

Flooding Near the Proposed Development Site

- These photos show significant flooding near the proposed development site after a heavy rain event around October 2025.
- Homeowners are concerned about any high-density development causing more flood damage to their homes and land.
- Homeowners are concerned about increased traffic on Pioneer Road and Courtenay Parkway during school dismissal times, which could make it nearly impossible to safely access their neighborhood entrance.
- These existing problems must be resolved before any further high-density development is approved.

Flooding near Pioneer Road



Flooding near Pioneer Road



Flooding near Pioneer Road



Flooding near Pioneer Road



Flooding near Pioneer Road



Flooding near Pioneer Road



Flooding near Pioneer Road



Flooding near Pioneer Road

West side where the water drains – Car died in the road due to flooding (October 2025)



Flooding near Pioneer Road



Flooding on Sykes Creek Drive During Hurricane Milton (October 2024) and Other Rain Events (October 2025)

- These photos document flooding on Sykes Creek Drive during Hurricane Milton and other rain events.
- Many homes in the area, including the photographer's own home, experienced significant water intrusion into garages and living spaces.
- The next-door neighbor had to replace floors and drywall due to flood damage.
- With the proposed 222-unit development on Pioneer Road moving forward, residents are deeply concerned that future storms will become even more devastating due to increased runoff and overwhelmed drainage systems.

Flooding on Sykes Creek Dr - Hurricane Milton Impact (October 2024)



Flooding on Sykes Creek Dr - Hurricane Milton Impact (October 2024)



Rain and Flooding Sykes Cove Neighborhood (October 2025)



Rain and Flooding Sykes Cove Neighborhood



Heavy Traffic Congestion on State Road 3 (February 2026)

- These photos capture heavy traffic congestion during rush hour on State Road 3 near the Egrets Landing subdivision, including an accident that occurred in the area.
- The combination of increased traffic volume and frequent accidents further strains the already overburdened road network.
- As development continues, these issues must be addressed to ensure safer and more efficient traffic flow for current and future residents.

Rush Hour Traffic Congestion and Accidents on SR 3



Rush Hour Traffic Congestion and Accidents on SR 3



Rush Hour Traffic Congestion and Accidents on SR 3



Documented Ex Parte Communications

Official Disclosure from Commissioner Goodson's Office

Date Sent: March 31st, 2026

Jackie Guadalupe

Public Records Request Coordinator

Commissioner Goodson's Phone Calls with Steve Crisafulli (Registered Lobbyist)

- Feb 12, 2026 – Brief call with Steve Crisafulli
- Mar 18, 2026 – Brief call with Steve Crisafulli
- Mar 27, 2026 – Brief call with Steve Crisafulli and his client
- Mar 30, 2026 – Brief call with Steve Crisafulli

These calls occurred while the rezoning application (File 8588 / 25Z00054) was active.

1274

Conclusion: Why This Rezoning Should Be Denied

The resident-submitted photographs provide clear, compelling evidence that our community's infrastructure is **already failing**.

Critical Facts:

- The project site is in a **Mandatory Evacuation Zone A (Red)** on a barrier island with limited evacuation routes.
- The **North Merritt Island Small Area Study (2018)** explicitly warned that additional residential density would degrade evacuation times and worsen drainage/flooding problems.
- **Transportation impact fees have not been updated since 2007** — the fee for a new single-family home remains only \$4,353.
 - Brevard County faces **nearly \$800 million** backlog in water and sewer infrastructure upgrades.
- **PFAS “forever chemicals”** already exceed the EPA's enforceable 4 ppt limit in drinking water at the Mims/North Brevard and Barefoot Bay plants (finished water up to 5.9 ppt, some wells as high as 13 ppt PFOS). Wastewater treatment removes less than 10% of these chemicals.
- Public records show Commissioner Goodson had **multiple ex parte phone calls** with Steve Crisafulli, a registered lobbyist, including one call with “his client” on March 27, 2026.

Despite these disclosures, **no details have been provided** about the substance of those conversations.

