

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
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: 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

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

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



wetlands

Proposed Entrance
←

ANNAVERAL GROVES BLVD

From: [Commissioner, D1](#)
To: [Jones, Jennifer](#)
Cc: [Mascellino, Carol](#); [Pritchett, Rita](#); [Smith, Nathan](#)
Subject: FW: Canaveral Landing Trailer Park Project
Date: Monday, July 6, 2020 9:57:29 AM

Good morning.

On behalf of Commissioner Pritchett, we are forwarding the below email for Item 20PZ0006.

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
321-607-6901

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-----Original Message-----

From: Caren East <careneast@icloud.com>
Sent: Sunday, July 5, 2020 7:12 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Canaveral Landing Trailer Park Project

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

To whom it may concern,

I am writing in regards to the Canaveral Landing Trailer Park Project, and the concerns we have with the lower income community that is being considered.

We understand progress is necessary, however, let's keep our community nice and not bring in the problems and crowding that come along with that to our area.

If one acre lots were part of the development it would flow with what the area already provides. This would also prevent over crowding and the traffic that comes along with it.

Thank you for your consideration.

Caren East

Sent from my iPhone

District 1 Rita Pritchett.

July 2nd 2020

Public rezoning meeting, Mon July 6th, Brevard County Government Center.
For Canaveral Landing Development.

From 4050 Hess Ave, Cocoa, 32926
Joe H Conwell Jr

Points I'd like to make for consideration:

Fairly narrow road (lower end of Ann St) runs alongside our property and no doubt will increase noise levels along with wear and tear of said road.

No assurance can be made that our property values will NOT diminish in the light of this development.

Housing in this area currently exists on septic tanks. Assuming the proposed development has central sewer lines can we expect personal cost to update all individual neighbouring homes?

Furthermore will this also change our city boundary from Rural to City? Taxes increase?

Of concern to most local residents is the current habitat of several species of animal life that currently call this said area home. Realistic to expect them to be moved??

Hess Ave has no speed bumps thus the speed limit of 25mph is rarely controlled. What assurances this will not grow worse with an influx of vehicles let alone an immediate need for a 4 way STOP sign.

During the stormy months of Summer our power supply is hardly first class. We have and will continue to experience extended power cuts. Will FL Power & Light finally truly update our supply lines? Especially to feed what looks like almost 100 homes being added?

What assurances will there be that the whole development will be maintained to represent an actual improvement in this area?

Can the current local police force produce enough officers to efficiently patrol or answer calls to this influx of families?

Thank you for your time,
Joe H Conwell Jr & Family.

From: [Commissioner, D1](#)
To: [Jones, Jennifer](#)
Cc: [Mascellino, Carol](#); [Pritchett, Rita](#); [Smith, Nathan](#)
Subject: FW: Canaveral Landing Development Petition
Date: Monday, July 6, 2020 10:03:25 AM
Attachments: [1.pdf](#)
[pg1.pdf](#)
[pg2.pdf](#)
[pg3.pdf](#)
[pg4.pdf](#)
[pg5.pdf](#)
[pg6.pdf](#)
[pg7.pdf](#)
[pg8.pdf](#)
[pg9.pdf](#)
[pg10.pdf](#)
[pg11.pdf](#)
[image001.png](#)

Jennifer,

On behalf of Commissioner Pritchett, we are forwarding the below email with petitions attached for 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

321-607-6901

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From: D Hunter <ecobrevard@yahoo.com>

Sent: Friday, July 3, 2020 9:05 PM

To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>

Cc: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Canaveral Landing Development Petition

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

Dear Commissioner,

Please find enclosed a petition of 180 signatures of concerned citizens opposing the Canaveral Landing (Low-Income Trailer Park) development being proposed in the center of our neighborhood.

(See Attachments)

On any given day we have families exercising, walking pets, riding bikes etc... There are no sidewalks in our neighborhood.

By making Hess Ave their main entrance and adding 100 more homes would equate to approximately 200 more cars per day of traffic on Hess Ave., Phyllis way and surrounding streets.

This will become a main thoroughway between Grissom Pkwy and Canaveral Groves Blvd placing family activities at high risk.

We are a quiet neighborhood and do not want to become a busy parkway because of this development.

We already have flooding on Hess Ave during heavy rains (sometimes making Hess Ave. impassable) More development will increase flooding.

The beautiful wetlands and natural thriving ecosystem on this parcel is home to a variety of native and seasonal wildlife and a little piece of solitude and peace for the families surrounding the property.

We urge you to please consider our neighborhood, and the wildlife in this matter. Thank you.



**PETITION TO STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS. SUCH AS GOPHER
TORTOISES, SCRUB JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS.**

