

Pritchett, Rita

From: Commissioner, D1
Sent: Wednesday, March 3, 2021 1:42 PM
To: Christopher McClure
Cc: Pritchett, Rita; Mascellino, Carol; Price, Jessica
Subject: RE: PSJ 200 lot rental mobile home vote no!

Good Afternoon,

On behalf of Commissioner Pritchett, thank you for your email. The Commissioner has reviewed your email and wants you to know that she will take your comments into consideration.

Thank you for contacting our office.

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

Please note:

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From: Christopher McClure <christophermcclure231@gmail.com>
Sent: Wednesday, March 3, 2021 6:50 AM
To: Pritchett, Rita <Rita.Pritchett@brevardfl.gov>
Subject: PSJ 200 lot rental mobile home vote no!

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

Hello;

Please consider voting against this 200 lot proposal. We do not desire to have this built in our backyards.

Thank you,
Christopher McClure
6545 Dallas Ave,
Cocoa, Fl, 32927
321-323-4933

Pritchett, Rita

From: Zac Brigante <zbrigante@floydleelocums.com>
Sent: Tuesday, February 9, 2021 4:04 PM
To: Pritchett, Rita
Subject: Rezoning of property in PSJ

Categories: EMAIL CAMPAIGN

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

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
Floyd Lee Locums
direct: 843.970.2843
mobile: 321.794.7459

zbrigante@floydleelocums.com
www.floydleelocums.com

Connecting clinicians to purposeful work. We impact lives.

Pritchett, Rita

From: Mindy Brigante <mindybrigante@gmail.com>
Sent: Tuesday, February 9, 2021 6:33 PM
To: Pritchett, Rita
Subject: PSJ Rezoning

Categories: EMAIL CAMPAIGN

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Good evening Mrs. Pritchett,

I am writing in concerns to the rezoning of the property located directly behind my house in Port St. John. When we purchased our house in 2016 it was our understanding the beautiful property behind us was unbuildable due to the multiple protected species of wildlife. We are asking to keep a buffer to not only protect the wildlife, but to also preserve existing home values in Vineland Street. I appreciate all you do the for the community.

Take care,
Mindy Brigante

Commissioner, D1

From: Janet Carmello <jcarmello@email.com>
Sent: Tuesday, February 9, 2021 6:31 PM
To: Commissioner, D1
Cc: Jones, Jennifer
Subject: ID 20Z00036 Port St. John Dependent Special District Board - February 10, 2021

Categories: EMAIL CAMPAIGN

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

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

Pritchett, Rita

From: Amanda brown <meetmeatthemall02@hotmail.com>
Sent: Tuesday, February 9, 2021 6:20 PM
To: Pritchett, Rita

Categories: EMAIL CAMPAIGN

[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 you in regards to the proposed mobile home development in Port St John. Having 200 mobile homes will significantly decrease our homes value. Please consider not approving this rezoning request or if it is passed please consider a larger buffer with less homes.

Sent from my iPhone

Pritchett, Rita

From: Dimitrios Mitsakos <dmitsakos@gmail.com>
Sent: Tuesday, February 9, 2021 6:08 PM
To: Pritchett, Rita; jennifer.jones@breavardfl.gov
Subject: PSJ Dependent Special District Board

Categories: EMAIL CAMPAIGN

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

Good evening,

I am writing to you to express my concern of the new zoning request for Port St. John to allow 200 new mobile homes added (TR-1). This will affect and reduce the property value of the surrounding area. Coupled with the statistical crime increase of low income housing, this will greatly affect the area surrounding the proposed zone and all of greater Port St. John. With the increase of Space Center businesses and major companies moving to the area, there are many families that are relocating to PSJ because of location and the proximity to the Space Center. Zoning this area and building a trailer park will disway families from moving to the area, thus further impacting both property values and local businesses.

I, and the rest of the community, urge you to disapprove the zoning request and not allow the trailer park to be zoned for PSJ. Thank you.

A concerned PSJ resident,

Dimitrios Mitsakos

Pritchett, Rita

From: tdickerson2@cfl.rr.com
Sent: Tuesday, February 9, 2021 5:36 PM
To: Pritchett, Rita
Subject: rezoning for 5971 Cedar Lake Drive Revocable Land Trust

Categories: EMAIL CAMPAIGN

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

Rezoning this property for 200 rental mobile homes will affect numerous things such as PSJ property values. This property is also the home for the endangered scrub jays and other wild life. I do not support this rezoning but at the least we ask for a compromise and give PSJ a larger buffer between the adjacent land owners and this mobile home park.

Thank you

Pritchett, Rita

From: Zac Brigante <zbrigante@floydleelocums.com>
Sent: Tuesday, February 9, 2021 4:03 PM
To: Jones, Jennifer
Cc: Pritchett, Rita
Subject: Rezoning of property in PSJ

Categories: EMAIL CAMPAIGN

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mobile: 321.794.7459

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Connecting clinicians to purposeful work. We impact lives.

Commissioner, D1

From: David <m8damstadt@hotmail.com>
Sent: Thursday, March 4, 2021 2:03 PM
To: Commissioner, D1
Subject: Development Application Number 20Z00036

Categories: EMAIL CAMPAIGNS

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

Dear Commissioner Rita Pritchett

My Wife and I have lived at 5941 Cedar Lake Drive, Cocoa, FL 32927 since 1982. We object to the proposed changes for the following reasons:

- 1) Petitioners stated intent of development of site built modular homes for rental purposes is not restricted by the current RU-1-11 zoning.
- 2) Those of us living on Cedar Lake Drive, Broadway Blvd and Spring Street would experience a loss of enjoyment of safe and peaceful living due to a massive increase of traffic on our roads if the current BDP restrictions of access to Cedar Lake Drive through 5971 Cedar Lake Drive as emergency access only are removed.
- 3) The 1990 attempt of Coastal Properties, Inc was to develop the property North of Cedar Lake Drive with a TR1 Zoning. The then current residents insisted the zoning should be TR2. The Developer agreed to: The RU-1-11 zoning, to acquire rights for a road across FPL property to connect both proposed parcels to access US-1 via Clearview Dr. and to limit access to Cedar Lake Drive to emergency access only.

The zoning change to RU-1-11 was allowed by the County Commission to allow the increased unit density the Developer wanted, while assuring the property would not be turned into a trailer park. The requested re-zoning to TR-1 would undo that assurance. If there is to be a change, it should be to TR-2. Especially if the BDP restricting access to Cedar Lake Drive is negated.

In 2006 The Developer again attempted to re-zone the property from RU-1-11 to TR-1. Due to Recent hurricane activity, it was relatively quickly denied.

- 4) All Development has negative effects on the wildlife. Allowing Development of such high density, 150 units, would have greater negative effects on the wildlife.

Thanks for your time and consideration.

Thomas David Amstadt and Judith L. Amstadt

Sent from [Mail](#) for Windows 10

Commissioner, D1

From: garywhit@lycos.com
Sent: Tuesday, March 2, 2021 12:20 PM
To: Commissioner, D1
Subject: Re: Mobile Home Proposal in Port St John reference ID# 20Z00036!

Categories: EMAIL CAMPAIGNS

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

Dear Commissioners,

We are residents of Port St John and we strongly oppose the proposition to build the new mobile home park behind Vineland Street.

This development would decrease the property values in this area. We need to preserve the land/wildlife as much as possible. PSJ needs to return to the bedroom community it once was and not add to the congestion/traffic that is in this area. This is already problematic with the new bus routes coming through our community.

Please hear us and make the needed changes immediately to protect our community.

Sincerely,

Robyn and Gary Whitmore

On 2021-02-10 20:29, Commissioner, D1 wrote:

Good Afternoon,

From Commissioner Pritchett: Thank you for your email. I have reviewed it and will take your comments into consideration.

Rita

Best Regards,

Nate Smith

Legislative Aide to Commissioner Rita Pritchett



District 1 Commission Office

**2000 South Washington Avenue, Suite 2
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321-607-6901**

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From: garywhit@lycos.com <garywhit@lycos.com>
Sent: Wednesday, February 10, 2021 7:50 AM
To: Pritchett, Rita <Rita.Pritchett@brevardfl.gov>
Subject: Mobile Home Proposal in Port St John

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

Ms. Pritchett-

As long time residents of Port St John-since 1983, we are not in favor of the proposed mobile home park in Port St John. This is a subdivision of family homes. It has been bad enough that stores have invaded the area causing increased traffic and trash to a community that was once better kept and was a safer area to walk/bike. Should the mobile homes be approved, it will add to the our decision to eventually move out of this community and will impede future residents from wanting to move to the area.

Thank you-

Robyn and Gary Whitmore

Commissioner, D1

From: John Bardwell <jbardwell01.jb@gmail.com>
Sent: Tuesday, March 2, 2021 10:51 AM
To: Commissioner, D1

Categories: EMAIL CAMPAIGNS

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

Please do not let the vital ecosystem in port st john which is home to scrub Jay's, gopher tortoise and other endangered species be made into a trailer park. Please put this critical habitat before money!!!!