- The applicant's own representatives described necessary infrastructure improvements as only “**if necessary**” and deferred them to later stages.
- Chapter 13 of the Brevard County Comprehensive Plan requires that **new development pay its full pro rata share** of infrastructure costs and not degrade concurrency standards for roads, drainage, potable water, and sanitary sewer.
- **Existing homeowners have already paid for our infrastructure** and continue to pay for it through property taxes and rising utility rates. **We should not be forced to subsidize private development profits.**

Recommendation:

We respectfully request the Board **deny** this rezoning or approve it **only** with a binding agreement requiring the developer to **fund 100%** of all infrastructure upgrades with verified concurrency **before** any certificate of occupancy.

Thank You

We support responsible growth —
Not subsidized growth that shifts infrastructure costs onto existing homeowners.
Current residents have already paid for our roads, drainage, water, and sewer systems —
and we continue to pay for them through our property taxes and rising utility costs.
New development should fully fund its own impacts rather than burdening those who are
already here.

Your attention and service to the residents of Merritt Island and Brevard County is greatly
appreciated.

Danielle Dulude
Merritt Island Resident

From: Roy Braganza <roysram@aol.com>

Sent: Tuesday, April 28, 2026 11:03 AM

To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Please Stop Project 222

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

Dear commissioner,

We are writing to ask you to oppose Project 222 at the corner of Pioneer Road and Courtenay Parkway. Rezoning this property is against the best interests of Merritt Island. Just a few things you might consider:

1. The corner of Pioneer and Courtenay already has had many severe vehicle accidents.
2. Traffic backs up in the entire area now specially during rush hour:
 - a. Backup goes west on 528 already back up all the way to Pioneer Road.
 - b. Lewis Carroll Elementary School causes bottlenecks on Pioneer in the morning and afternoons.
 - c. Children are crossing multiple intersections in the area at this time in-between backed up traffic.
 - d. Vehicles entering and exiting Starbucks on the corner have also added to traffic volume.
 - e. Steward Medical center to the north is the closest medical facility for use by all residents in this entire area.
 - f. Merritt Island Memory Care and Assisted Living is to the south with vehicle traffic exiting on Pioneer is what seniors have to use.
 - g. Adding any traffic in this area puts even more children and seniors at risk of injury or death.
3. There are four single family home neighborhoods: Raintree, Villa de Palmas, Sykes Cove and the neighborhood along Skyline Blvd, plus Lewis Carroll Elementary school that have only one safe way (with traffic light) out along Pioneer Road to Courtenay. Building an apartment complex is not appropriate here.
4. The property was not zoned for apartment complexes when they bought it. Did they just count on the County Commissioners to agree to their dangerous proposition?
5. Residents now ride bicycles and walk in this area because its safe.

To summarize: This rezoning benefits only those looking to make a profit of this property and does not take into consideration the safety of the current residents. This will add tremendously to congestion and put in place a very high-risk environment to children and residents of the area. Please turn down this project.

Thank you for your support,

Roy Braganza & Nancy Johnson

Villa de Palmers Homeowners

From: [Annaliese Dennis](#)
Subject: STOP PROJECT 222
Date: Tuesday, April 28, 2026 5:28:05 PM

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

Dear Commissioners,

I am writing to vehemently express my opposition to the proposed Project 222 rezoning and development.

Our neighborhood has been a stable, family-oriented community for over 60 years. It is a place where children safely ride their bikes, play outside, and neighbors know and look out for one another. Introducing a high-density apartment complex into the middle of this established area raises serious concerns about increased traffic, congestion, and the overall safety of our children and families.

Pioneer Road is already a well-traveled corridor, and adding hundreds of additional vehicles daily would significantly increase the risk to pedestrians, especially children who regularly play and ride bikes to and from school in this community. This type of development is not compatible with the character, safety, and quality of life that residents have worked hard to maintain for decades.

I respectfully urge you to vote against the rezoning and protect the integrity and safety of our neighborhood.

Thank you for your time and consideration.

Annaliese Dennis

257 Via de la Reina

From: [Michele Holbrook](#)
To: [Michele Holbrook](#)
Subject: Please say NO to Project 222
Date: Tuesday, April 28, 2026 4:50:04 PM

I cannot make the meeting on May 7th but I do want to express my concern for this project. Pioneer and Courtney are already a nightmare with regard to traffic in the mornings and the evenings. Our infrastructure cannot manage that many more cars. I am all for growth but not at the expense of "the quality of life" for the existing residents and families.

