

From: [jamie.moran](#)
To: [Jones, Jennifer](#)
Subject: ID# 20Z00036
Date: Saturday, January 16, 2021 3:36:44 AM

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

Hello. My name is Jamie Moran. I'm a homeowner on Vineland st. In cocoa (port st. John). I have received correspondence from the Brevard County Board of County Commissioners planning & development department concerning a request to change of zoning for property within 500 feet of mine. I am concerned with the possibility that this request will be granted for a few reasons. Firstly, when I purchased my home it was advertised that the wooded area behind my home would remain nearly indefinitely because it was Florida scrub Jay habitat. As many of us know, that is a threatened bird species that has it's highest populations in Brevard county. How can land be razed and built upon if it will destroy such habitat? My other concern is that the owner's of said property want the zoning classification changed to TR-1. I'm no expert, but quick research into home and land values show that mobile homes are valued much less than single family homes, which is what lines my street. Will having a mobile home park in such close proximity lower our property values? My last concern is the possibility of increased crime rates and/or noise issues by adding up to the BDP of 200 units. I'd imagine that many of those units would house more than one individual. With that many individuals added to our surrounding neighborhood, there is a possibility that the area will have increased noise as well as increased crime. Unfortunately there are crime occurrences in every population, but the probability percentage increases as the population does. Hopefully if this change in zoning is approved, my fears will turn out unfounded. Thank you taking the time to read my e-mail. I am unable to attend any of the public hearings due to work as a nightshift nurse, as well as increased work hours due to the pandemic. Jamie Moran.

(321)795-0007

[Sent from Yahoo Mail on Android](#)

From: [Jamia Q Brogan](#)
To: [Jones, Jennifer](#)
Subject: ID #20Z00036 Adjacent homeowner comments
Date: Monday, January 18, 2021 8:48:29 AM

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Jennifer,

I am the home owner at 1109 Vineland Rd. I am not able to make the in person meetings so I am emailing you regarding the requested zoning change.

I am NOT for it. We do not need any more manufactured home communities. It will decrease property values in the surrounding area including my property. I am not opposed to development. They can have condos, townhomes, patio homes, single family homes, anything but mobile homes. Mobile homes deteriorate over time and generally become an eyesore. They are susceptible to more damage than other types of home during hurricanes and other strong storms. We don't need them. We need solid housing. Condos, townhomes, and single family homes. Also, we don't want to remove the BU-1 General zoning. It is good to have General Retail near communities. A vast area of mobile homes is VERY undesirable and I am opposed to the requested zoning change.

Jamia Q Brogan
321-749-9928 (voice, text or vm)
Jamia@JamiaQ.com
"In Service to Others"

From: [Zac Brigante](#)
To: [Jones, Jennifer](#)
Cc: [Pritchett, Rita](#)
Subject: Rezoning Hearing for PSJ Property
Date: Wednesday, January 6, 2021 8:06:41 PM

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Hello Jennifer. I hope you are doing well. I am writing you to ask that the next meeting remain in Port St. John. This is about our community and would not be a fair representation if the meeting was moved to Viera. This needs to be at a local facility that can safely hold the large amount of people who are opposed to this ridiculous rezoning request. The overwhelming number of opposition hopefully will persevere and the county will do what is right with this previously protected property.

My home backs up to this property and the reason we purchased it was because we knew the protected species on this land would prevent development. The owner of the land, Justin Savich and Market Tampa Investments know this as well. I have had many conversations with him in person when he drove a land clearing forestry mulcher machine through the property and also via text. The company prides themselves on buying land very cheap that have known developmental barriers and endangered habitats and bully their way into rezoning and thus adding value to their "underpriced purchase". This company has no interest in the habitats of protected wildlife and I witnessed that first hand in July/August 2018 when he bulldozed huge paths throughout the property saying he was going to get a survey. I know 100% there are Scrub Jays, Gopher Tortoises and Indigo Snakes. I see 2/3 of them daily and Indigos every couple of months.

I also ask that the committee board members come to the next meeting with a better attitude towards the citizens of the community they are serving. I am a long time resident and I was embarrassed by the degrading demeanor and unprofessional attitude displayed by much of the board. I look forward to hearing from you.

Have a great evening,

Zac Brigante
Healthcare Consultant-Director
Floyd Lee Locums
direct: 843.970.2843
mobile: 321.794.7459
zbrigante@floydleelocums.com
www.floydleelocums.com

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From: [Zac Brigante](#)
To: [Jones, Jennifer](#)
Cc: [Pritchett, Rita](#)
Subject: Rezoning of property in PSJ
Date: Tuesday, February 9, 2021 4:03:24 PM

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Hello Jennifer and Rita, I hope you are both doing well. I am writing you both as a concerned long time resident of Port St. John (1986).

