

From: [Commissioner, D1](#)
To: [Jones, Jennifer](#)
Cc: [Calkins, Tad](#); [Mascellino, Carol](#); [Pritchett, Rita](#); [Smith, Nathan](#)
Subject: FW: Canaveral Landing Development
Date: Wednesday, June 17, 2020 2:21:01 PM
Attachments: [image001.png](#)

Jennifer,

On behalf of Commissioner Pritchett we are forwarding the below email regarding item 20PZ00006.

Thanks,

Marcia Newell

Chief Legislative Aide to Commissioner Rita Pritchett

Marcia.newell@brevardfl.gov



District 1 Commission Office

2000 S. Washington Avenue, Suite 2
Titusville, Florida 32780
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From: D Hunter <ecobrevard@yahoo.com>
Sent: Tuesday, June 16, 2020 4:40 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Fw: Canaveral Landing Development

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Subject: Canaveral Landing Development

From:....Danno.....ecobrevard@yahoo.com

To: d1.commissioner@brevardfl.gov.

Dear Rita Pritchett

I'm writing to you to reach out asking for some advice and direction concerning an issue that we are facing.

I'm sure you have heard of the Low Income Trailer Park development project in the works here in Canaveral Groves. (Canaveral Landing) <https://canaverallanding.com/>

Those of us that live near and abut this property have grown to love and respect the vast wildlife and native vegetation that inhabit this little 34 acre parcel. On any given day neighbors can enjoy the scrub jays, gopher tortoise, screech owls, hawks, eagles, woodpeckers, seasonal birds and many more florida game that reside on this little spot of land.

The Impact of a 100 unit trailer park to be located in the middle of our housing development would be devastating for so many reasons.

The majority of the properties surrounding this development are 1+ acre home sites. While we all understand there may be a need for low income projects and that a developer has a right to make money, there are appropriate places for both. This Trailer Park of 100 homes crammed on to approx twenty acres is not homogenous with surrounding homesteads, nor is it the desires of surrounding homeowners. This rural neighborhood is now on the mend and is attempting to make a comeback. Older homes are being refurbished and new homes are being brought in..... Why?? Because the residents like the peace and quiet and surrounding natural settings. They like the distance between homes. This is why people choose to live here. No one should have the right to take that from them.

This is what we know as of now

Application has been made for rezoning from TR-1 into TRC-1 with CUP Cluster Development Mobile homes and BDP to limit development to 100 units

- There is a Planning and Zoning board meeting scheduled on **7/6/2020 @3:00**
- There is a Brevard County Board of County Commissioners meeting scheduled for **8/6/2020 @ 5:00 PM.**

Neighboring Impacts if this Trailer Park is developed

1. **A 4 unit per acre Trailer Park is NOT homogenous with surrounding homesteads.**
2. **Each home averages 2 vehicles.** (proposed 4 homes per acre)
 - Then add friends coming and going, that is 200+ more cars per day commuting through a quiet rural neighborhood.
 - **More noise**
 - **Increased Danger** to neighborhood family activity (no existing sidewalks for Family Walking, Bicycling etc),
 - **Wear and tear on roadways,**
 - **Greater use as a thoroughfare** between Grissom Pkwy and Canaveral Groves Blvd.. (This is already an issue)
3. **Noise levels will increase tremendously.**
 - Trees and vegetation now blocking road noise from grissom and I-95 will be removed, not to mention the everyday noise of 300-400 more people. (each home averaging 3-4 persons)
4. **Wildlife/environmental habitat will be impacted.**
 - The present land to be developed contains a thriving ecosystem with a variety of plants and animals that will be impacted. Protected native wetland plants, protected scrub jay habitat, protected gopher tortoise, wild boar, many year around and seasonal birds.rabbits, squirrels, hawks, owls, opossum, racoons,box turtles, etc..
 - More yard chemicals/fertilizers washed into the canals, rivers and ponds.
5. **Low income housing brings higher crime rates.**
6. **Depreciation of existing neighboring property values.** (Due to lower valued homes on rental lots)

Other concerns

7. **Sewage...** Will this require other Canaveral Groves residents to be forced to utilize the city sewer grid? Septic tanks can not be utilized at four homes per acre so will city sewage be imposed? (The county has attempted to implement this in the past at the homeowners expense.)
8. **Drainage....** How will this impact rainwater runoff during hurricanes and high rain downfall? (During heavy rains there is already flooding on the proposed entrance of the trailer park). Hess Ave.

In conclusion... It would be nice to see the Hard Working, peace loving citizens get to keep what they have worked so hard for. Any advice or assistance you could offer would be greatly appreciated.

I have attached a location pic of the proposed development.

Brevard

this.

Sincere Thanks Danno @ ECO

And all others impacted by

GRISSOM PKWY GRISSOM PK

ROYAL-PALM-AV

FOUNTAIN-PALM-RD

HARVEY-WAY

PHILLIS-WAY

HESS AV

LUCIANO AV

ANN WAY

ANNAVERAL GROVES BLVD



wetlands

Proposed Entrance