Commissioner, D1

From: Mindy Brigante <mindybrigante@gmail.com>
Sent: Friday, February 12, 2021 10:20 AM
To: Commissioner, D1
Subject: Re: PSJ Rezoning

Categories: EMAIL CAMPAIGNS

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

Thank you for your response! We look forward to working together to find a solution that will be good for all parties involved.

Mindy Brigante

On Wed, Feb 10, 2021 at 3:35 PM Commissioner, D1 <D1.Commissioner@brevardfl.gov> wrote:

Good Afternoon,

From Commissioner Pritchett: Thank you for your email. I have reviewed it and will take your comments into consideration.

Rita

Best Regards,

Nate Smith

Legislative Aide to Commissioner Rita Pritchett



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From: Mindy Brigante <mindybrigante@gmail.com>

Sent: Tuesday, February 9, 2021 6:33 PM

To: Pritchett, Rita <Rita.Pritchett@brevardfl.gov>

Subject: PSJ Rezoning

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Good evening Mrs. Pritchett,

I am writing in concerns to the rezoning of the property located directly behind my house in Port St. John. When we purchased our house in 2016 it was our understanding the beautiful property behind us was unbuildable due to the

multiple protected species of wildlife. We are asking to keep a buffer to not only protect the wildlife, but to also preserve existing home values in Vineland Street. I appreciate all you do the for the community.

Take care,

Mindy Brigante

Commissioner, D1

From: Casey Zeilman <regentservicesinc@gmail.com>
Sent: Thursday, February 11, 2021 6:24 AM
To: Commissioner, D1
Subject: Re: PSJ Dependent Special District Board is meeting in Viera 02/10/2021

Categories: EMAIL CAMPAIGNS

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

Nope, just asking why it got rescheduled.

On Wed, Feb 10, 2021 at 9:21 PM Commissioner, D1 <D1.Commissioner@brevardfl.gov> wrote:
Temper tantrum?

From Rita Pritchett

On Feb 10, 2021, at 9:07 PM, Casey Zeilman <regentservicesinc@gmail.com> wrote:

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

No Problem, Happy to help. We all need a break or entertainment now and again! You are correct! I have lost all interest in this conversation. If you want to be understood, you need a platform. YTD you specifically do NOT have one, you are a lackie SEMI (want to test the waters) government representative. Maybe it is not me you should argue to understand, maybe it is you. . . or shit, maybe it is me??? WTF knows? At the end of the day we are all AMERICANS and we need to learn as a whole how to accept, confide, communicate and generally respect one another . . suck seed.

On Wed, Feb 10, 2021 at 8:51 PM Commissioner, D1 <D1.Commissioner@brevardfl.gov> wrote:
What in the world are you going to gain by all your rudeness? Your email made no sense and my guess is you did not read the one sent to you- and then sent something that made no sense. If you cannot communicate in a way that can be understood what will you gain?
I gave you an opportunity to try to resend what you were trying to ask and I get " Clearly you are a product of public education. I pray to the good lord that our public officials and their representatives may have the wherewithal to think for themselves in the future."
Thanks for the entertainment

From Rita Pritchett

On Feb 10, 2021, at 8:17 PM, Casey Zeilman <regentservicesinc@gmail.com> wrote:

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<image.png>

On Wed, Feb 10, 2021 at 7:05 PM Commissioner, D1
<D1.Commissioner@brevardfl.gov> wrote:

I don't understand what you are saying and why?

From Rita Pritchett

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Quorum is set by officers and officials with a venue. If you are going to reconvene at the expense of the laypeople, on surface it is appreciated, congratulations. If laypeople showing up or not affects quorum, then I have to ask what happened on the Official side that instigated this reschedule event? Office not ready? Office or group space not disinfected in time? What is the actual reason for the venue change?

On Wed, Feb 10, 2021 at 5:10 PM Commissioner, D1
<D1.Commissioner@brevardfl.gov> wrote:

Good Afternoon,

On behalf of Commissioner Pritchett, please be aware that the Port St. John Dependent Special District Board will not be meeting tonight in Viera due to not having a quorum. This board is made up of other Port St. John residents that are unable to attend. This item

will be going before the Planning and Zoning board and the County Commission where you will also be able to provide public comment. Email or call our office if there is anything we can answer for you.

Thank you.

Best Regards,

Nate Smith

Legislative Aide to Commissioner Rita Pritchett

<image001.png>

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321-607-6901

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Subject: PSJ Dependent Special District Board is meeting in Viera 02/10/2021

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Hey Rita,

Can you please let me know two things, one; where exactly is this proposed TP expansion in the PSJ area and two; why didn't I get a copy of this letter to correspond? I live in PSJ and would not be excited about a development plan that includes mobile, manufactured or modular homes in this area.

<image002.png>

--

Thanks and best regards,

Casey Zeilman

President



Regent Services Inc.

1431 Chaffee Dr. #3
Titusville, FL 32780

321-269-0577 - Office

321-848-2730 - Direct

888-590-8819 - Fax

www.RegentServicesInc.com

[Check Us Out on Facebook!](#)

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Thanks and best regards,

Casey Zeilman
President



Regent Services Inc.
1431 Chaffee Dr. #3
Titusville, FL 32780

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321-848-2730 - Direct

888-590-8819 - Fax

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Commissioner, D1

From: Casey Zeilman <regentservicesinc@gmail.com>
Sent: Wednesday, February 10, 2021 9:07 PM
To: Commissioner, D1
Subject: Re: PSJ Dependent Special District Board is meeting in Viera 02/10/2021
Categories: EMAIL CAMPAIGNS

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

No Problem, Happy to help. We all need a break or entertainment now and again! You are correct! I have lost all interest in this conversation. If you want to be understood, you need a platform. YTD you specifically do NOT have one, you are a lackie SEMI (want to test the waters) government representative. Maybe it is not me you should argue to understand, maybe it is you. . . or shit, maybe it is me??? WTF knows? At the end of the day we are all AMERICANS and we need to learn as a whole how to accept, confide, communicate and generally respect one another . . suck seed.

On Wed, Feb 10, 2021 at 8:51 PM Commissioner, D1 <D1.Commissioner@brevardfl.gov> wrote:

What in the world are you going to gain by all your rudeness? Your email made no sense and my guess is you did not read the one sent to you- and then sent something that made no sense. If you cannot communicate in a way that can be understood what will you gain?

I gave you an opportunity to try to resend what you were trying to ask and I get " Clearly you are a product of public education. I pray to the good lord that our public officials and their representatives may have the wherewithal to think for themselves in the future."

Thanks for the entertainment

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Thank you.

Best Regards,

Nate Smith

Legislative Aide to Commissioner Rita Pritchett

<image001.png>

District 1 Commission Office

2000 South Washington Avenue, Suite 2

Titusville, FL 32780

321-607-6901

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<image002.png>

--

Thanks and best regards,

Casey Zeilman

President



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<image002.png>

Thanks and best regards,

Casey Zeilman

President



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to me ▼

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Please note:

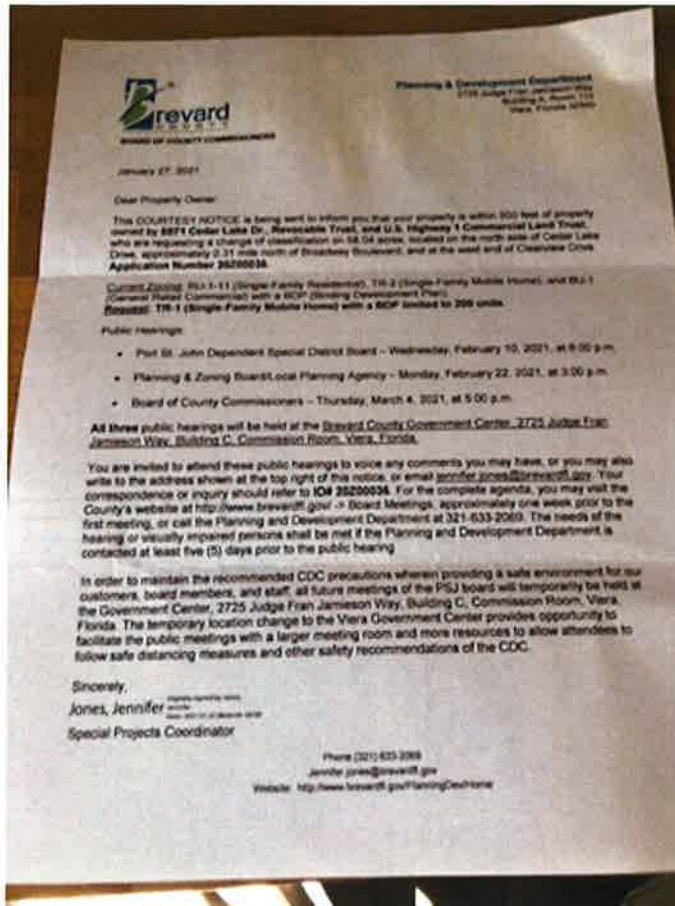
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Commissioner, D1

From: Commissioner, D1
Sent: Wednesday, February 10, 2021 5:36 PM
To: Jose
Subject: Re: Rezoning 20Z00036

Categories: EMAIL CAMPAIGNS

Very welcome

From Rita Pritchett

On Feb 10, 2021, at 5:13 PM, Jose <jcadiz4595@gmail.com> wrote:

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

Hi Nate

Thank you for sending this email and letting me know.