	<u>SIGNATURE</u>		<u>PRINT NAME</u>
1	<u>Mike H. Scandia</u>		<u>Mike Scandia</u>
	<u>4175 Hess Ave</u>	<u>Cocoa Fl.</u>	<u>32926</u>
2	<u>Suzette Hart</u>	<u>805, 807</u>	<u>Suzette L Hart</u>
3	<u>Lindol Hart</u>	<u>Phillip's Way</u>	<u>Lindol Hart</u>
4	<u>JOHN GILLINGHAM</u>	<u>4035 HESS AVE</u>	<u>JOHN GILLINGHAM</u>
5	<u>Gary Bovee</u>	<u>785 ANN WAY</u>	<u>GARY BOVEE</u>
6	<u>Larry A Bovee</u>	<u>" " "</u>	<u>MARY LOU SOUTH</u>
7	<u>Mary Lou South</u>	<u>785 ANN WAY</u>	<u>Larry A Bovee</u>
8	<u>Joe H Conwell Jr</u>	<u>4055 Hess Ave</u>	<u>JOE H CONWELL JR</u>
9	<u>B. Conwell</u>	<u>" " "</u>	<u>DESI CONWELL</u>
10	<u>Hannah Blizzard</u>	<u>4025 Hess Ave</u>	<u>HANNAH BLIZZARD</u>
11	<u>Peter Blizzard</u>	<u>" " "</u>	<u>Peter Blizzard</u>
12	<u>Cynthia Phillips</u>	<u>4005 Hess Ave</u>	<u>Cynthia Phillips</u>
13	<u>Randy C Phillips</u>	<u>" " "</u>	<u>Randy C Phillips</u>
14	<u>Melanie Phillips</u>	<u>" " "</u>	<u>Melanie Phillips</u>
15	<u>N. L. Brannon</u>	<u>4040 Hess Ave</u>	<u>N. L. BRANNON</u>
16	<u>Sandy Brannon</u>	<u>4040 Hess Ave</u>	<u>SANDY BRANNON</u>
17	<u>James E Conrad</u>	<u>4105 HESS AVE</u>	<u>JAMES CONRAD</u>
18	<u>Mary Ann Conrad</u>	<u>4105 HESS AVE</u>	<u>MARY ANN CONRAD</u>
19	<u>Jo Ann Beckham</u>	<u>4100 HESS AVE</u>	<u>JO ANN BECKHAM</u>
20	<u>George Meyers</u>	<u>" " "</u>	<u>George Meyers</u>
21	<u>Robert Smith</u>	<u>4110 Hess Ave</u>	<u>Robert Smith</u>
22	<u>Toll Meyer</u>	<u>4135 Hess Ave</u>	<u>Toll Meyer</u>
23	<u>Jo Ann Clark</u>	<u>4135 HESS AVE</u>	<u>JO ANN CLARK</u>
24	<u>Donald Ames</u>	<u>4130 HESS AVE</u>	<u>DONALD AMES</u>
25	<u>Christine Ames</u>	<u>4130 HESS AVE</u>	<u>CHRISTINE AMES</u>
26	<u>Betty Jakubisyn</u>	<u>4145 HESS AVE</u>	<u>BETTY JAKUBISYN</u>
27	<u>Ronald Jakubisyn</u>	<u>4145 HESS AVE</u>	<u>RONALD JAKUBISYN</u>
28	<u>Hunter Jones</u>	<u>4150 Hess Ave</u>	<u>Hunter Jones</u>
29	<u>Christin Wilker</u>	<u>4150 Hess Ave</u>	<u>Christin Wilker</u>
30	<u>Deborah Whitford</u>	<u>4200 Hess Ave</u>	<u>Deborah Whitford</u>
31	<u>Christina Noyes</u>	<u>4200 Hess Ave</u>	<u>Christina Noyes</u>
32	<u>Thomas Tinsley</u>	<u>4200 Hess Ave</u>	<u>Thomas Tinsley</u>
33	<u>Danielle Hunter</u>	<u>4125 Hess Ave</u>	<u>Danielle Hunter</u>

**PETITION TO STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS. SUCH AS GOPHER
TORTOISES, SCRUB JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS.**

	SIGNATURE	ADDRESS	PRINT NAME
34	<i>[Signature]</i>	4100 LUCIANO AVE COA	VVONIE PARRISH
35	<i>[Signature]</i>	4260 HESS ROAD COCOA	RENEE KELLY
36	<i>[Signature]</i>	4060 Luciano Ave.	Toby Hawkins
37	<i>[Signature]</i>	4060 Luciano Ave.	David Hawkins
38	<i>[Signature]</i>	4055 Luciano Ave.	Debra Mike Amick
39	<i>[Signature]</i>	4055 Hess Ave	Sheila J. Gillingham
40	<i>[Signature]</i>	4170 Luciano Ave	Robert Smith
41	<i>[Signature]</i>	800 Phillips way	Angela Russo
42	<i>[Signature]</i>	4191 FORNIBIL	<i>[Signature]</i>
43	<i>[Signature]</i>	4181 Fountain Palm Rd Cocoa FL 32926	
44	<i>[Signature]</i>	4171 Fountain Palm Rd James M Hill	
45	<i>[Signature]</i>	4151 Fountain Palm Rd.	
46	<i>[Signature]</i>	4151 Fountain Palm Rd.	
47	<i>[Signature]</i>	4262 Fountain Palm Rd	COCA 32926
48	<i>[Signature]</i>	4262 Fountain Palm Rd.	COCA 32926
49	<i>[Signature]</i>	4281 Fountain Palm Rd	COCA 32926 Liz Derr
50	<i>[Signature]</i>	4232 Fountain Palm Rd	32926 Nancy Allen
51	<i>[Signature]</i>	4241 Fountain Palm Road	32926 Todd Marley

From: [JoAnn Clark](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Canaveral Landing Development
Date: Monday, July 6, 2020 12:19:29 PM

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

Good Afternoon,

There is a public rezoning meeting this afternoon at 3:00 regarding the Canaveral Landing Development. I am unable to attend the meeting due to Covid-19 concerns (I am very high risk). That being said, I have serious concerns about this development.

There are NO sidewalks in the neighborhood that the renters would have to travel through where this development is being proposed. The proposal sent out by the developer show that they're planning on 100 mobile homes. The average home in FL has 2 vehicles. Quick math is an increase of 200 vehicles travelling through this small neighborhood.

Another concern I have is that this neighborhood would border the properties on Hess Ave. I would like to be assured that the developer will be installing fencing around their "cluster" development.

I am hoping that these concerns will be brought up at the meeting or at least taken into consideration prior to your final vote.

Thank you for your time,

JoAnn Clark
4135 Hess Ave
Cocoa FL 32926
(315)250-3457

Sent from [Outlook](#)

Commissioner, D1

From: JoAnn Clark <JoAnn.Clark@hotmail.com>
Sent: Monday, July 6, 2020 12:19 PM
To: Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5
Subject: Canaveral Landing Development
Categories: MARCIA

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Thank you for your time,

JoAnn Clark
4135 Hess Ave
Cocoa FL 32926
(315)250-3457

Sent from [Outlook](#)

Commissioner, D1

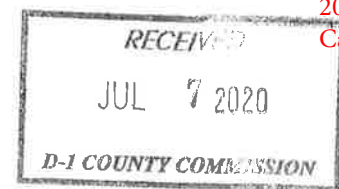
From: Joe Conwell <jhconwelljr@gmail.com>
Sent: Saturday, July 4, 2020 8:45 AM
To: Commissioner, D1
Subject: Re: Canaveral Landing Development

Categories: MARCIA

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

My apologies. Please amend my house address in my letter re. meeting on Monday to:
4055 Hess Ave, Cocoa, 32926.
Thank you, Joe Conwell.

On Fri, Jul 3, 2020, 4:35 PM Joe Conwell <jhconwelljr@gmail.com> wrote:
Attn. Rita Pritchett.
Thank you.
Joe Conwell.



Dear Commissioner Pritchett

I'm writing to address a concern that will affect many Canaveral Groves homeowners as well as a thriving natural wildlife eco system

The issue is a Low Income Trailer Park development project in the works here in Canaveral Groves. (Canaveral Landing)

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 approximately twenty acres is not homogeneous 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

A 4 unit per acre Trailer Park is NOT homogeneous with surrounding homesteads.