When we purchased our current house in 2016 I did a lot of research to ensure the property behind my house was not buildable. This is a well-known and documented scrub jay habitat, wetlands, hardwoods, owls, Gophers, Indigos etc. My family and neighbors are highly disappointed that this developer has the potential power to purchase non buildable land cheap and have codes changed to satisfy the needs of their development. Please let me know what can be done to stop this from happening. Especially when there are many years of documented meetings and regulations in place for a reason. I am no zoning expert, but all of these documents on record I have reviewed prior to purchasing my home. Now to find out they want to put 200 mobile homes within 40 feet of my back porch is extremely upsetting.

If there is no compromise and this is ultimately passed, I please ask that it be regular construction single family homes on larger lots and a much larger buffer go around the property particular the side that touches Vineland, which this will affect the value the most. My home on Vineland street was recently appraised at \$368,000 last week and I promise you if there are mobile homes in the back yard that my equity will decrease significantly. This is not the ideal result, but if there is no chance of stopping it I would like to atleast see a compromise. A buffer of 75-100 feet will also help preserve much of the natural habitat and allow some species to remain. Yes this will lower the amount of homes, but will appease most of the concern. The residents of Cedar Lake are concerned with the extra traffic and the residents of Vineland are concerned with Mobile homes in their back yards.

I understand that with enough money the "protected species" can be relocated, but what I am having the most difficult time with is understanding how I purchased my house with the certainty that the property was previously deemed protected. I am all for growth and progress, but this negatively impacts every single house in Port St. John.

I feel that the community showed their support back in January when they had to reschedule to meeting due to too many residents showing up. One of the board members said this was the largest turnout they have had in years. Now that this has been relocated to Viera I am concerned less people will be able to have a voice.

Thank you for your time and thank you for serving the residents of PSJ. I understand you have a job

that is often thankless, but I am certain you will do what is right in this case for the residents you represent.

Have a great day!

Zac Brigante

Director of Concierge and Engagement

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Connecting clinicians to purposeful work. We impact lives.

Objection
20Z00036
Cedar Lake

From: [Janet Carmello](#)
To: [Commissioner, D1](#)
Cc: [Jones, Jennifer](#)
Subject: ID 20Z00036 Port St. John Dependent Special District Board - February 10, 2021
Date: Tuesday, February 9, 2021 6:31:20 PM

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Hello

Due to prior commitments I will be unable to attend the meeting on February 10 2021. I am a homeowner in Port St John for almost 20 years. We do not need or want rent to own mobile homes in our area. This will have a negative effect on our property values and I very concerned. There are many other areas in the county that already have these type of developments and another one so close to single family home neighborhood will not be good for our area.

Thank you Janet Carmello
6910 Kaylor Ave
Port St John,FL 32927

From: [Deanna Gregory](#)
To: [Pritchett, Rita](#); [Jones, Jennifer](#)
Subject: Development Concerns
Date: Tuesday, February 9, 2021 7:00:13 PM

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

Jennifer and Rita,

Good evening, and thank you for taking the time to read this. I'm writing to you today as a life-long resident of Port St. John, who is very concerned about the current situation.

I have lived on Vineland Street for all 20 years I have been on this earth, and for all 20 years a tract of land behind us has been documented scrub jay, owl, gopher tortoise, indigo, hardwood, and other endangered species habitat as well as known wetlands. I, my family, and almost all of my neighbors on our side of the street are incredibly disheartened by the proposed zone changes and development, as well as the fact that this zone change is only being proposed so the developer can build on unbuildable land. I ask you to please share any information you might have on preventing this from coming to pass. The specific zoning and restrictions for the area behind us are in place for good reasons. Having such critical habitat threatened by overdevelopment not even a hundred feet away from my backyard is a deeply upsetting reality I and those dear to me have had to confront.

If there is truly nothing that can be done, or even a compromise that can be reached and the changes do in fact come to pass, I am please asking that the construction is modified to single family homes on larger lots, with a much bigger buffer going around the property on the side that touches Vineland. Property values for those of us living on Vineland adjacent to the area will decrease greatly with a lot of mobile homes right on top of us. A larger buffer will not only preserve much of the habitat at risk, but also help preserve at least a solid handful of the species living on it. While this will ultimately lower the amount of homes they are able to build, it will help address many of the concerns being voiced. The residents of Cedar Lake Drive, in particular, are greatly worried by the dramatic increase in traffic that a large amount of homes will bring, while those of us on Vineland are concerned for the above reasons.

It has come to my attention that the developer is aiming to simply move the protected species, and certainly with enough funds they can attempt to do so, but it is my understanding that a tract of land is deemed "protected" in order to exist as a haven for all that lives on it. As important as growth can be, this development will only be detrimental to the people currently living here and the natural land on which such development has been proposed.