Jose

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From: Jose <jcadiz4595@gmail.com>
Sent: Wednesday, February 10, 2021 2:18 PM
To: Pritchett, Rita <Rita.Pritchett@brevardfl.gov>; Jones, Jennifer <jennifer.jones@brevardfl.gov>
Subject: Fwd: Rezoning 20Z00036

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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/>

Commissioner, D1

From: Kent Stafford <Kent.Stafford@BEYEL.COM>
Sent: Wednesday, February 10, 2021 3:46 PM
To: Commissioner, D1
Subject: Pt St John Mobile Home Park

Categories: EMAIL CAMPAIGNS

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

Ms. Pritchett,

I have lived in Pt St John since 1989 and now own my 2nd home here. I work in Orlando, but refuse to live there as I like small town peaceful living. As my wife and I learned of a **possible mobile home park being constructed in Pt St John**, I want to let you know that we **DO NOT want this to occur**. Property value and concern of vandalism are our main concerns.

Thank You,

Kent Stafford
BEYEL BROS. INC.
Orlando Branch Manager
Office 407-277-2600
Cell 407-467-2487
Fax 407-438-9401
kent.stafford@beyel.com
SAFETY & QUALITY ARE A MUST

Commissioner, D1

From: Kim Rezanka <krezanka@laceyandlyons.com>
Sent: Wednesday, February 10, 2021 11:09 AM
To: jcadiz4595@gmail.com
Cc: Jones, Jennifer; Commissioner, D1
Subject: Cedar Lake Drive Project (20Z-0036)

Categories: EMAIL CAMPAIGNS

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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 at 1159 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.

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Sincerely,

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Commercial & Civil Litigation | Zoning & Land Use | Local Government Law

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copying, printing, distribution, forwarding, or use of any information contained in or attached to this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify us by return e-mail or telephone and destroy the original e-mail and its attachments without reading, printing, saving or forwarding in any manner.

Commissioner, D1

From: Betsy Page <betsyjoypage@gmail.com>
Sent: Wednesday, February 10, 2021 9:17 AM
To: Commissioner, D1
Subject: Regarding Proposed Cedar Lake Subdivision

Categories: EMAIL CAMPAIGNS

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Commissioner Pritchett,

I am writing concerning the current request by Revocable Trust, and U.S. Highway 1 Commercial Land Trust for rezoning of the 58.04 acres of land to TR-1 with BDP limited to 200 units. This land borders our land on the south border of our lot in Port St John. I am concerned that the proposed layout only allocates a 15 foot buffer between my lot & the subdivision. I am aware of the wildlife that exists on that land including tortoises and scrub jays. I have concerns for the impact on my property value. I am concerned that building up that land (which is currently considerably lower level than our lot) will result in drainage issue for our home & land. I am also concerned that a 200 unit subdivision will be negatively impact traffic flow on US Hwy 1, just southeast of our home and a stretch of road frequently traveled by our family.

I am requesting consideration for the impact on the land, specifically protected wildlife and drainage, as well as impact on neighboring homeowners, specifically property value and traffic impact. Increasing the 15 foot buffer on the north border of this proposal subdivision to a 100 foot buffer would alleviate above concerns by reducing impact on the land as well as decreasing the number of units in the proposed subdivision thereby decreasing traffic impact.

Thank you for your consideration,

Elizabeth (Betsy) Page
1071 Vineland Street
Cocoa, FL 32927
(321) 848-8738
betsyjoypage@gmail.com

Pritchett, Rita

From: Jennifer Wielepski <jsmolik_9@msn.com>
Sent: Tuesday, March 2, 2021 11:55 AM
To: Pritchett, Rita; Jones, Jennifer
Subject: Objection to proposed rezone- reference ID# 20Z00036!

Categories: EMAIL CAMPAIGN

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

Dear Commissioners,

I am a resident of Port St John and I strongly oppose the proposition to build the new mobile home park behind Vineland Street.

Aside from the protected species that live here, this new development would destroy property values for many of us. PSJ is a community of very hard working people and to take value that we have worked so hard for us not in the best interest of our community!

This land is a known habitat for many species including Gopher tortoise, Scrub Jays, Indigo snakes, owls, eagles.

This development will negatively impact much of Port St. John's property values.

Please hear us and make the needed changes immediately to protect our community.

Sincerely,

Thank you,
Jennifer Wielepski
321-7952182
6890 Bright Ave Cocoa, FL 32927

Sent from my iPhone

Pritchett, Rita

From: Shelly Hoppe <sthoppe2@gmail.com>
Sent: Tuesday, March 2, 2021 11:14 AM
To: Pritchett, Rita; Jones, Jennifer
Subject: REF. ID# 20Z00036

Categories: EMAIL CAMPAIGN

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

All,

I am against this happening . This land is a known habitat for many species including Gopher tortoise, Scrub Jays, Indigo snakes, owls, eagles.

This development will negatively impact much of Port St. John's property values. These mobile homes will literally be in their back doors. Why not clean up the already dozen or so low income trailer parks that exist already!!! Please don't do this to Port St John.

Thank you,
Shelly Hoppe

Pritchett, Rita

From: Rose King <rosemm777@gmail.com>
Sent: Tuesday, March 2, 2021 11:11 AM
To: Pritchett, Rita
Subject: Zoning

Categories: EMAIL CAMPAIGN

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

Dear Rita Pritchett,

I am a resident of Port St John and I strongly oppose the proposition to build the new mobile home park behind Vineland Street.

Aside from the "protected species" that live here, and the impact to their environment, this new development would destroy property values for many of us. PSJ is a community of very hard working people, and to take value that we have worked so hard for us not in the best interest of our community!

Please hear us and make the needed changes immediately to protect our community.

Sincerely,

Rose King
PSJ resident
352-816-4049
reference ID# 20Z0003

Pritchett, Rita

From: moore_rbrt@yahoo.com
Sent: Tuesday, March 2, 2021 11:02 AM
To: Pritchett, Rita
Subject: Opposed to Land Rezoning- Reference ID: 20Z00036

Categories: EMAIL CAMPAIGN

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

Dear Commissioner Pritchett:

This email message is to voice my vigorous opposition to the rezoning of land in Port St. John directly behind Winn-Dixie and parallel to Vineland Street for the purpose of developing 200 lots of low income single wide mobile homes on the land.

I have been a property owner in Port St. John for 34 years and my home is approximately 2 blocks from the proposed location for rezoning.

There will be a major and negative impact on the property value of my home and on all of the existing homes in the surrounding area if this is implemented.

As a senior citizen and retiree, my most valuable asset is the equity in my home and I cannot afford to have this large part of my estate and future inheritance for my children be reduced in value which will most assuredly happen if this low income mobile home community is built here.

I will not be able to attend the meeting on Wednesday due to my maintaining Covid-19 safety precautions, but I urge you to vote NO against this rezoning proposal.

Thank You,

Robert B. Moore
701 Altura Drive
Cocoa, FL 32927
321-360-9005
moore_rbrt@yahoo.com

Pritchett, Rita

From: Judith Dry <jdrymk@bellsouth.net>
Sent: Tuesday, March 2, 2021 10:58 AM
To: Pritchett, Rita
Subject: Proposed development in Port St John ID#20Z00036

Categories: EMAIL CAMPAIGN

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

Dear Ms. Pritchett,

I am writing to ask your help in stopping this development. I am a long time resident of Port St John. My daughter and her family live on Vineland. I worry what a low income development 7 1/2 feet from her house would bring unnecessary crime and drugs into the neighborhood.

Also I have personally seen the scrub jays and turtles make their way into the yard. There are many protected species there, as you know.

Then there is the worry if our property values declining, which will make it difficult if homeowners should want to sell.

Personally I worry about the safety of my daughter and grandchildren.

Thank you for your consideration.

Judith Dry

Sent from my iPhone

Pritchett, Rita

From: devonee raffaele <devoneerose93@icloud.com>
Sent: Tuesday, March 2, 2021 10:26 AM
To: Pritchett, Rita; Jones, Jennifer
Subject: Attempting to rezone the property behind Winn Dixie to be approved for 200 low-income rental single wide mobile homes

Categories: EMAIL CAMPAIGN

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

Dear Commissioners,

I am a resident of Port St John and I strongly oppose the proposition to build the new mobile home park behind Vineland Street.

