

From: [Woodard, Patrick](#)
To: [Jones, Jennifer](#)
Cc: [Schmadeke, Adrienne](#); [Bellak, Christine](#)
Subject: FW: Concerns regarding proposed BDP in Mims
Date: Monday, February 1, 2021 4:54:47 PM

Jennifer,

Please see that this public comment was sent to our office.

Regards,

Pat Woodard



Pat Woodard
Chief Legislative Aide to Commissioner Smith
Brevard County, District 4
[321.633.2044](tel:321.633.2044) | Patrick.Woodard@brevardfl.gov
2725 Judge Fran Jamieson Way, Bldg. C - Suite 214,
Viera, FL 32940

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: Gabriel Quintas <laustibichriste94@gmail.com>
Sent: Monday, February 01, 2021 3:38 PM
To: Commissioner, D4 <D4.Commissioner@brevardfl.gov>
Subject: Concerns regarding proposed BDP in Mims

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

Dear Commissioner Smith,

My family and I are proud residents of Mims. We intentionally moved to an area of the County known for its rural and agricultural lifestyle where highly-dense urban-type developments would not be present. As a professional planner employed by a local municipality, I am well acquainted with planning theory and best planning practices as well as land-use trends and developments in the North Brevard area. I am not presenting an opinion on behalf of the municipality for which I work,

but I do wish to express my professional planning opinion on the binding development plan presented by AG Ventures for allowance of a 440-lot residential subdivision just north of Wiley Avenue in Mims which will be considered by the Commission this Thursday afternoon. It is my firm belief that approval of the binding development plan as submitted by the developer would defy the goals and objectives of the Comprehensive Plan and introduce a highly-dense, incompatible development pattern into an area where residents value low-density development patterns and a rural way of life.

I recognize that the existing zoning is incompatible with the underlying future land use designation per Section 62-1255 (b)(2) of the Land Development Regulations. With good reason, the most intense single-family detached residential zoning district permissible by the land development regulations in the Residential-4 land use category is RU-1-11 which requires a minimum lot size of 7,500 square feet and a minimum home size of 1,100 square feet. The RES4 land use category was not intended to allow high-density developments as proposed by the binding development plan. The character of the surrounding area consists mainly of single-family residential lots ranging between 7,500 - 11,000 square feet. The smallest lots in the immediate vicinity, located directly east of the subject site, are approximately 7,405 square feet. Furthermore, while a very small number of homes containing a living area of approximately 800 square feet exist east of the site, a review of the home sizes of single-family residences in the general vicinity of the site reveals that a majority of the homes in this area contain a minimum living area of approximately 1,000 square feet.

Additionally, the Comprehensive Plan prioritizes "the development of residential neighborhoods that offer *the highest quality of life to the citizenry*" by prioritizing "the compatibility of the new development with its surroundings" and the creation of "neighborhoods that complement adjacent land uses." The binding development plan and associated conceptual plan that will be considered Thursday would allow 5,000 square-foot lots and a minimum of 700 square-foot homes which presents a development that is completely out of character with the existing residential development in this of Mims. It is for this reason that I am urging you to vote to deny the development plan as presented and recommend a rezoning to, at a minimum, RU-1-11 to ensure consistency of the zoning district with the Future Land Use Map and with the established character and density of the area surrounding the development.

If the Commission deems it more practical to place conditions of approval on the binding development plan, rather than rezone the site as recommend above, then my recommendation to maintain consistency with the Comprehensive Plan and the prevailing character of the area is that the development be required to maintain a minimum lot size of 7,500 square feet with a minimum lot width of 75 feet and that the minimum home size be required to be 1,100 square feet as required for single-family lots in the RU-1-11 zoning district (LDR Section 62-1340). I would further encourage that any development on the site be required, at the developer's expense, to connect to County potable water and sanitary sewer facilities due to the proximity of the area to the Indian River and the continued detriment that the proliferation of septic tank systems could pose to the water quality in the Indian River Lagoon. Additional recommendations based on the conceptual plan submitted include the following: that the entire perimeter of the development, including subject development bordering US Highway 1, Wiley Avenue, and Old Dixie Highway, be required to incorporate 15-foot vegetative buffers with the exception of the perimeter buffer along the adjacent

parcel zoned IU, which should increase to 30 feet wide as proposed on the conceptual plan, with plantings meeting the minimum requirements of Appendix B referenced in Section 62-4342 of the Land Development Regulations; a requirement for a system of paved walking trails connecting the various proposed parks throughout the development as an amenity for the residents; that the entire length of Old Dixie Highway adjacent to the development be surfaced and improved to County standards including any necessary right-of-way dedication to the County by the development to arrive at the minimum right-of-way width required for the designated road classification; and that any dead-end roads within the development be required to terminate in a cul-de-sac to facilitate access and circulation of emergency vehicles.

Thank you for your consideration and for your dedication to our County.