I feel in my heart that the community has shown an outpouring of support against the proposed changes, as seen in January when the community board had to reschedule the meeting as a result of too many residents showing up to be properly seated in the venue they had chosen. I am worried, however, that as a result of the new venue being in Viera, that not as many people will be able to come and have their voices heard. The location, while certainly larger, is not wholly accessible for the many aging members of the affected community.

Thank you once again for reading, and thank you for all you do in service to the people of Port

St. John. It is my hope, and my belief, that you will do what is right in this particular situation for the residents whom you represent.

I hope you have a safe and lovely evening,

Deanna Gregory



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From: [Rachel Gregory](#)
To: [Pritchett, Rita](#); [Jones, Jennifer](#)
Subject: Development concerns 20z00036
Date: Tuesday, February 9, 2021 7:09:08 PM

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Hello Jennifer and Rita, I hope this email finds you well. I'm writing to you today as a concerned resident of Port St. John.

I've lived in this area since I was six years old, my family and I moved here back in 2000 when my sister was born. For most of my life the woods behind our house have always held a special place in my heart. I grew up watching gopher tortoises traverse our backyard and scrub-jays play. I even saw my first owl perched on one of the dead trees beyond our fence. This slice of land taught me so much of Florida's native wildlife, so to find out that this land (which my mother told me was not buildable) is in the works for development was extremely disheartening. In speaking with my neighbors I have found that they, like my own family, feel the same.

Before emailing you, I chose to do a bit of research about the land behind my house and found that this area is a well-known and documented area, for not just the couple endangered species I listed previously, but wetlands, hardwoods, Indigos, etc. I believe what is most disheartening is that this developer has the potential power to change non-buildable lands, codes, in order to satisfy the needs of their development. If there is anything that can be done to stop this from happening please let me know. When my parents purchased this house back in 2000 my mother said it was perfect for a couple reasons, one being that there was no one behind us; just woods. Now, to find out they want to build 200 mobile homes back there within at least 40 feet of my home is deeply upsetting.

Not only do I have great concern about our native wildlife but my family's property as well. Recently I have been shopping the area for already existing residences as I'm coming to the point of moving out of my family's home. For kicks I looked up my home and found out the property is estimated at 200,000 unfortunately I know that value will go down if mobile homes are put behind my house.

While ideally I'd like to see this project stopped, if there's no possibility of this happening I would like to see a compromise. I believe a buffer of at least 75-100 feet would help preserve much of the natural habitat and allow at least some species to remain. While I understand that this will lower the amount of homes allowed but it appeases many of the concerns held. I would also ask that instead of mobile homes for

the homes to be regular construction single family homes on larger plots. It's my understanding that my neighbors (on Vineland) are concerned with mobile homes being back up to their property and the residents of Cedar Lake are concerned with the high traffic this development will produce.

I understand progress, it happens every day and we watch it launch from our backyards at least once a month; it's even my dream to be a part of it! I think the problem I am having however is understanding that a property once deemed protected can suddenly not be. Progress is important, but I still feel we should be mindful of the environment we call home.

I feel that this negatively impacts everyone in Port St. John and I believe that's why there was such a great mass of people at the meeting on January 6th; so much so that they had to postpone due to the sudden high risk of Covid. However, with the relocation to Viera I feel that many people will not be able to attend and their voices will not be heard.

Thank you for your time. I understand what you do is often thankless, but I am positive you will do what's right for the residents you represent here in PSJ, and the environment we live on.

I hope you have a wonderful day,

Rachel Gregory



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From: [Daneen Cody](#)
To: [Jones, Jennifer](#)
Subject: Objection to land development near Port St John FI
Date: Tuesday, February 9, 2021 9:50:45 PM

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Ms. Jones,

My name is Daneen Cody, and I am writing on behalf of my mother who lives in Port St. John near US1 and Winn Dixie. I understand that there is discussion to develop the land that is behind her.

My mother has been there for 47 years, that is the home my sister and I grew up in. For many years my mother, father and sister and I shared many a long conversation in our back yard, enjoying all the wildlife and natural beauty that has been preserved. We have enjoyed seeing the endangered species have a place to call home. My mother and her neighbors have all enjoyed this area that has been preserved. My request is that you reconsider developing on this land that is a home to many natural species and a pleasure to the humans that enjoy what is within. Keep what little land that is left for those who were here before us. Thank you for your time.

Sincerely, Daneen Cody

Sent from my iPhone

Sent from my iPhone

From: [Jose](#)
To: [Pritchett, Rita](#); [Jones, Jennifer](#)
Subject: Fwd: Rezoning 20Z00036
Date: Wednesday, February 10, 2021 2:18:33 PM

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

Good afternoon Rita,

I tried to get the developer related to 20Z00036 to let us have our own environmental Survey and we got declined.