Aside from the protected species that live here, this new development would destroy property values for many of us. PSJ is a community of very hard working people, and to take value that we have worked so hard for us not in the best interest of our community!

Please hear us and make the needed changes immediately to protect our community.

Sincerely,
Devonee R.

Pritchett, Rita

From: Amanda Fadely <amandafadely@gmail.com>
Sent: Tuesday, March 2, 2021 10:10 AM
To: Jones, Jennifer; Pritchett, Rita
Subject: PSJ Mobile Homes

Categories: EMAIL CAMPAIGN

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

Dear Commissioners,

I am a resident of Port St John and I strongly oppose the proposition to build the new Mobil home park behind Vineland Street.

Aside from the protected species that live here, this new development would destroy property values for many of us. PSJ is a community of very hard working people, and to take value that we have worked so hard for us not in the best interest of our community!

Please hear us and make the needed changes immediately to protect our community.

Thank you,

Amanda Fadely
Launch Mission Manager, SpaceX
Port St John Resident
Mother and Grandmother of other Port St John Residents

Commissioner, D1

From: Commissioner, D1
Sent: Monday, March 8, 2021 2:55 PM
To: Wanda Wingo
Cc: 'Pritchett, Rita'; 'Mascellino, Carol'; Price, Jessica
Subject: RE: ID 20Z00036

Good Afternoon,

On behalf of Commissioner Pritchett, thank you for your email. The Commissioner has reviewed your email and wants you to know that she will take your comments into consideration.

Thank you for contacting our office.

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

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: Wanda Wingo <nervsrek@hotmail.com>
Sent: Sunday, March 7, 2021 1:26 PM
To: Pritchett, Rita <Rita.Pritchett@brevardfl.gov>

Cc: Jones, Jennifer <jennifer.jones@brevardfl.gov>

Subject: ID 20Z00036

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

I live on Vineland Street in Port Saint John and this e-mail is sent to strongly protest the attempt by someone with lots of \$\$ who wants to destroy habitats occupied by Gopher Tortoises, Scrub Jays, Indigo Snakes, Owls and Eagles to name a few. An attempt to do the same thing to this property was attempted many years ago, covering our houses with tons of dust from bulldozers working without permits. That attempt failed and we've been peacefully left alone until now.

A neighbor who attended the last meeting told me that the wife of the man who wants to put rental trailers on this land made a statement to the effect that "we'll just bury them (the Gopher Tortoises) alive". WOW, really?

Please add me to your list of "NO" opinions on this attempted change of zoning. Leave us hard-working residents in this area and the beloved wild creatures we're supposed to help protect, ALONE. We may not have a lot of money but I hope you, our voices, will listen to your constituents and do the right thing. **NO on 2Z00036!!!**

Sent from [Mail](#) for Windows 10

Commissioner, D1

From: Commissioner, D1
Sent: Monday, March 8, 2021 2:55 PM
To: Stacie Reed
Cc: 'Pritchett, Rita'; 'Mascellino, Carol'; Price, Jessica
Subject: RE: Reference ID#20Z00036

Good Afternoon,

On behalf of Commissioner Pritchett, thank you for your email. The Commissioner has reviewed your email and wants you to know that she will take your comments into consideration.

Thank you for contacting our office.

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

Please note:

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

From: Stacie Reed <jsreed9101@gmail.com>
Sent: Sunday, March 7, 2021 11:47 AM
To: Pritchett, Rita <Rita.Pritchett@brevardfl.gov>; Jones, Jennifer <jennifer.jones@brevardfl.gov>
Subject: Reference ID#20Z00036

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

As a Port St. John resident for almost 20 years we have watched our property values fluctuate due to the Space Center. We are finally gaining grounds again. My family is completely against the plans to place trailers for rent to own in the area suggested. I thought it was a protected land for the scrub blue jays. Why can't we make walkways and trails on that land? Beautify the land, protect the animas and don't diminish our property values for the hard working families in PSJ!

The Reed family
600 Lindsay Ave.
Port St. John, Fl. 32927

Sent from my iPhone

Commissioner, D1

From: Commissioner, D1
Sent: Wednesday, March 3, 2021 5:01 PM
To: Nancy B
Cc: 'Pritchett, Rita'; 'Mascellino, Carol'; Price, Jessica; 'Newell, Marcia'
Subject: RE: Port St. John, FL

Good Afternoon,

On behalf of Commissioner Pritchett, thank you for your email. The Commissioner has reviewed your email and wants you to know that she will take your comments into consideration.

Thank you for contacting our office.

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

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: Nancy B <ncb127@hotmail.com>
Sent: Wednesday, March 3, 2021 2:07 PM
To: Pritchett, Rita <Rita.Pritchett@brevardfl.gov>; Jones, Jennifer <jennifer.jones@brevardfl.gov>
Subject: Port St. John, FL

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

Dear Commissioners,

I am a resident of Port St John and I strongly oppose the proposition to build the new mobile home park behind Vineland Street.

Aside from the protected species that live here, this new development would destroy property values for many of us. PSJ is a community of very hard working people, and to take value that we have worked so hard for us not in the best interest of our community!

Please hear us and make the needed changes immediately to protect our community.

Sincerely,
Nancy Bruder

Sent from my Galaxy

Pritchett, Rita

From: Commissioner, D1
Sent: Wednesday, March 3, 2021 1:43 PM
To: Tracy S.
Cc: Pritchett, Rita; Mascellino, Carol; Price, Jessica
Subject: RE: reference ID# 20Z00036

Good Afternoon,

On behalf of Commissioner Pritchett, thank you for your email. The Commissioner has reviewed your email and wants you to know that she will take your comments into consideration.

Thank you for contacting our office.

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

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: Tracy S. <tracyshoriak@gmail.com>
Sent: Wednesday, March 3, 2021 5:16 AM
To: Pritchett, Rita <Rita.Pritchett@brevardfl.gov>; Jones, Jennifer <jennifer.jones@brevardfl.gov>
Subject: reference ID# 20Z00036

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

Dear Commissioners,

I am a resident of Port St John and I strongly oppose the proposition to build the new mobile home park behind Vineland Street.

My opposition is based on some of these effects.

The loss of neighborhood and community character. A decrease in the market value of our homes. Increased traffic congestion adding to an already dangerous situation in the area. Overcrowded schools. The destruction of green space and mature trees as well as driving protected animals that live in the area.

Port Saint John is a community of hard working people, and to take value that we have worked so hard for us not in the best interest of our community.

Please hear us and make the needed changes immediately to protect our community.

Sincerely,
Tracy Shoriak



Virus-free. www.avast.com

Pritchett, Rita

From: Penny Crouse <one_centprc@yahoo.com>
Sent: Tuesday, March 2, 2021 6:07 PM
To: Pritchett, Rita
Subject: New mobile home park in PSJ

Categories: EMAIL CAMPAIGN

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

Dear Commissioners,

I am a resident of Port St John and I strongly oppose the proposition to build the new mobile home park behind Vineland Street.

Aside from the protected species that live here, this new development would destroy property values for many of us. PSJ is a community of very hard working people, and to take value that we have worked so hard for us not in the best interest of our community!

Please hear us and make the needed changes immediately to protect our community.

Sincerely,

Penny Crouse
7470 Carillon Avenue
Cocoa, FL. 33927

Pritchett, Rita

From: James Bowers <maqwjb8@yahoo.com>
Sent: Tuesday, March 2, 2021 4:15 PM
To: Pritchett, Rita; Jones, Jennifer
Subject: ID# 20Z00036

Categories: EMAIL CAMPAIGN

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

County Commissioners,
Having seen the request for rezoning on ID 20Z00036 I find it unreasonable to have the buffer zone at such an extremely small amount. In the normal subdivisions each parcel is required considerably more setback from property lines and between structures. I am requesting you place the same requirements for setback and separation within this development and the current homes.

Regards,
James A. Bowers
4883 Horton St.
Port St John FL 32927

Pritchett, Rita

From: Samantha Phillips <sphillips0394@gmail.com>
Sent: Tuesday, March 2, 2021 3:25 PM
To: Pritchett, Rita
Subject: 20Z00036

Categories: EMAIL CAMPAIGN

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

Dear Commissioner Pritchett,

Please do not approve rezone the property behind Winn Dixie in Port St. John, also known as **20Z00036**. This is a known habitat for gopher tortoise, scrub jay, eagles and owls.

This would also negatively impact the community of Port St. John. Low income rental mobile homes are not what this community needs. This community needs more middle income single family homes.