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 an already busy rural neighborhood street.

Increased Danger to neighborhood family activity (no existing sidewalks for Family Walking, Bicycling, exercising, etc.)

Wear and tear on roadways

Greater use as a thoroughfare between Grissom Pkwy and Canaveral Groves Blvd.. (This is already an issue)

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)

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, raccoons, turtles, etc..

More yard chemicals/fertilizers washed into the canals, rivers and ponds.

Low income housing brings higher crime rates.

Depreciation of existing neighboring property values. (Due to lower valued homes on rental lots)

Other concerns

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.)

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.

We have started a petition among concerned neighbors asking if they approve or disapprove of this Trailer Park Development. As of now there are 180 signatures of neighbors that disapprove of this type of development in the middle of our neighborhood.

In conclusion... It would be nice to see the Hard Working; peace loving citizens get to keep what they have worked so hard for. Your consideration in stopping this boondoggle would be greatly appreciated.

Signed Michelle H. Diandio

TORTOISES, SCRUB JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS.

SIGNATURE

PRINT NAME

52 Ashley Brewster 4205 Hess CR 18 Cocoa FL
Ashley Brewster

53 Charli Rock 825 Phillis Way Cocoa FL 32924
Charli Rock

54 Essence Dennis 1725 Phillis Way Cocoa FL 32926
Essence Dennis

55 Steven Houle 9461 Fountain Palm Rd
Cocoa FL 32926
Steven Houle

60 Dean Kennett 4271, Fountain Palm Rd
Fountain Palm Rd 4261 Fountain Palm Rd

61 Linda Sand 4274 Kipling Drive Linda Sandown
4274 Kipling Drive Robert Hopper

62 Anthony Rauer 750 Phillis Way Anthony Rauer

63 Phyllis Knott 4050 Luciano Ave Phyllis Cassette

64 Joseph Knott 4050 Luciano Ave, Cocoa

65 Marie J. Damm 4130 Luciano Marie Damm

66 Nike Ziegler 4200 Luciano Ave Nike Ziegler



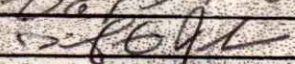

TORTOISES, SCRUB JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS.

- 67 ~~Signature~~ 4200 Luciano Ave ~~Print Name~~ ~~John E. Egle~~
- 68 ~~Signature~~ 4200 Luciano Ave Amber Ziegler
- 69 ~~Signature~~ 4245 Hess Ave ~~Print Name~~ ~~KIM BREUNER~~
- 70 ~~Signature~~ Grace M^cRoberts 4255 HESS AVE GRACE M^cROBERTS
- 71 ~~Signature~~ 4255 Hess Ave Cocoa Sally McRobert
- 72 ~~Signature~~ 4257 HESS AVE RANA K
- 73 ~~Signature~~ David J Knapp DAVID J KNAPP ~~Print Name~~ ~~Vicki Knapp~~
- 74 ~~Signature~~ 4180 Luciano Ave Robert Rusk
- 75 CAROL RUSSO 4207 Kipling Dr. Cocoa FL 32926
- 76 Adam Meyer 4225 Kipling Dr Cocoa FL 32926
- 77 ~~Signature~~ 4243 Kipling Dr Cocoa FL ~~Print Name~~ ~~Lorraine Merrile~~ 42926
- 78 ~~Signature~~ 4231 Kipling Drive, Cocoa, FL 32926
- 79 ~~Signature~~ 4243 KIPLING DRIVE COCOA FL 32926
- SHANE CARTWRIGHT
- 80 Doreta Miller 4200 Kipling Dr COCOA FL 32926
- Doreta Miller
- 81 ~~Signature~~ 4201 Kipling Dr COCOA FL 32926
- MICHAEL ALAURA

**PETITION TO STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS, SUCH AS GOPHER
TORTOISES, SCRUB JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS.**

- 14
- 82 SIGNATURE Doris & Glenn PRINT NAME Doris & Glenn
755 Ann Way Cocoa FL 32926
- 83 Don Smith 4100 Luciano Ave
Don Smith Cocoa FL
- 84 May Harris 4115 Luciano Ave Cocoa FL 32926
Robert Harris 4115 Luciano Ave Cocoa FL 32926 Robert Harris
- 85 Donna Harris 4115 Luciano Ave Cocoa FL 32926 Donna Harris
- 86 Donna Harris 750 Phillips Way Cocoa FL 32926 Donna Harris
- 87 Mickey Folsom 730 Phill Way Coco FL 32926 Mickey Folsom
- 88 Louann Gagnon 811 PHILLIS WAY LOUANN GAGNON
- 89 Donna Harris 811 PHILLIS WAY DAWN GAGNON
- 90 Robert B Shultes 813 PHILLIS WAY Robert B Shultes
- 91 Marsha J Tripp 813 PHILLIS WAY MARSHA J TRIPP
- 92 Deborah Wines 4102 Fountain Palm Rd
- 93 James Wines 4102 Fountain Palm Rd James Wines
- 94 Charles Wines 4102 Fountain Palm Rd
- 95 William W. Tucker 4161 Fountain Palm
William W. Tucker
- 96 Anna M. Walker 4040 Luciano Ave Cocoa, Fla. 32926
ANNA M. WALKER
- 97 Desmond Allen Howman River
4140 Luciano Cocoa Beach. 32926
- 98 Mitch Parrish 4120 Luciano Ave Mitch Parrish

**PETITION TO STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS, SUCH AS GOPHER
TORTOISES, SCRUB JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS.**

- 99  750 Commercial Grove Blvd John Shaffer
- 100  4005 Luciano Ave Charles Boyd
- 101 Harry Morgan 4025 Luciano Ave HARRY MORGAN JR
- 102 Charlene Amis 4020 Luciano Ave Charlene Amis
- 103 Jennifer Amis 4020 Luciano Ave Jennifer Amis
- 104 Amanda McRoberts 4245 Hess Ave Amanda McRoberts
- 105 Skyler Vano 4110 Luciano Ave Skyler Vano
- 106 Ron Osburn 4215 Luciano Ave Ron Osburn
- 107 Shelby Ann 4225 Luciano Ave Shelby Ann
- 108 Casey Newsome 4225 Luciano Ave Casey Newsome
- 109  4225 LUCIANO AVE DANNY THOMAS
- 110  730 HARVEY WAY Michael Jarvis
- 111 Christ Noyes 4200 Hess Ave Christina Noyes
- 112 Deborah Whitford 4200 Hess Ave Deborah Whitford
- 113 John Tenge 4200 Hess Ave John Tenge
- 114 Keith Brewster 4205 Hess Ave Keith Brewster

