



**BOARD OF COUNTY COMMISSIONERS**

**Rita Pritchett, District 1 Commissioner**

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Planning and Development  
Commission Meeting March 23, 2021  
5971 Cedar Lake Drive - 20Z00036

Commissioner Pritchett spoke with Mr. Zach Brigante in her office regarding the above item on March 12, 2021. The Commissioner listened to his concerns regarding the zoning item.



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Commissioner Pritchett spoke with Mr. Thomas Mac Farlane in her office regarding the above item on March 15, 2021. The Commissioner listened to his concerns regarding the zoning item. Mr. Mac Farlane handed the Commissioner a letter with his thoughts on the project. Our office has attached the letter to this disclosure.

### My Thoughts On the PSJ Rezoning Request

We had our home built at 1099 Vineland St., Port St John in 1976. My contractor told me that the property behind ours was set aside for 'block homes'. That was true at the time and I based my decision to build there because of the county's binding development plan. The last time that this section was up for rezoning, it was disapproved because the developer's plan did not meet the county's requirements. The developer must prove compatibility. Yes they have the right to develop their land but we do not want the county's current Binding Development Plan changed to accommodate the land owner. His request for rezoning will have serious negative impact on the homes along Vineland Street in Port St. John. This was a primary concern of mine when I contracted a local builder to place our new home on Vineland St. I was assured that only similar homes can be built on the adjoining property.

The developer's attorney seemed to make comparisons to homes in Clearview and not Port St John which are clearly not the same thing. What they say now about their planned structures means little. Once they get the rezoning that they want they can change their minds and their plans.

In regard to their attorney's claim that the "Vineland" home owners are biased against the future residents of this development; that is completely false. We are not biased against the people, only biased against the type of structures that will be there. Our home owners have invested too much of their lives, as well as their time and money into their homes to see them drop in value.

Someone representing the developer stated that the residents along Vineland Street (in PSJ) are used to sitting around on their back porches or backyards and don't want neighbors behind them. Again, it is not people that are objectionable; it is only about incompatible structures. Their attorney's attempt at making their structures compatible with PSJ's block homes is almost laughable. "Can they actually believe they can compare their structures with my neighbor's home appraised at over \$400,000 or my home of 32 hundred sq. ft.?"

The development's attorney, talking about the emails sent to county commissioners, that some of these people live several miles away. Well, my son is one of these people and he will eventually live in my house and he is very concerned. I have not the slightest doubt that anyone considering buying my house, after this development is built, would no longer be interested in buying. The structures the developer plans to build are not compatible with the adjoining properties nor is it in keeping with the Binding Development Plan laid out by the county.

Finally, is there anything else I should be researching that might be of help to you?

Whoops!!! One more thing... at the recent meeting in the commission room, why was there a 3 minute limit for public comment?