

**From:** [stonepeeps@outlook.com](mailto:stonepeeps@outlook.com)  
**To:** [Jones, Jennifer](#)  
**Subject:** ID# 21Z00030 Rezoning Proposal  
**Date:** Saturday, November 13, 2021 3:08:24 PM

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

Ms. Jennifer Jones:

I have recently become aware of a proposed zoning change for Brevard County parcel 21-34-13-00-506, the subject property of the above ID#. Living in the vicinity of this property, I have some concerns regarding proposed development relative to: 1) compatibility with surrounding residential areas, 2) increasing vehicle traffic, and 3) public safety.

1. **Compatibility with surrounding residential areas.** I understand that the property is currently zoned RU-1-11, which would allow for a dwelling density far in excess of surrounding properties. While the R-1-11 zoning may be a “done deal” at this point, the county should not add insult to injury by a zoning change to RU-1-7, which would allow an even higher density. The entire area immediately adjacent to the subject property, and in surrounding areas south of Highway 46 and along Turpentine Road is currently characterized as “rural residential”, with lot sizes typically one acre or more. The RU-1-7 zoning, which allows lots as small as 0.115 acres is in no way compatible with the character of surrounding residential areas. In asking for the zoning change from RU-1-11 to RU-1-7, it is clearly the intent of the property owner to achieve maximum density of constructed dwellings, such that we may expect the property to build out in a density completely incompatible with the rural nature of the area.
2. **Increased vehicular traffic.** Given the high dwelling density allowed by RU-1-7 zoning, traffic can be expected to increase exponentially. Traffic congestion in the area has already increased dramatically, backing up traffic on Highway 46 from the new stoplights, following the recent opening of the Love’s truck stop at the end of North Carpenter Road. Assuming a net dwelling density ranging from 50 to 70 percent, the RU-1-7 zoning would allow 340 to 480 new residences adding traffic to this congested area.
3. **Public Safety.** There are a number of school bus stops along Turpentine Road in the vicinity of the subject property. Turpentine Road is clearly designed and maintained to serve a rural/low-density residential area. There are no sidewalks for pedestrians, or children awaiting the bus, to stay out of traffic. High-capacity power poles line the east side of Turpentine through this area, close to the road, which will complicate or preclude road widening or improvements for sidewalks. Also, many local residents walk their dogs, walk for exercise, and bicycle along the roads in this immediate area. The increase in traffic would be a serious hazard to non-vehicular users of these roads.

Given the above concerns, I would ask the County to reject the proposed rezoning, and consider the following:

- The burden to the County in providing funding and resources for the sure-to-be-needed traffic upgrades and public safety improvements that would accompany such a high population increase in this immediate neighborhood.
- Creating additional congestion in an already-congested traffic area that would result from development of this property under the proposed (and even the existing) zoning, and the corresponding safety hazards to pedestrians, school children, and cyclists.
- The dramatic re-characterization of the residential neighborhoods surrounding the property, with resulting negative impacts to existing residents of the area: property values, environmental degradation, and aesthetic concerns.

Thank you for your time and attention,

Nancy D Bolton  
4957 Hamlin Circle  
Mims (Brevard County)

Sent from [Mail](#) for Windows

Objection  
21Z00030  
Calligan

**From:** [Gary Parker](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** 21Z00030  
**Date:** Monday, November 15, 2021 12:08:24 PM

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

Sent from [Mail](#) for Windows 10

I have spoken with my neighbors on the subject of re-zoning this parcel of land. We are ALL in agreement that the existing BDP should be upheld. My address is 2360 turpentine rd. phone # 321-223-8327

**From:** [Tim Polk](#)  
**To:** [Commissioner, D1](#)  
**Subject:** Subject: Re-zoning of Mims property  
**Date:** Sunday, November 14, 2021 6:14:58 PM

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

This email is in reference to the proposed rezoning of the property located south of SR-46 and between North Carpenter and Turpentine road.

We are opposed to the request to increase the density proposed for the acreage as it will be a detriment to the current area as we are a mostly rural community. The 50% increase in homes per acre will put too much strain on the resources and roads in this area.

With the addition of the Loves truckstop and the continued increase of traffic from the Geneva and Oviedo , the intersection at Carpenter and 46 has quite a bit more traffic now.

The addition of +400 more homes will make the area more like Orlando than Mims.

Please count us as a no vote for this request.

Thank you.

Tim & Mary Polk  
4956 Hamlin Circle.  
Mims, Fl

From: [Margaret](#)  
To: [Commissioner, D1](#)  
Subject: Zoning ID# 21Z00030  
Date: Saturday, November 13, 2021 2:40:27 PM

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

Dear Commissioner Pritchard,

I live at 1705 Turpentine Rd, Mims, Fl. I am opposed to the rezoning of the 79.16 acres owned by the Heather Calligan Trust on the South side of State Rd 46 and East of Turpentine Rd.

The new Loves Truck Stop has brought so much extra traffic to SR 46 that trying to pull out from Turpentine Rd you take your life in your hands. So extra homes will be a transportation nightmare!

In 2005 this property was zoned RU11 with Binding Development Plans for buffer zones. If the owner of this property wins a rezoning, this will be a zero lot line subdivision with no buffer zone.

The rural community that I live in and love will be ruined.  
Thank you!

Warren and Margaret Vessels