**PETITION TO STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS, SUCH AS GOPHER
TORTOISES, SCRUB JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS.**

SIGNATURE

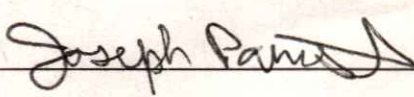
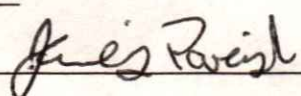
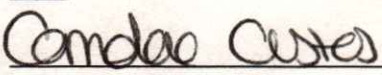
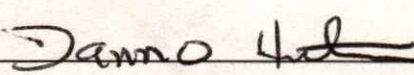
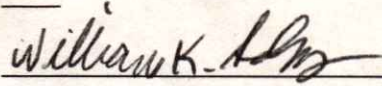
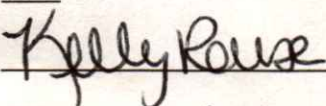
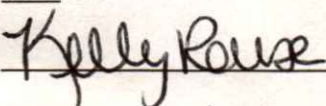
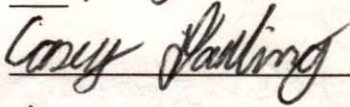
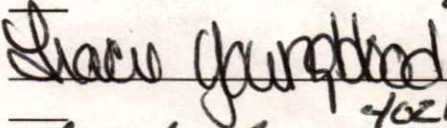
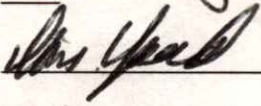
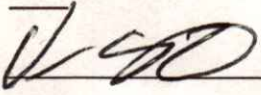
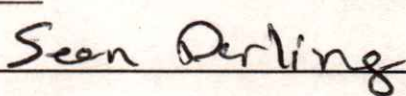
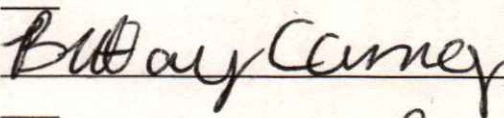
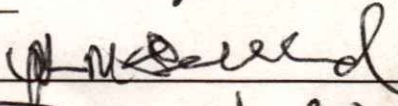
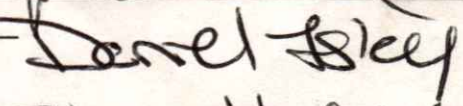
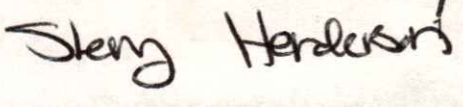
PRINT NAME

- 115 Bruce Krugger 4091 Fountain Palm Rd Bruce Krugger
- 116 Thomas C. Brady Thomas C. Brady
7399 Carillon Ave, Canaveral Groves
4045 Hess Ave.
- 117 Luis R. Torres
4010 Hess Ave Cocoa FL 32926
- 118 Rick E. T. 2 RICK ET 2
740 CANAVERAL GROVES BLVD
COCOA FL 32926
- 119 Kathleen Dröjay Kathleen Dröjay
135 Canaveral Groves Blvd Cocoa FL 32926
- 120 GERHARD C. SCHART Gerhard C. Schart
765 CANAVERAL GROVES BLVD COCOA FL 32926
- 121 Chris Fieb Chris Fieb
4110 Luciano Ave Cocoa FL 32926
- 122 Linda Belflower Linda Belflower
- 123 4160 Luciano Ave Cocoa, Fla. 32926
Jessie Belflower Jessie Belflower
- 124 Beverly Jones Cocoa FL 32926
740 HARVEY WAY Beverly Jones
- 125 Juana Varquez 750 Harvey Way
Cocoa Fla 32926
- 126 Ulises Varquez 750 Harvey Way
Cocoa Fla 32926

PETITION TO STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS. SUCH AS GOPHER
TORTOISES, SCRUB JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS.

	SIGNATURE	Address	PRINT NAME
127	Nancy Dahlke	4160 Hess Ave	Nancy Dahlke
128	Sean Dahlke	4160 Hess Ave	Sean Dahlke
129	Jewell Blackburn	4115 Hess Ave	Jewell Blackburn
130	J.J. Hunter	Dalhi St.	J.J. Hunter
131	Charles Clark	Surisell Village	Charles Clark
132	Jason Underwood	4120 Hess Ave	Jason Underwood

**PETITION TO STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS. SUCH AS
GOPHER TORTOISES, SCRUB JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS.**

	<u>SIGNATURE</u>	<u>Address</u>	<u>PRINT NAME</u>
134		4071 Fountain Palm Rd Cocoa FL 32926	Joseph Parish
		4152 Fountain Palm Rd. Cocoa, FL 32926	James Parish
135		4171 fountain Palm rd	Candace Cuestas
136		4125 Hess Ave	
		4041 Fountain Palm Rd Cocoa, FL 32926	William K. Schwarz
137		4011 Fountain Palm Rd	
138		Cocoa, FL 32926	Kelly Rouse
139		745 Harvey Way Cocoa FL 32926	Casey Darling
140		4001 Fountain Palm Rd Cocoa FL 32926	Tracie Youngblood
141		4021 Fountain Palm Rd Cocoa FL 32926	Chris Youngblood
142		4022 Fountain Palm Cocoa FL 32926	Vivian Stanton
143		4022 Fountain Palm Cocoa FL 32926	Sean Darling
144		745 Harvey way Cocoa FL 32926	Brittany Cannoy
145		4042 FOUNTAIN PALM RD COCOA, FL 32926	Daniel Isley
146		4011 fountain Palm Rd Cocoa FL 32926	Steng Henderson
147		4121 Fountain Palm Rd Cocoa FL 32926	Steng Henderson

PETITION TO STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS. SUCH AS
GOPHER TORTOISES, SCRUB JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS.