Thank you,
Samantha Phillips

Pritchett, Rita

From: Caron Mills <caronq58@gmail.com>
Sent: Tuesday, March 2, 2021 2:19 PM
To: Pritchett, Rita; Jones, Jennifer
Subject: ID# 20Z00036

Categories: EMAIL CAMPAIGN

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

I would like a larger buffer between this development and the current homes. Reference:
ID# 20Z00036 Thank you for your time.
Leslie Mills

Pritchett, Rita

From: Megan McLaughlin <mmclaughlin321@gmail.com>
Sent: Tuesday, March 2, 2021 1:26 PM
To: Pritchett, Rita
Subject: ID 20Z00036

Categories: EMAIL CAMPAIGN

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

Dear Mrs. Pritchett,

I write this letter in petition to the proposed mobile home, low income rental property trying to come to Port St. John. I have been a long time resident of PSJ and can say with certainty we do not want, nor do we need, this type of development in Port St. John. This type of development is not consistent with the primary construction that PSJ is- single family residential homes.

200 low income, rental properties will do nothing good for this community. This will lower the value of our homes. The proposed development is asking for a buffer of only 7 1/2 feet between them and the existing residences on Vineland St. That will virtually be what in the backyard of these folks that bought property in this area.

I will leave you with this, what would you like done if this type of development was proposing popping up in your direct neighborhood? Have you looked at the crime rate tied directly to these types of developments? The Broadway area is a great example of what we don't want in our area! Colony Park in Merritt Island is another example. Please do not approve this development and allow PSJ to remain with the same type of development it has had all along, single family residential dwelling units, not mobile homes!

Regards,
Megan McLaughlin Wright

Pritchett, Rita

From: Cathy Shinabarger <jojodesi1@gmail.com>
Sent: Tuesday, March 2, 2021 1:06 PM
To: Pritchett, Rita
Cc: Jones, Jennifer
Subject: Rezoning in Port St. John Reference ID# 20Z00036!

Categories: EMAIL CAMPAIGN

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

I am concerned about the rezoning of the property behind Winn Dixie for low income rental single wide mobile homes. It is a habitat for scrub jays, indigo snakes, gopher tortoises, owls, and eagles.

I have read that there is only going to be a 71/2 foot buffer between the mobile homes and Vineland Street. That is not enough.

I have lived in Port Saint John for over 28 years and I feel that this will bring down the property values of our homes that we have worked so hard for.

Please listen and help us protect our community.

Thank you

Christine Shinabarger

Sent from my iPad

Pritchett, Rita

From: Andrew Weible <aweible97@gmail.com>
Sent: Tuesday, March 2, 2021 12:54 PM
To: Pritchett, Rita; Jones, Jennifer
Subject: Rezoning In Port St. John

Categories: EMAIL CAMPAIGN

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

Hello commissioners,

In reference to 20Z00036, I am concerned about the negative impacts of the potential rezoning behind Vineland street. I'm a new home owner in Port St. John and I'm strongly opposing of this new rezoning! For one, this area is a habitat for protected species that live there. Secondly, I don't believe this is in the best interest of our community and will decrease our property values and bring about negative changes to our community.

Please hear your community and act appropriately!

Thank you for your time,

Andrew Weible

Pritchett, Rita

From: Pritchett, Rita
Sent: Sunday, February 28, 2021 7:03 AM
To: Deb Smith
Subject: Re: ID# 20Z00036

Categories: EMAIL CAMPAIGN

Thank you 😊

From Rita Pritchett

On Feb 27, 2021, at 11:00 PM, Deb Smith <debs8471@gmail.com> wrote:

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

I'm sorry, Ms. Pritchett. I forgot to include ID # 20Z00036. It's the Cedar Lake/ Vineland area of Port St John, behind the Winn-Dixie. Thank you so much for asking, and especially for taking the time to read my email! And this late on a Saturday evening is even more impressive!

Thank you again for your consideration!
Deborah Smith

Sent from [Mail](#) for Windows 10

From: [Pritchett, Rita](#)
Sent: Saturday, February 27, 2021 10:04 PM
To: [Deb Smith](#)
Subject: Re:

Ms Smith can you tell me where this is at?

From Rita Pritchett

On Feb 27, 2021, at 8:40 PM, Deb Smith <debs8471@gmail.com> wrote:

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

Regarding changing the zoning on this property from single family residential with a BDP to single family mobile home, and allowing the creation of a 200 unit single wide low income rental mobile home park will seriously degrade the value of the residential homes in the area. I can't believe this is actually being considered.

In addition to the serious degradation of property values, the majority of this property is scrub jay habitat as well.

I hope that you support the residents of this area of Brevard County and vote NO to this zoning request change.

Thank you,
Deborah J Smith
6485 Orchid Ave
Port St John 32927

Sent from Mail for Windows 10

Pritchett, Rita

From: Deb Smith <debs8471@gmail.com>
Sent: Saturday, February 27, 2021 11:00 PM
To: Pritchett, Rita
Subject: RE: ID# 20Z00036

Categories: EMAIL CAMPAIGN

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

I'm sorry, Ms. Pritchett. I forgot to include ID # 20Z00036. It's the Cedar Lake/ Vineland area of Port St John, behind the Winn-Dixie. Thank you so much for asking, and especially for taking the time to read my email! And this late on a Saturday evening is even more impressive!

Thank you again for your consideration!
Deborah Smith

Sent from [Mail](#) for Windows 10

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Sent: Saturday, February 27, 2021 10:04 PM
To: [Deb Smith](#)
Subject: Re:

Ms Smith can you tell me where this is at?

From Rita Pritchett

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In addition to the serious degradation of property values, the majority of this property is scrub jay habitat as well.

I hope that you support the residents of this area of Brevard County and vote NO to this zoning request change.

Thank you,
Deborah J Smith
6485 Orchid Ave
Port St John 32927

Sent from Mail for Windows 10

Pritchett, Rita

From: Pritchett, Rita
Sent: Saturday, February 27, 2021 10:04 PM
To: Deb Smith
Subject: Re:

Categories: EMAIL CAMPAIGN

Ms Smith can you tell me where this is at?

From Rita Pritchett

On Feb 27, 2021, at 8:40 PM, Deb Smith <debs8471@gmail.com> wrote:

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

Regarding changing the zoning on this property from single family residential with a BDP to single family mobile home, and allowing the creation of a 200 unit single wide low income rental mobile home park will seriously degrade the value of the residential homes in the area. I can't believe this is actually being considered.

In addition to the serious degradation of property values, the majority of this property is scrub jay habitat as well.

I hope that you support the residents of this area of Brevard County and vote NO to this zoning request change.

Thank you,
Deborah J Smith
6485 Orchid Ave
Port St John 32927

Sent from [Mail](#) for Windows 10

Pritchett, Rita

From: Deb Smith <debs8471@gmail.com>
Sent: Saturday, February 27, 2021 8:41 PM
To: Pritchett, Rita
Categories: EMAIL CAMPAIGN

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

Regarding changing the zoning on this property from single family residential with a BDP to single family mobile home, and allowing the creation of a 200 unit single wide low income rental mobile home park will seriously degrade the value of the residential homes in the area. I can't believe this is actually being considered.

In addition to the serious degradation of property values, the majority of this property is scrub jay habitat as well.

I hope that you support the residents of this area of Brevard County and vote NO to this zoning request change.

Thank you,
Deborah J Smith
6485 Orchid Ave
Port St John 32927

Sent from [Mail](#) for Windows 10

Pritchett, Rita

From: Pritchett, Rita
Sent: Friday, February 12, 2021 4:49 PM
To: Tom Macfarlane
Subject: Re: Rezoning request in PSJ

Categories: EMAIL CAMPAIGN

Really sorry about some of the things in the past email as far as grammar. I had a little help from Siri

From Rita Pritchett

On Feb 12, 2021, at 4:46 PM, Pritchett, Rita <Rita.Pritchett@brevardfl.gov> wrote:

Please call my office to get some information sent to you. The property is zoned right now, residential, trailer and business. I would like to hear from all the people effected it so that we can get all concerns. Please send me whatever information that is. I keep getting emails with that Information that you have referred to, but I have not seen it yet. Thank you sir I certainly appreciate you sending me this email.

From Rita Pritchett

On Feb 12, 2021, at 4:03 PM, Tom Macfarlane <tmmax@hotmail.com> wrote:

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

February 12, 2021

Dear Commissioner Pritchett,

We are longtime residents of Port St. John. We live on Vineland Street and border the property that is being considered for rezoning east of the railroad tracks.

What is being proposed for this land, and their rezoning request for its use, is ridiculous because it will have a severe negative impact on our property value as well as all the homes in Port St. John. Our home is a 32 hundred sq. ft., single story house on a half-acre and

our next door neighbor's is over 4 thousand sq. ft. He just had an appraisal of his home a couple of days ago. Its value is \$368,000. If the developer is allowed to move forward with his proposal, it will have a very negative impact on our property value.