Below are a few views from the Atlantic environmental that question if this is for everyone or just who is paying the bills for them.

I have attached the email from Kim Rezanka on my request for permission to be on the property to have a survey done.

Second paragraph of the About us page

Atlantic Environmental's ecologists have extensive experience assisting clients through the various permitting and compliance processes at local, state and federal levels.

We have established a strong reputation for integrity and reliability. Our goal is to develop effective permitting and mitigation strategies and solutions that successfully

address the concerns and responsibilities of both developers and environmental regulators. Our experience and expertise allow us to accomplish this goal in a cost-effective

and expeditious manner that results in greater profitability for our clients.

Home Page

a better built environment:

for your business

for your family

for our future

Email from Kim declining our survey request

From: Kim Rezanka <krezanka@laceyandlyons.com>
Date: February 10, 2021 at 11:08:38 AM EST
To: jcadiz4595@gmail.com
Cc: "Jones, Jennifer" <jennifer.jones@brevardfl.gov>, "Rita Pritchett (D1.Commissioner@BrevardFL.gov)" <d1.commissioner@brevardfl.gov>
Subject: Cedar Lake Drive Project (20Z-0036)

Mr. Cadiz,

Thank you for your inquiry to this office as to whether the developer would allow you to conduct your own environmental study on the 58 acres that the new subdivision will encompass. We understand you live on Vineland Street and have concerns regarding the impact to the environment based upon this proposed development.

I have spoken to the developer of the Project, and he has hired a reputable and respected environmental engineering company, Atlantic Environmental, who is conducting in-depth studies and surveys of the Property, as required by the County and other permitting agencies. The developer will be providing those surveys and studies to the County and you will be able to receive copies.

He respectfully declines your request to conduct your own survey due to liability concerns.

Sincerely,

Kimberly B. Rezanka

Partner

1290 US Highway 1, Suite 201

Rockledge, FL 32955

Office 321.608.0892

krezanka@laceyandlyons.com

<https://www.laceyandlyons.com/>

From: [Aim Young](#)
To: [Pritchett, Rita](#); [Jones, Jennifer](#)
Subject: ID# 20Z00036
Date: Wednesday, February 10, 2021 5:22:49 PM

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I understand that there is a meeting tonight regarding the addition of a 200 unit mobile home park in Port St John. As a home owner and tax payer in Port St John, I am against this development and ask that the land NOT be used for Mobile Homes.

Respectfully,

Amy M. Young
5403 Holden Road
Cocoa, FL 32927
(330) 690-6627

From: [Brandon Grimshaw](#)
To: [Pritchett, Rita](#); [Jones, Jennifer](#)
Subject: Rezoning PSJ Mobile Home Park
Date: Thursday, February 11, 2021 2:33:08 PM

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

Hi Commissioner Pritchett,
With real estate interest in PSJ I oppose the plan to build a low income mobile home rental development. I have property in PSJ that will be negatively impacted by this. Property values will significantly decrease.
Thank you,
Brandon Grimshaw
907-887-6146

From: [Brandon Grimshaw](#)
To: [Pritchett, Rita](#); [Jones, Jennifer](#)
Subject: Rezoning PSJ Mobile Home Park
Date: Thursday, February 11, 2021 2:33:08 PM

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

Hi Commissioner Pritchett,
With real estate interest in PSJ I oppose the plan to build a low income mobile home rental development. I have property in PSJ that will be negatively impacted by this. Property values will significantly decrease.
Thank you,
Brandon Grimshaw
907-887-6146

From: [Wanda Wingo](#)
To: [Jones, Jennifer](#)
Subject: proposed zoning change, port saint john
Date: Sunday, February 21, 2021 11:57:11 AM

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

I have lived on Vineland Street in Port Saint John since 1974. I received notice of a proposed zoning change from RU-1-11 to TR-1 which butts up to my property on the south. There are many reasons why we in the area are vehemently opposed to this zoning change and one that tops the list is that this property is Gopher Tortoise habitat, which is a protected species. Rules & Regulations states, "It is against the law to kill, harass or destroy gopher tortoises..."

We in the area are just ordinary hard-working people who appreciate this little wooded space that allows us to breathe free away from the maddening crowd! I hope you will add me to the list of others who have contacted you regarding the stopping of the proposed change. I know "it's all about the money" and whoever has the most will get his way, no matter how many people will be negatively affected but we in the are area are strongly opposed to this requested change.

Please stop this request and let us and the Gopher Tortoises rest in peace...Wanda Wingo, 321-632-6554.

Sent from [Mail](#) for Windows 10