SIGNATURE

Address

PRINT NAME

148 M. Cascard Marianna L. Cascard

149 J. Hackett Jon Hackett

150 R G Sinclaire 830 Phillips Way ROY G SINCLAIR

151 Cecy Yates Cecy Yates

152 James Johnson 4202 Fountain Palm

153 Ashley Brewster 4205 Hess Ave Cocoa FL

154 Brian Brewster 4205 Hess Ave Cocoa FL

From: [Commissioner, D1](#)
To: [Jones, Jennifer](#)
Cc: [Mascellino, Carol](#); [Pritchett, Rita](#); [Smith, Nathan](#)
Subject: FW: Opposition to Canaveral Landing, LLC proposal to change zoning classification on 33.80 acres located on the north side of Canaveral Groves Boulevard
Date: Monday, July 20, 2020 4:55:40 PM
Attachments: [image001.png](#)

Jennifer,

On behalf of Commissioner Pritchett, we are forwarding an email received in the office regarding the Canaveral Landing item on the agenda for August 6th.

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

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: Angelos Kokosoulis <ajkokosoulis@yahoo.com>
Sent: Sunday, July 19, 2020 12:32 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Cc: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Opposition to Canaveral Landing, LLC proposal to change zoning classification on 33.80 acres located on the north side of Canaveral Groves Boulevard

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

Attn: District 1 Commissioner Rita Pritchett (Vice Chair)

Dear Commissioner Pritchett,

As your constituents, my wife and I kindly ask for your support in voting against the request submitted by CANAVERAL LANDING, LLC to change a zoning classification and a CUP (Conditional Use Permit) with a BDP (Binding Development Plan) on 33.80 acres located on the north side of Canaveral Groves Boulevard, approximately 675 feet east of Grissom Parkway.

Current Zoning: TR-1 (Single-Family Mobile Home).

Request: TRC-1 (Single-Family Mobile Home Cooperative) and a CUP for Cluster development of Mobile Homes, with a BDP limited to 100 units.

We oppose the proposed development, because it will result in:

- Drop in property values.
- Increased street traffic that will cause noise, delays and more accidents, as proposed development will not have its own access road.
- Increase in crime rate.
- Lower quality of life.

Along with other local residents we attended the public hearing held by the Planning and Zoning Board at the Brevard County Government Center on Monday, July 06, 2020 and were very disappointed to find out that the Board ignored us all and went ahead and approved the developer's request.

We believe that the well being of hundreds of local residents should weigh more than the profit realized by a single developer.

As your loyal constituents we expect you to protect our interests and not the interests of Canaveral Landing LLC.

Thanks for listening and best regards,

Angelos Kokosoulis & Elizabeth Kanelli

5560 Pine St.

Cocoa, FL 32927

ajkokosoulis@yahoo.com

From: [Commissioner, D1](#)
To: [Jones, Jennifer](#)
Cc: [Mascellino, Carol](#); [Pritchett, Rita](#); [Smith, Nathan](#)
Subject: FW: Rezoning Rebuttal Canaveral Landing LLC
Date: Wednesday, July 22, 2020 2:34:12 PM
Attachments: [Rebuttal PDF.pdf](#)
[image001.png](#)

Jennifer,

On behalf of Commissioner Pritchett, we are forwarding an email from Mr. Hunter regarding Canaveral Landing for the August 6th meeting.

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

321-607-6901

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From: D Hunter <ecobrevard@yahoo.com>
Sent: Monday, July 20, 2020 3:52 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: re: Rezoning Rebuttal Canaveral Landing LLC

Meeting Rebuttals from the neighboring community

NOTE: Board speakers comments are in black and Community rebuttals are in red letter.

PUBLIC HEARING RESULTS

Planning and Zoning Board Monday, July 6, 2020, at 3:00 p.m.

5. Canaveral Landing, LLC (Kim Rezanka) requests a change of zoning classification from TR-1 (Single-Family Mobile Home) to TRC-1 (Single-Family Mobile Home Cooperative) and a CUP (Conditional Use Permit) for Cluster Development of Mobile Homes, with a BDP (Binding Development Plan) limited to 100 units. The property is 33.80 acres, located on the north side of Canaveral Groves Boulevard, approximately 675 feet east of Grissom Parkway. (No assigned address. In the Cocoa area). (20Z00006) (Tax Account 2314846) (District 1) Planning and Zoning Board Recommendation: Filiberto/Buchanan – Approved the CUP for Cluster Development of Mobile Homes, with the additional condition that Fountain Palm Road be used as an ingress/egress if accessible, and a BDP limited to 100 units. The vote was 6:1, with Bartcher voting nay.

Meeting Opening with Kim Rosanka..

Introduces

Nick Dottore (Client Rep)

Rodney Honeycutt (Honeycutt and assoc. (Engineer of Record)

John Shepard (Atlantic Environmental consultant)

Kim disputes this is low income housing. Their website states “affordable housing opportunities for fixed-income individuals and families of modest means.” Same thing, different wording!!

Amenities will be, pool, pavilion w BBQ grills, exercise rm., and walking trail. So they are going to put a pool, outdoor pavilions and bbq grills for 200-400 people to use, but they don't expect the noise (Boom Boxes playing etc) to travel out of their property?

Wetlands 13.03 acre on South end and wetlands throughout = total of 14.65 wetlands of the 33.8 acre parcel. 18.88 are uplands. Some to be made into a retention pond on the N end. So approximately 14 acres for 100 homes = 7 1/7 homes per acre (Which is over the six minimum for CUP and the 4 per acre as stated on Canaveral Landing statement.)

Entrance off Ann Way....speed bumps would need to be requested by land owners and approved by Rita Pritchett.

Ann way is a public Right of way dedicated to access of this property. There will be an increase of traffic, but this is the ONLY access. Plans show 499 more trips per day, (and it isn't the ONLY access available)

All the homes around these are manufactured homes. False there are conventional built homes in this neighborhood. The whole of Canaveral Groves is primarily conventional homes.

Says surrounding homes range from 18,000 to 108,000 on property appraisers page. Taxable value or resale value?? A trailer park in our backyards will definitely make abutting homes less desirable and harder to sell.

Says this land was granted a cluster back in 1989. That was changed back but don't not know why.

Says South East is a cluster Development called Sun Lake Estates it's TRC1

South of that is Sun Lake Co-op similar to the proposal, but not as nice. These are not in this development nor do they affect it. They are across Canaveral Groves Blvd and have direct access to CGB. She is comparing apples to oranges. That is a designated park with their own entrance off CGB. NOT a park cluster park plopped in the middle of a housing development.

This is a concept plan for CUP approval. Other features are To Be Determined (engineering is not complete). We will come back to the board and ask for waivers at a different time.

We will be asking for removal of sidewalks and inverted roads later.

Mentions petition of over 150 signatures concerned about the endangered wildlife. False The petition heading is : PETITION TO STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS, SUCH AS GOPHER TORTOISES, SCRUB JAYS, AND OWLS BETWEEN FOUNTAIN PALM AND HESS.