I just received information from another researcher on this subject that, in the past, Commissioner Truman Scarborough denied this same rezoning request. He said that this land was planned for single family block homes and the denial was because of the negative effect it would have on property values, as well as the occurrences of hurricanes, the federally protected Scrub Jays and Indigo Snakes, and the FWC protected Gopher Tortoise and its burrows.

I respectfully ask you to deny this rezoning request.

Sincerely Yours,

T. M. MacFarlane, RMC, U.S. Navy (ret.)

Sent from Mail for Windows 10

Pritchett, Rita

From: Tom Macfarlane <tmmax@hotmail.com>
Sent: Friday, February 12, 2021 4:03 PM
To: Pritchett, Rita
Cc: Tom Macfarlane
Subject: Rezoning request in PSJ

Categories: EMAIL CAMPAIGN

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

February 12, 2021

Dear Commissioner Pritchett,

We are longtime residents of Port St. John. We live on Vineland Street and border the property that is being considered for rezoning east of the railroad tracks.

What is being proposed for this land, and their rezoning request for its use, is ridiculous because it will have a severe negative impact on our property value as well as all the homes in Port St. John. Our home is a 32 hundred sq. ft., single story house on a half-acre and our next door neighbor's is over 4 thousand sq. ft. He just had an appraisal of his home a couple of days ago. Its value is \$368,000.

If the developer is allowed to move forward with his proposal, it will have a very negative impact on our property value.

I just received information from another researcher on this subject that, in the past, Commissioner Truman Scarborough denied this same rezoning request. He said that this land was planned for single family block homes and the denial was because of the negative effect it would have on property values, as well as the occurrences of hurricanes, the federally protected Scrub Jays and Indigo Snakes, and the FWC protected Gopher Tortoise and its burrows.

I respectfully ask you to deny this rezoning request.

Sincerely Yours,

T. M. MacFarlane, RMC, U.S. Navy (ret.)

Sent from [Mail](#) for Windows 10

Pritchett, Rita

From: Brandon Grimshaw <brandon_grimshaw@yahoo.com>
Sent: Thursday, February 11, 2021 2:33 PM
To: Pritchett, Rita; Jones, Jennifer
Subject: Rezoning PSJ Mobile Home Park

Categories: EMAIL CAMPAIGN

[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

Pritchett, Rita

From: Brandi Pharr <bpharr21@yahoo.com>
Sent: Wednesday, February 10, 2021 9:43 PM
To: Pritchett, Rita
Subject: Rezoning project of PSJ - Please consider reading this email, as I know there must be many, but I am desperate.

Categories: EMAIL CAMPAIGN

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

Good evening Ms. Pritchett,

My name is Brandi Pharr. I am the sole homeowner at 1081 Vineland street, Cocoa, FL, 32927. I am sure you have received countless emails in regards to the rezoning of property in PSJ, FL. As I am sure everyone has the the best intentions with this project, please let me explain my situation. I am a single mom of a beautiful, energetic, curious, sweet, lovingly little boy named, Easton. My son suffers from various sensory disorders, such as sensory modulation and sensory discrimination disorders. Some of his main triggers consist of loud noises, sensitivity to unexpected sounds, and being easily distracted by visual stimuli. Unfortunately, I too suffer from a disorder known as PTSD since I was 16 years old. Although my "triggers" are less troublesome at this stage in life, I still need that security of distance between my neighbors. When I built my house about 3 years ago, I strategically picked this property due to the lack of heavy traffic, loud noises, or any other triggers that may affect my family. With that being said, I know our community must grow for everyone to thrive. Would the county reconsider, maintaining at least 100 feet between the existing home owner's property lines and the proposed project?

Thank you for your time and consideration,
Brandi Pharr
321-652-8484
1081 Vineland street
Cocoa, FL 32927
bpharr21@yahoo.com

Pritchett, Rita

From: Aim Young <ammiyou@gmail.com>
Sent: Wednesday, February 10, 2021 5:23 PM
To: Pritchett, Rita; Jones, Jennifer
Subject: ID# 20Z00036

Categories: EMAIL CAMPAIGN

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

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

Pritchett, Rita

From: Kristine Sanford <kristine.sanford@cfl.rr.com>
Sent: Wednesday, February 10, 2021 3:56 PM
To: Pritchett, Rita
Subject: 20Z00036

Categories: EMAIL CAMPAIGN

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

Good afternoon Mrs Pritchett,

I'm writing regarding the rezoning request in Port St John to change the zoning from TR-2 to TR-1 and to amend the required minimum side yard setbacks of the primary/accessory structure from 10-feet to 7.5-feet.

I live on US 1, on the River where Aron St connects to US 1. My parents live on Aron St and have for 40 years. Two of my children own homes in Port St John. My husband and I just purchased 2 acres of land that connects to this property in question.

I have serious concerns about this rezoning request. This land is already zoned for Manufactured homes. The developer has 'promised' that he intends to build manufactured homes on this land. If that is the case and he is being honest, then there is no reason to rezone the land.

I'm adamantly opposed to this rezoning request. I believe it will decrease our property values and I believe it will open a door for a low income mobile home park. This developer has stated that his plans are to build these manufactured homes and rent them to families for 5 years before giving them an opportunity to purchase. That is mind boggling to me. If this request is allowed, then there's nothing to stop him or someone in the future from filling this area with mobile homes.

My parents and my husband and myself have spent the greater part of our lives investing in our future in Port St John. We love our community. We don't want to see our investments decline because of a shady developer that is concerned only with packing as many rental trailers in this area to make a quick buck. He doesn't care about this community. I sincerely hope that you and the other commissioners will reject this rezoning request.

Thank you for your time.

Sincerely,

Kristine Sanford

Sent from my iPhone

Pritchett, Rita

From: Pritchett, Rita
Sent: Wednesday, February 10, 2021 5:37 PM
To: Aim Young
Subject: Re: ID# 20Z00036

Categories: EMAIL CAMPAIGN

The meeting was canceled tonight due for a lack of a quorum

From Rita Pritchett

On Feb 10, 2021, at 5:22 PM, Aim Young <ammiyou@gmail.com> wrote:

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

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

Pritchett, Rita

From: Pritchett, Rita
Sent: Wednesday, February 10, 2021 4:56 PM
To: Lisa McCarthy
Subject: Re: Wildlife and protected Species

Categories: EMAIL CAMPAIGN

Did you mean to send this to me?

From Rita Pritchett

On Feb 10, 2021, at 1:48 PM, Lisa McCarthy <lisamccarthy381@yahoo.com> wrote:

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

Any of my local friends please email our county commissioner
rita.pritchett@brevardcounty.us.

There is a meeting tomorrow and they are trying to rezone the 58 acres directly behind our house to be 200 rental mobile homes. This will affect everybody's home values significantly. Please just drop her one or 2 lines stating you are concerned and do not support this. Not to mention it is in a scrub jay habitat with other protected species. If anything ask them to compromise and give PSJ a larger buffer between us and this mobile home park.

PS In my own words I have see Fla Large Panther Cat a Momma with 2 Cubs end of last spring in the area that are in Endangered species things like this trailer park the whole reason why we're losing all of our wildlife in Florida please don't take it out of our backyard we love it we enjoy it and those animals will be homeless raccoons scrub Jays tortoises coyotes please don't do this to them

Lisa and Thomas McCarthy the Drive would be directly Accross the street from mine
5970 Cedar Lake Dr coco fla 32927

Sent from Yahoo Mail. [Get the app](#)

Pritchett, Rita

From: Jose <jcadiz4595@gmail.com>
Sent: Wednesday, February 10, 2021 2:18 PM
To: Pritchett, Rita; Jones, Jennifer
Subject: Fwd: Rezoning 20Z00036

Categories: EMAIL CAMPAIGN

[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/>

Pritchett, Rita

From: Lisa McCarthy <lisamccarthy381@yahoo.com>
Sent: Wednesday, February 10, 2021 1:48 PM
To: Pritchett, Rita
Subject: Wildlife and protected Species

Categories: EMAIL CAMPAIGN

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

Any of my local friends please email our county commissioner rita.pritchett@brevardcounty.us.

There is a meeting tomorrow and they are trying to rezone the 58 acres directly behind our house to be 200 rental mobile homes. This will affect everybody's home values significantly. Please just drop her one or 2 lines stating you are concerned and do not support this. Not to mention it is in a scrub jay habitat with other protected species. If anything ask them to compromise and give PSJ a larger buffer between us and this mobile home park.

