&Z,

As a resident of Scottsmoor, Brevard County District 1, I oppose the requested rezoning of 5170 Dixie Way, Mims, Florida, 32754. This property is currently zoned AU, with a FLUM designation of RES 1:2.5. The owner, Mr. Scott Minnick is requesting it be rezoned to RR:1, so he can then build a house on a 2 1/2 acre lot with a non-compliant road frontage, with a BDP to limit the property to 1 house, all so he can then develop a 10 acre lot west of this parcel. Mr. Minnick is the individual who established the boundaries of this and adjacent properties, so he is responsible for creating this situation to start with. And, he has options available which would allow him to build on this parcel and the 10 acre parcel to the West without resorting to this manipulation of Brevard County Zoning and FLUM. However, as a resident I do support approving an easement or some variation of applying Brevard County rules, regulations, policies, and ordinances to allow the intended action. BUT NOT MANIPULATION OF ZONING AND FLUM for this sole purpose,

Respectfully,

David Laney
3800 Sams Lane,
Scottsmoor, Fl.
386-405-3803

From: [dlaney](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Cc: [Scottsmoor Community Association](#)
Subject: Rezoning request 22Z00003 email sent to Jennifer Jones A Bad Precedent?
Date: Wednesday, April 6, 2022 4:58:44 AM

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

Dear Commissioners,

Following is an email I sent to Jennifer Jones concerning the above rezoning request for the planning and zoning meeting. I assumed it would be included in the public comment for this issue, however I do not see it in the Public Comments on your agenda, so it appears I was in error. Hope I am not too late!

Dear Members of Brevard County Planning and Zoning,

I am a resident of Scottsmoor, and am writing you to voice my concerns about the proposed rezoning of 5170 Dixie Way, Scottsmoor.

I am not sure I even totally understand this convoluted method of establishing a flag lot. I also don't know if this method has been used before.

That being said, ignoring the Future Land Use Map, changing zoning, and then throwing in a BDP for this property in order to create a flag lot is not only confusing, but would appear to set a dangerous precedent for future rezoning requests.

I am asking that you consider a more traditional remedy for the subject property, perhaps an easement, or variance?

Very respectfully,

Cheryl Ann Barnes

From: [David Laney](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [David Laney](#)
Cc: [Jones, Jennifer](#)
Subject: Deny Scott Minnick Rezoning Request - AU to RR-1
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