Joe Buchanon asks about going through the wetlands for access to Canaveral Groves Blvd?

Kim We have **John Shepard** here to speak on that

John Shepard..... In order **to go through the wetlands you have to go through a permitting process**. The county only allows 1.8% of the entire acreage to be impacted, with regards to wetlands. The road would have to be 50' and so we would be over the 1.8% . That's the county rule **when it comes to single family homes in subdivisions and residential land**. To me it sounds possible, but they do not want to go through the permitting process!! And (possible land mitigation), and he quickly threw in "Single Family Homes and Residential Land".. they are not developing residential homes, they are requesting a cluster project.

Unknown speaker inquires about lot sizes.

John Sheperd... The gopher issue will be taken care of and we haven't found that the protected scrub jays are using this land. Some have seen Scrub Jays on the property and according the their map 2/3 of this neighborhood is scrub habitat. They would definitely be taking from the scrub jay and other animal's food sources.

Rodney Honeycutt speaks. ..

Bruce Moia questioned the present designation for 135 trailers under Tr-1 and has been for years? I believe this was being confused with zoning or platted land use by Bruce Moia when he brought it up. The designation is for FLU of 135 homes on 33.8 acres. That would equal approximately one single family residence per ¼ acre over the entire 33.8 acres... Not 100 homes on approximately 14 acres.

He also stated that there are only two accesses to the property. One at Ann way and CGB.

Because parcel D Discussed later in the meeting hadn't been mentioned at this time!!

He also designed that AnnWay had been extended for the future development of this parcel.

This MAY or may Not be, but there is also a home on that extension, so perhaps it was access

for that home? Kim stated later that parcel D was originally going to be used for access to an extension of Royal Palms development from the west side of this parcel, That would be a third possible access. A forth-possible access (That was never discussed) would be along the drainage ditch directly to Grissom Pkwy. This would prevent any traffic moving through Hess Ave, Ann Way and Phyllis. Although it may impact Fountain Palm and Phyllis way. This would also be most likely be the path of city sewer to the trailer park

Brian Hodgers then wanted to reconfirm the present designation of 135 homes on this parcel. He was corrected that it is not the zoning but the land use of "4 units per acre". That would be on the entire land Not a tiny piece of the land. $4 \times 33.8 = 135.2$ EXAMPLE... if they only develop 10 acres that would be 40 homes.

Paul Comino addressed the board arguing the Low Income wording being used. He stated this is Affordable Housing Not Low Income. Our question is will section 8 be considered to be brought into the trailer park?

Paul Comino is a business partner of Nick Dottor (Developer Owner) and manufactured home sales at Home Nation Manufactured housing located at 3737 US-1, Cocoa, FL 32926.

Public comments are allowed here limited to 2 minutes each.

Kim returns to stand to respond to public comment.

Brian Hodgers questions property D on Fountain Palm that was brought up by a resident?

Kim admits that this parcel was recently purchased by Mr Dottor as a vacant piece of property with no HOA, but is not in the binding plans and would have to be brought up later by coming back to P&Z and county commission for approval. She claims that was supposed to be an entrance to the second phase of Royal Palms, but that phase of Royal Palms was really never built. She claims the drainage ditch would create an issue so they don't know if it would be feasible yet. Only not feasible from their financial concerns because they have a ditch on AnnWay to cross and pay for also. If the plan is changed then we would have to come back. County easement between lot 50 and 51 on Fountain Palm could be negotiated to use as entrance also. It has direct access to Grissom Pkwy without utilizing other streets. (And most likely where the city sewer would be run to the property.) Also this is the fire access road and the only vehicle access to this property because it has no drainage ditch to cross.

Kim stated that the petition heading was for disturbance of wildlife. The petition heading actually reads : PETITION TO **STOP THE BUILDING AND PROTECT THE ENDANGERED ANIMALS,SUCH AS TORTOISES, SCRUB JAYS AND OWLS BETWEEN FOUNTAIN PALM RD AND HESS.**

She then talks about the road along the drain, (Fire Access Rd), but says there is no county easement.

She claims that homes surrounding this parcel range from \$18.000 to \$108.000. Are these tax values or what? Because home sale values are higher than that on most homes. Earlier she also stated that all the homes in this area are manufactured homes. This is not all true as some homes in this neighborhood are conventional build as is Most of Canaveral Groves.

She compared it to Sun Lake estates to the East??. This is NOT a part of this neighborhood. It is on the opposite side of CGB and it has an entrance on to CGB.

She stated that this zoning was TRC1 back in the 80s or 90s and not sure when that changed. Probably because development was stopped.

She states sewer and water will be brought in. "If others want to connect they probably can but they don't have to". **Believed to be false.... I doubt the city will run piping to random homes within a neighborhood. Most likely will force the entire neighborhood to connect to city sewer via a TAX LEVI (AT THE HOMEOWNERS EXPENSE). There are several new and recently improved homes that have just forked out thousands of dollars to have new septic tanks and drain fields put in.**

Another board member (Name not known, sitting to our left of Brian Rodgers) again mis-stated that this is currently ZONED for 135 trailers so their request is for less than it is zoned for. He also says he hates that Low Income or affordable housing is said to be related to increased crime because studies show otherwise. That if you put low income housing into high crime areas you see a decrease. **I've read many studies about this myself and what he says is partially true. According to my finds, IF there is not a crime issue in surrounding neighborhoods, crime is not increased by a trailer park. I read nothing stating it would decrease crime.**

Peter Filberto questions the entry from CGB again asks about the wetlands being used as entry and what will be done with it? Kim responds that they will maintain it as wetlands. The board repeatedly asked about CGB entry as if they would like to see that happen. **We would like to see that happen if development can't be halted also.**

Peter questions 55 and up community. Kim says it will Not be 55+ community.

Bruce Moia asks if the 14 acres of wetlands will go into conservation? Kim replies with we haven't yet.... Bruce says so for those people that back up to that property (The South Wetland area) won't see or realize a change at all. Kim responds so if you look to the North there is a big retention pond so those won't be impacted either. Bruce deducts that reduces it to only about 16 or so that would be impacted. **Where does this reasoning come from? Saying that only the sixteen homes that have to look at a whole community of trailers is impacted? Those 16 (actually 22 homes about the developable area) homeowners are a part of this community too, but our whole community is impacted. We are appalled at the total disrespect for those who showed up to voice their concerns. They completely dismissed all concerns for the safety, the intrusion of traffic, the noise pollution, the flood water runoff, and the demise of a thriving eco system, Wonder if they would have voted this in if it were in their backyard?**

Ron Bartcher States he has concerns about the traffic and wouldn't want that much traffic put in that area where there are large lots with few homes compared to 100 homes on a small parcel. **Thank You Ron!!**

Joe Buchannon....(Still confused that it is already "zoned" for TR1. TR1 is Land Use Thinking they are going down on the number of houses.) AGAIN....TR1 is LAND USE ?...the 135 homes were spread over 33.8 acres (4 homes per acres) assuming entry off of CGB .