PS In my own words I have see Fla Large Panther Cat a Momma with 2 Cubs end of last spring in the area that are in Endangered species things like this trailer park the whole reason why we're losing all of our wildlife in Florida please don't take it out of our backyard we love it we enjoy it and those animals will be homeless raccoons scrub Jays tortoises coyotes please don't do this to them Lisa and Thomas McCarthy the Drive would be directly Accross the street from mine 5970 Cedar Lake Dr coco fla 32927

Sent from Yahoo Mail. [Get the app](#)

Pritchett, Rita

From: Odette MacFarlane <odettemacf@gmail.com>
Sent: Wednesday, February 10, 2021 12:42 PM
To: Pritchett, Rita
Subject: Rezoning of property in PSJ

Categories: EMAIL CAMPAIGN

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

Dear commissioner Pritchett,

I am writing to you to express my very deep concern regarding the rezoning request for the property described as 5972 Cedar Lake Drive Revocable Land Trust and U. S. Highway No. 1 Commercial Land Trust (Kim Rezanka) to TR-1 with a BDP limited to 200 units. This rezoning is for land that is next to my property along Vineland Street.

I am extremely worried about the changes proposed and the profound negative impact they will have on our property values and the homes in this area. It is my respectful wish that the County Commissioners work towards denying the request for this change in zoning.

Sincerely Yours,

Odette Macfarlane

Pritchett, Rita

From: Rockledge CC Food & Beverage <fandb@rockledgecc.com>
Sent: Wednesday, February 10, 2021 11:44 AM
To: Pritchett, Rita
Subject: Port St. John Trailer Park

Categories: EMAIL CAMPAIGN

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

Mrs. Pritchett,

I was informed that there was a vote on whether to allow access to a trailer park developer in the Pt. St. John area. If this is true can you explain why you feel this is good for the current homeowners that call this area home. Looking forward to hearing back from you.



Jeffrey W. Cosat

Phone: 321-368-3409

Email: jeffrey.cosat@rockledgecc.com

Website: www.rockledgecc.com

Rockledge Country Club, LLC
1591 South Fiske Blvd.
Rockledge, Florida 32955



"The most important shot in Golf is the next one!" —Ben Hogan

Pritchett, Rita

From: Melissa Moldovan <melissaflips10@gmail.com>
Sent: Wednesday, February 10, 2021 10:33 AM
To: Pritchett, Rita
Subject: mobile homes

Categories: EMAIL CAMPAIGN

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

Ms. Pritchett,

I was just made aware of this PSJ Dependent Special District Board meeting tonight regarding the 200 mobile home development that may happen.

I am against this happening. The land should not be developed and should be left to the indigenous species that are currently living there. With the increase of development in other regions, the wildlife needs a sanctuary.

I am 100% against this. If I need to sign something, please forward it to me.

Thank you,

Melissa Moldovan

Pritchett, Rita

From: garywhit@lycos.com
Sent: Wednesday, February 10, 2021 7:50 AM
To: Pritchett, Rita
Subject: Mobile Home Proposal in Port St John

Categories: EMAIL CAMPAIGN

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

Ms. Pritchett-

As long time residents of Port St John-since 1983, we are not in favor of the proposed mobile home park in Port St John. This is a subdivision of family homes. It has been bad enough that stores have invaded the area causing increased traffic and trash to a community that was once better kept and was a safer area to walk/bike. Should the mobile homes be approved, it will add to the our decision to eventually move out of this community and will impede future residents from wanting to move to the area.

Thank you-

Robyn and Gary Whitmore

Pritchett, Rita

From: Valerie Marino <k9vet2003@gmail.com>
Sent: Wednesday, February 10, 2021 6:51 AM
To: Pritchett, Rita
Subject: Port St. John -- NO MOBILE HOMES!!

Categories: EMAIL CAMPAIGN

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

Dear Ms. Pritchett;

I am writing to inform you, as a resident of Port St. John, that I absolutely DO NOT want an influx of mobile homes.

I only recently moved here and I love it. The sense of community and caring for the environment is pervasive. Allowing a highly populated area of mobile homes will only lower my property value and destroy wildlife habitats.

Please do not allow this to happen.

Sincerely,
Valerie Marino, DVM

Pritchett, Rita

From: Ashley Schurlknight <arenee0610@gmail.com>
Sent: Tuesday, March 2, 2021 12:08 PM
To: Pritchett, Rita
Subject: Rezoning property behind Winn-Dixie

Categories: EMAIL CAMPAIGN

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

Rita Pritchett,

I am writing to you in regards to the claim that there is talks of reZoning property behind Winn- Dixie as low income housing. I am a resident of port St. John and have been for the past 13 years. I do not approve of this idea and against any further action being made. This will greatly impact PSJ in a negative way. The property values will decrease, might bring more illegal activity to the area and will also destroy the homes of many wildlife. Thank you for your time in reading this and considering my plea.

Ashley Schurlknight

Pritchett, Rita

From: Rebekah Cox <bekahcox15@gmail.com>
Sent: Wednesday, February 10, 2021 5:26 AM
To: Pritchett, Rita
Subject: Mobile home park

Categories: EMAIL CAMPAIGN

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

I am a concerned citizen of Cocoa that does not agree with the clearing of land and destruction of habitats for already endangered animals to build rented MOBILE HOMES???? That will not only destroy land and kill animals but will also significant ally decrease surrounding property values, and encourage more low income people who are not functioning members of society to increase crime in the area. Please reconsider as a lot of fellow neighbors and citizens of Cocoa/Port St. John are very against this and very unhappy with this decision.

Rebekah Cox
bekahcox15@gmail.com

Sent from my iPhone

Pritchett, Rita

From: Peggy Timbers <ptimbers@gmail.com>
Sent: Wednesday, February 10, 2021 5:25 AM
To: Pritchett, Rita
Subject: PSJ Meeting tonight at Viera

Categories: EMAIL CAMPAIGN

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

This is concerning the change in land development behind Winn Dixie in Port St. John.

I live in the condos at 100 Canebreakers, which is almost across the road from this proposed development. I have a concern about this reducing the value of my property. Another mobile home park would not be a good use of this land.

The increase of traffic would also be an issue. With the condos along US 1 in this area and the businesses already there this area has become very risky to travel. Just what we need are more cars and if this becomes a mobile home park instead of housing it will be detrimental to the area and definitely add more traffic.

Since I can't make this meeting please let this email voice my opinion.

Peggy Timbers
100 Canebreakers Unit 110
Cocoa, FL 32927
Peggy

Pritchett, Rita

From: Chris M <cjmac111@gmail.com>
Sent: Wednesday, February 10, 2021 12:07 AM
To: Pritchett, Rita
Subject: Rezoning of property in PSJ near Vineland Rd

Categories: EMAIL CAMPAIGN

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

Dear Commissioner Pritchett:

I am writing to you today to express my concern regarding the requested rezoning of the property described as 5972 Cedar Lake Drive Revocable Land Trust and U.S.Highway No. 1 Commercial Land Trust (Kim Rezanka) to TR-1 with a BDP limited to 200 units. This rezoning is for land which is next to the properties in Port St. John along Vineland Street.

I am concerned about the changes proposed and the negative impact it will have on our property values with houses in the surrounding area. I respectfully request the County Commission to work towards denying the request for the change in zoning.

Sincerely,
Chris M.

Pritchett, Rita

From: Pritchett, Rita
Sent: Tuesday, February 9, 2021 11:30 PM
To: Casey Zeilman
Subject: Re: PSJ Dependent Special District Board is meeting in Viera 02/10/2021

Categories: EMAIL CAMPAIGN

Hey Casey

1. The information is on the Brevard County site it is where I downloaded it. 2. Where do you live we can check to see if you are in the target zone for notifications

Rita Pritchett
County Commissioner District One

From Rita Pritchett

On Feb 9, 2021, at 9:10 PM, Casey Zeilman <regentservicesinc@gmail.com> wrote:

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

Hey Rita,

Can you please let me know two things, one; where exactly is this proposed TP expansion in the PSJ area and two; why didn't I get a copy of this letter to correspond? I live in PSJ and would not be excited about a development plan that includes mobile, manufactured or modular homes in this area.
<image.png>

--
Thanks and best regards,

Casey Zeilman
President



Regent Services Inc.
1431 Chaffee Dr. #3
Titusville, FL 32780
321-269-0577 - Office
321-848-2730 - Direct

888-590-8819 - Fax

www.RegentServicesInc.com

[Check Us Out on Facebook!](#)

Pritchett, Rita

From: Johanna Velasquez <johannavel@yahoo.com>
Sent: Tuesday, February 9, 2021 10:48 PM
To: Pritchett, Rita
Subject: Concern PSJ and Rezoning of Property

Categories: EMAIL CAMPAIGN

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

Dear Commissioner Pritchett:

I am a long time resident of PSJ and am writing to you today to express my concern regarding the requested rezoning of the property described as 5972 Cedar Lake Drive Revocable Land Trust and U.S.Highway No. 1 Commercial Land Trust (Kim Rezanka) to TR-1 with a BDP limited to 200 units. This rezoning is for land which is next to the properties in Port St. John along Vineland Street.