Sincerely,

Gabriel Quintas
Mims, Florida

Objection
20PZ00101
Ag Ventures

From: [Commissioner, D1](#)
To: [Jones, Jennifer](#)
Cc: [Mascellino, Carol](#)
Subject: Public Comment on Item H.4 for Zoning Meeting on Feb. 4th
Date: Tuesday, February 2, 2021 3:08:16 PM
Attachments: [image001.png](#)

Hi Jennifer,

Please include the below email as public comment on Item H.4 for Zoning Meeting on Feb. 4th

Best Regards,

Nate Smith

Legislative Aide to Commissioner Rita Pritchett



District 1 Commission Office
2000 South Washington Avenue, Suite 2
Titusville, FL 32780
321-607-6901

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From: Gabriel Quintas <laustibichriste94@gmail.com>
Sent: Monday, February 1, 2021 3:31 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Concerns regarding proposed BDP in Mims

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

Dear Commissioner Pritchett,

I would like to congratulate you on your re-election to serve District 1. My family and I were eager to cast our votes for you back in November.

My family and I are proud residents of Mims. We intentionally moved to an area of the County known for its rural and agricultural lifestyle where highly-dense urban-type developments would not be present. As a professional planner employed by a local municipality, I am well acquainted with planning theory and best planning practices as well as land-use trends and developments in the North Brevard area. I am not presenting an opinion on behalf of the municipality for which I work, but I do wish to express my professional planning opinion on the binding development plan presented by AG Ventures for allowance of a 440-lot residential subdivision just north of Wiley Avenue in Mims which will be considered by the Commission this Thursday afternoon. It is my firm belief that approval of the binding development plan as submitted by the developer would defy the goals and objectives of the Comprehensive Plan and introduce a highly-dense, incompatible development pattern into an area where residents value low-density development patterns and a rural way of life.

I recognize that the existing zoning is incompatible with the underlying future land use designation per Section 62-1255 (b)(2) of the Land Development Regulations. With good reason, the most intense single-family detached residential zoning district permissible by the land development regulations in the Residential-4 land use category is RU-1-11 which requires a minimum lot size of 7,500 square feet and a minimum home size of 1,100 square feet. The RES4 land use category was not intended to allow high-density developments as proposed by the binding development plan. The character of the surrounding area consists mainly of single-family residential lots ranging between 7,500 - 11,000 square feet. The smallest lots in the immediate vicinity, located directly east of the subject site, are approximately 7,405 square feet. Furthermore, while a very small number of homes containing a living area of approximately 800 square feet exist east of the site, a review of the home sizes of single-family residences in the general vicinity of the site reveals that a majority of the homes in this area contain a minimum living area of approximately 1,000 square feet.

Additionally, the Comprehensive Plan prioritizes "the development of residential neighborhoods that offer *the highest quality of life to the citizenry*" by prioritizing "the compatibility of the new development with its surroundings" and the creation of "neighborhoods that complement adjacent land uses." The binding development plan and associated conceptual plan that will be considered Thursday would allow 5,000 square-foot lots and a minimum of 700 square-foot homes which presents a development that is completely out of character with the existing residential development in this of Mims. It is for this reason that I am urging you to vote to deny the development plan as presented and recommend a rezoning to, at a minimum, RU-1-11 to ensure consistency of the zoning district with the Future Land Use Map and with the established character and density of the area surrounding the development.

If the Commission deems it more practical to place conditions of approval on the binding development plan, rather than rezone the site as recommend above, then my recommendation to maintain consistency with the Comprehensive Plan and the prevailing character of the area is that

the development be required to maintain a minimum lot size of 7,500 square feet with a minimum lot width of 75 feet and that the minimum home size be required to be 1,100 square feet as required for single-family lots in the RU-1-11 zoning district (LDR Section 62-1340). I would further encourage that any development on the site be required, at the developer's expense, to connect to County potable water and sanitary sewer facilities due to the proximity of the area to the Indian River and the continued detriment that the proliferation of septic tank systems could pose to the water quality in the Indian River Lagoon. Additional recommendations based on the conceptual plan submitted include the following: that the entire perimeter of the development, including subject development bordering US Highway 1, Wiley Avenue, and Old Dixie Highway, be required to incorporate 15-foot vegetative buffers with the exception of the perimeter buffer along the adjacent parcel zoned IU, which should increase to 30 feet wide as proposed on the conceptual plan, with plantings meeting the minimum requirements of Appendix B referenced in Section 62-4342 of the Land Development Regulations; a requirement for a system of paved walking trails connecting the various proposed parks throughout the development as an amenity for the residents; that the entire length of Old Dixie Highway adjacent to the development be surfaced and improved to County standards including any necessary right-of-way dedication to the County by the development to arrive at the minimum right-of-way width required for the designated road classification; and that any dead-end roads within the development be required to terminate in a cul-de-sac to facilitate access and circulation of emergency vehicles.

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Sincerely,

Gabriel Quintas
Mims, Florida