If they put another access road in, Why Not?

Kim agrees and says the D parcel was just purchased a week ago so...

Again Kim says putting a road off CGB can't be done. **But it can with more money, Permitting and possible land mitigation.....Just like any other home builder would have to do. Land mitigation began in 1994 so these old land designations have no impact on today's policies of**

land. Are they wanting to KEEP the wetlands for future sell as mitigation or are they going to turn it over to conservation??

Peter Filiberto...Can we make that a condition of the CUP?

Kim.. Yes, but then we still have to come back with a revision of the concept plan. It may or may not be a big deal. A lot of contingencies going on here!!

Bruce Moia.... Annoyed about people that come up and say things that aren't accurate...referring to the term Low Income being used. Several people believe it did use the term Low Income on the website AT ONE POINT, But it's implied and not relevant to the decision made. (fixed income and families of modest means).

He agrees with Kim about property values. Says he just pulled up property sales in the area and values are all over the chart. We agree that selling prices are all over the chart, but some are condemned, burnt or No home on the property, or not in this neighborhood. This neighborhood is slowly on the mend. Old homes being refurbished and new homes being brought in. A trailer Park in the middle of our homes would in fact impact sales.

That has been ZONED for 135 trailers for many years so if you bought in there and should have known that. Again, Ignoring 135 home figure was on the whole 33.8 acres. On the reverse note the developers should have known they don't have access to their high ground except through the wetlands.

As traffic leaves the site it will disperse, some will go North some will go South some will go straight to get where they need to go. Shows No concern about the volume of traffic or our safety in our rural neighborhood..NONE!!

The one older man on the corner he's gonna get it all. There are actually three houses on that corner of Ann Way, but the traffic will affect the whole neighborhood.

If I knew I was buying next to a trailer park I would expect it would happen at some point.

AGAIN...It isn't platted or zoned as a trailer park, the FLU is for ¼ acre lots over 33.8 acres. How would anyone know what was going in there 30-40 years ago since it is un-platted land? A disrespectful thing to say.

They would tie into CGB but it's not allowed. Only the attorney said it isn't allowed. John Shepard said it would require additional permitting.

I can't think of any way to lessen the impact without making their property harder to develop than it already is

Staff...to Bruce Moia..any testimony concerning property values has to be done by a property appraiser or expert, so you can't take that statement into account.'

Peter Filiberto.. I would like to see another entry exit added if it can be. He claims they are making this property better than as it sits right now, so I'm in favor of this. I would like the CUP to make an entry on fountain Palm Road if available, If accessible.

Makes motion, second by Joe Buchannon. All in favor except Ron Bartcher.

We believe the developer's representatives misguided our board members concerning ingress egress possibilities. Safety concerns were ignored, flooding issues ignored, neighborhood impact and traffic concerns ignored. The 10' buffer was hardly discussed, and our petition to Stop Construction was minimized.

Dear Commissioner *Tobia*

I'm writing to address a concern that will affect many Canaveral Groves homeowners as well as a thriving natural wildlife eco system

The issue is a Low Income Trailer Park development project in the works here in Canaveral Groves.
(Canaveral Landing) Canaveral Landing

Those of us that live near and about 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 homogeneous 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 PM 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

A 4 unit per acre Trailer Park is NOT homogeneous with surrounding homesteads.

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.

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)

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)

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, raccoons, turtles, etc..

More yard chemicals/fertilizers washed into the canals, rivers and ponds.

Low income housing brings higher crime rates.

Depreciation of existing neighboring property values. (Due to lower valued homes on rental lots)

Other concerns

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.)

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.

We have started a petition among concerned neighbors asking if they approve or disapprove of this Trailer Park Development. As of now there are 180 signatures of neighbors that disapprove of this type of development in the middle of our neighborhood.

In conclusion... It would be nice to see the Hard Working; peace loving citizens get to keep what they have worked so hard for. Your consideration in stopping this boondoggle would be greatly appreciated.

Signed Michael H. Picandio

From: [Commissioner, D1](#)
To: [Jones, Jennifer](#)
Cc: [Mascellino, Carol](#); [Pritchett, Rita](#); [Smith, Nathan](#)
Subject: FW: Canaveral Landing trailer park project
Date: Thursday, July 30, 2020 8:25:36 AM
Attachments: [image001.png](#)

Good morning,

On behalf of Commissioner Pritchett, we are forwarding an email from Mr. Hunter regarding Canaveral Landing 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
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: D Hunter <ecobrevard@yahoo.com>
Sent: Sunday, July 26, 2020 8:31 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>
Subject: Canaveral Landing trailer park project

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

Dear Commissioners

I've sent many reasons why we the residents of Canaveral Groves would like to see the development of the Canaveral Landing Trailer Park project stopped.

The traffic and safety are a great concern, but so is the storm water runoff.

I've attached a couple pictures of the existing flooding situation on the proposed entrance to Canaveral Landing.(Hess Ave and Ann Way).

During heavy rains we are unable to drive on Hess in some cars. Most of this flooding comes from the land they are attempting to develop. By raising the land elevation higher would increase flooding into our neighborhood streets and homes.

Thank You for considering the homeowners in this rural area in this matter.