I am deeply concerned about the changes proposed and the profound negative impact it will have on our property values with houses in the surrounding area. I respectfully request the County Commission to work towards denying the request for the change in zoning.

Sincerely,
Johanna Velasquez

Sent from my iPhone

Pritchett, Rita

From: Tom Macfarlane <tmmax@hotmail.com>
Sent: Tuesday, February 9, 2021 10:42 PM
To: Pritchett, Rita
Subject: Rezoning of property in PSJ (just south of Vineland Street)

Categories: EMAIL CAMPAIGN

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

Dear Commissioner Pritchett,

I am a U.S. Navy & Vietnam veteran that moved to Port St. John in 1976. I have been in my current residence since moving into the home we built in 1977.

Now I am concerned with the zoning change being requested for a project just south of our property on Vineland Street. Several years ago (I think in 2006) there was a similar request and the developer, I was told, got into trouble for not getting the proper permits. He was in violation of three different wildlife protected species. They were the Scrub Jay, the Indigo Snake, and the Gopher Turtle.

I never did find out any particulars about what the final decision was but, the project never did proceed.

My concern now is that this zoning change would lower the property value of our home and I am very much against any change that could impact all of the homes in our area. If the project under consideration should proceed, I would like a substantial increase in the buffer area between our property and theirs.

Thank you for your consideration of my concerns.

Thomas M. MacFarlane, RMC, USN (ret.)

Sent from [Mail](#) for Windows 10

Pritchett, Rita

From: Zac Brigante <zbrigante@floydleelocums.com>
Sent: Tuesday, February 9, 2021 10:30 PM
To: Pritchett, Rita
Subject: RE: Rezoning of property in PSJ
Attachments: Scrub Jay map.pdf

Categories: EMAIL CAMPAIGN

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

Commissioner Pritchett,

Thank you for your prompt reply. We purchased our home 4 years ago and the neighbors all said about 10-15 years ago the land was surveyed when a similar proposal to develop was requested and it was denied. The scrub Jay occupancy map that I see now is the same public record you have on file. I will have to go dig through what I have, but it is very similar to what is in your agenda. We knew it could eventually get overturned, but looking at the documents regarding soll, wetlands and other protected habitats the way I read Section 62-3694 (c) (1) was eventually that 1 unit could be constructed per 5 acres. We have seen all listed protected animals scrub jays, gophers, indigos and owls here within the past month Indigo being only a few times the other 3 being just about daily. That was why I was trying to recommend we eliminate the northern row of 29 mobile homes and leave that as a wooded habitat for the animals. This would also reduce the amount of traffic that Cedar Lake Drive experiences and also create a permanent wooded buffer between the development and the homes on Vineland street.

Is there anyway to compromise? My family will honestly end up moving due to this and it is extremely unfortunate. We are long time established and very involved citizens of Port St. John/Titusville. We are very active in our community and proud to call PSJ home for 34 of my 36 years. We did not sell our previous home in a deed restricted neighborhood until 2 years after living here to ensure we loved our new home.

I know a larger wooded buffer, larger single family construction built homes not manufactured/mobile homes and less of them would be much better received by the residents.

The developers proposed layout of the 29 lots along the northern stretch will put 4 rental mobile homes within 27 feet of my back porch. These are not for sale. These are low income rental mobile homes. I went to the meeting with the developer and attorney. My porch is about 12 feet from property line and they are giving a 15 foot buffer. I asked the appraiser who was here last week hypothetically speaking if there were mobile homes in my backyard and showed him where they would be if it would affect my value and he said absolutely without a doubt he would take that into consideration. That is not fair to the loyal long time homeowners of PSJ.

Lets face it end of the day all of our homes were built on what was once the animals habitats, but the disheartening part is the type of home, the amount of them and the lack of a real buffer to the homes on Vineland Street. This developer is not doing this to benefit our community whatsoever. There is no need for this type of housing especially with the odd rental agreement and purchase plan. He is trying to put lipstick on a pig and it is a slap in the face to our community.



Zac Brigante

Director of Concierge and Engagement

Floyd Lee Locums

direct: 843.970.2843

mobile: 321.794.7459

zbrigante@floydleelocums.com

www.floydleelocums.com

Connecting clinicians to purposeful work. We impact lives.

From: Pritchett, Rita <Rita.Pritchett@brevardfl.gov>

Sent: Tuesday, February 9, 2021 6:50 PM

To: Zac Brigante <zbrigante@floydleelocums.com>

Subject: Re: Rezoning of property in PSJ

Can you please send me that research you have? That would be greatly appreciated
Commissioner Rita Pritchett
District One

On Feb 9, 2021, at 4:04 PM, Zac Brigante <zbrigante@floydleelocums.com> wrote:

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

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
Floyd Lee Locums
direct: 843.970.2843
mobile: 321.794.7459
zbrigante@floydleelocums.com
www.floydleelocums.com

Connecting clinicians to purposeful work. We impact lives.

Pritchett, Rita

From: Daneen Cody <wilddcody@hotmail.com>
Sent: Tuesday, February 9, 2021 9:46 PM
To: Pritchett, Rita
Subject: Objection to land development

Categories: EMAIL CAMPAIGN

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

Ms. Pritchett,

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

Pritchett, Rita

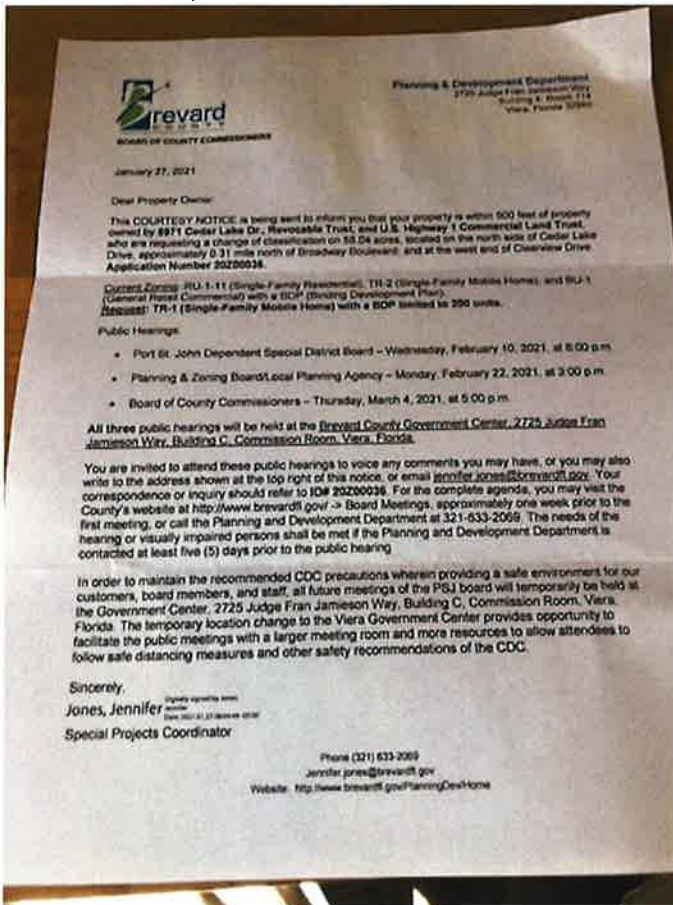
From: Casey Zeilman <regentservicesinc@gmail.com>
Sent: Tuesday, February 9, 2021 9:10 PM
To: Pritchett, Rita
Subject: PSJ Dependent Special District Board is meeting in Viera 02/10/2021

Categories: EMAIL CAMPAIGN

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

Hey Rita,

Can you please let me know two things, one; where exactly is this proposed TP expansion in the PSJ area and two; why didn't I get a copy of this letter to correspond? I live in PSJ and would not be excited about a development plan that includes mobile, manufactured or modular homes in this area.



Thanks and best regards,

Casey Zeilman

President



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Pritchett, Rita

From: C.J. McDowell <cjmcowell88@yahoo.com>
Sent: Tuesday, February 9, 2021 8:27 PM
To: Pritchett, Rita
Subject: Rezoning of PSJ property

Categories: EMAIL CAMPAIGN

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

To whom it may concern:

My name is Carl McDowell and I am the owner of the property at 1132 Vineland St in Cocoa. If you all could really reconsider rezoning the proposed project near our home, it would be greatly appreciated.

Thank you

Sent from my iPhone

Pritchett, Rita

From: Rachel Gregory <ladytitania99@gmail.com>
Sent: Tuesday, February 9, 2021 7:09 PM
To: Pritchett, Rita; Jones, Jennifer
Subject: Development concerns 20z00036

Categories: EMAIL CAMPAIGN

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

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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Pritchett, Rita

From: Deanna Gregory <pockysticks17@gmail.com>
Sent: Tuesday, February 9, 2021 7:00 PM
To: Pritchett, Rita; Jones, Jennifer
Subject: Development Concerns

Categories: EMAIL CAMPAIGN

[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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