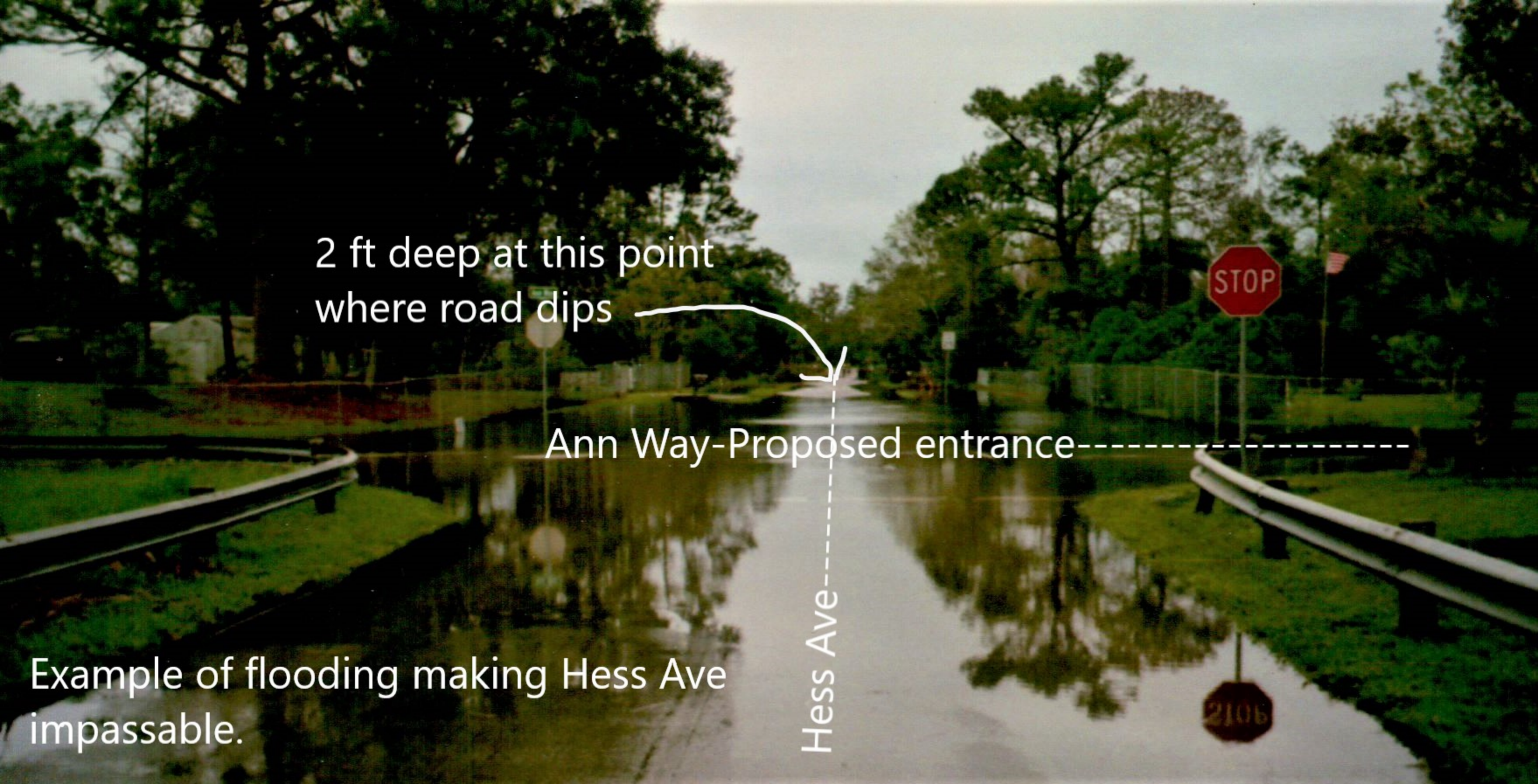
Dan Hunter

2 ft deep at this point
where road dips

Ann Way-Proposed entrance-----

Hess Ave-----

Example of flooding making Hess Ave
impassable.





2017 Ann Way Proposed entrance-->

From: [Commissioner, D1](#)
To: [Jones, Jennifer](#)
Cc: [Mascellino, Carol](#); [Pritchett, Rita](#); [Smith, Nathan](#)
Subject: FW: Opposition to Canaveral Landing, LLC
Date: Monday, August 3, 2020 8:41:54 AM

Jennifer,

On behalf of Commissioner Pritchett, we are forwarding the below email for the Canaveral Landing item on the zoning agenda for Thursday.

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
321-607-6901

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-----Original Message-----

From: Caren East <careneast@icloud.com>
Sent: Saturday, August 1, 2020 12:50 AM
Subject: Opposition to Canaveral Landing, LLC

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

Dear Commissioner,

As your constituents, my husband and I kindly ask for your support in voting against the request submitted by CANAVERAL LANDING, LLC to change a zoning classification and a CUP with a BDP on 33.80 acres located on the north side of Canaveral Groves Boulevard, approximately 675 feet east of Grissom Parkway.

Current Zoning: TR-1 (Single-Family Mobile Home).

Request: TRC-1 (Single-Family Mobile Home Cooperative) and a CUP for Cluster development of Mobile Homes, with a BDP limited to 100 units.

We oppose the proposed development, because it will result in:

- Drop in property values.
- Increased street traffic that will cause noise, delays and more accidents, as proposed development will not have its own access road.
- Increase in crime rate.
- Lower quality of life.

At the Brevard County Government Center on Monday, July 06, 2020 we were very disappointed to find out that the Board did not support our request and went ahead and approved the developer's request.

We believe that the well being of hundreds of local residents should weigh more than the profit realized by a single developer.

As your loyal constituents we expect you to protect our interests and not the interests of Canaveral Landing LLC.

Sincerely,
Caren East & Matt Glander
4220 Luciano Ave
Cocoa, FL 32927

From: [Caren East](#)
Subject: Opposition to Canaveral Landing, LLC
Date: Saturday, August 1, 2020 12:49:52 AM

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

Dear Commissioner,

As your constituents, my husband and I kindly ask for your support in voting against the request submitted by CANAVERAL LANDING, LLC to change a zoning classification and a CUP with a BDP on 33.80 acres located on the north side of Canaveral Groves Boulevard, approximately 675 feet east of Grissom Parkway.

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As your loyal constituents we expect you to protect our interests and not the interests of Canaveral Landing LLC.

Sincerely,
Caren East & Matt Glander
4220 Luciano Ave
Cocoa, FL 32927

From: [D Hunter](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Canaveral Landing trailer park project
Date: Sunday, July 26, 2020 8:32:51 PM

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

Dear Commissioners

I've sent many reasons why we the residents of Canaveral Groves would like to see the development of the Canaveral Landing Trailer Park project stopped. The traffic and safety are a great concern, but so is the storm water runoff. I've attached a couple pictures of the existing flooding situation on the proposed entrance to Canaveral Landing.(Hess Ave and Ann Way). During heavy rains we are unable to drive on Hess in some cars. Most of this flooding comes from the land they are attempting to develop. By raising the land elevation higher would increase flooding into our neighborhood streets and homes. Thank You for considering the homeowners in this rural area in this matter.

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