If you have any questions or need me to do anything else to help with this cause, please let me know.

Thank you, Michele Holbrook (and William Gay),

Michele Holbrook, CTC/CMP
Women for Adventure
Group & Sales Specialist
mholbrook@mac.com
408 410-6337

From: [Michael Mijon](#)
To: [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D4](#); [Commissioner, D3](#); [Commissioner, D5](#)
Subject: Project 222
Date: Tuesday, April 28, 2026 2:04:40 PM

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

Dear County Commissioners,

My family has lived in the Villas de Palmas neighborhood since 1998. My wife and I both worked in the Space Program—I as a NASA subcontractor and she with Lockheed Martin at Cape Canaveral.

Over the years, we have witnessed significant growth that has heavily impacted traffic on SR 3, particularly near the SR 528 interchange. As you are aware, the intersection of Pioneer Road and SR 3 is less than a mile from SR 528, making this a critical area of concern regarding local infrastructure and congestion.

Starbucks, SCCU, Twins Car wash, the new rehab facility and Lewis Carroll Elementary are already part of an infrastructure that often gridlocks this intersection, especially at peak rush hours for KSC and the school.

Adding a potential 222 unit apartment complex, thus perhaps 222 plus more vehicles, is not at all conducive to our current traffic situation.

If you (pl) have never driven these locations during prime traffic time yet, please do so.

PLEASE do not approve rezoning to high density use, we that live here now know it won't fit in our single-family home lifestyle. Plus there is much wildlife that call the wooded area that would be cleared, home.

Thank you for your consideration in this, to us who live here, a very serious matter!

Sincerely,
Michael and Cheryl Mijon

[Michael J. Mijon, M.A.](#)
[Cell 321-514-8817](#)

["Gratitude unlocks the fullness of life."](#)

From: jbporter66@gmail.com
To: [Commissioner, D2](#)
Cc: [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); "Tim Porterfield"
Subject: Proposed Zoning Reclassification for Courtenay and Pioneer
Date: Tuesday, April 28, 2026 4:29:06 PM

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

Commissioner Goodson and all Brevard County Commissioners:

We are writing again, in advance of the upcoming May 7 meeting, to voice our strong opposition to the proposed zoning reclassification and development plan filed for property near the corner of North Courtenay Parkway and Pioneer Road in Merritt Island (Merritt Bidco SPV, LLC – 25Z00054, Parcel ID 2412106).

As you have seen at previous meetings and as you will again see on May 7, your constituents, the residents of the communities surrounding this project, do not support the attempt to construct 222... or more, if we understand the intent of the last delay...units at this location. You only need to travel N Courtenay Parkway in the vicinity of Pioneer Road and Rt 528 to experience the traffic congestion in this area.

Mr. Goodson, hopefully you will choose to attend the May 7 meeting in person, so that you can look in the eyes of your constituents and know that this IS NOT a good idea for this area and not what your constituents want or support.

We close by reminding you of the prayer that opened the April 2 meeting: "God...give us the courage to do the right thing". We implore you to do the right thing and vote No to this rezoning request.

Tim and Josie Porterfield
2185 Sykes Creek Drive
Merritt Island, FL 32953

From: jbporter66@gmail.com <jbporter66@gmail.com>
Sent: Wednesday, April 1, 2026 2:52 PM
To: d2.commissioner@brevardfl.gov
Cc: d1.commissioner@brevardfl.gov; d3.commissioner@brevardfl.gov; d4.commissioner@brevardfl.gov; d5.commissioner@brevardfl.gov; Tim Porterfield <timporterf@gmail.com>
Subject: Proposed Zoning Reclassification for Courtenay and Pioneer

Tom Goodson, District 2
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Viera, FL 32940
D2.Commissioner@brevardfl.gov

Dear Commissioner Goodson –

We are writing to you to voice our strong opposition to the proposed zoning reclassification and development plan filed for property near the corner of North Courtenay Parkway and Pioneer Road in Merritt Island (Merritt Bidco SPV, LLC – 25Z00054, Parcel ID 2412106).

The intersection of Courtenay and Pioneer and the surrounding roads are already severely congested at many times of the day due to the traffic in and out of Lewis Carroll Elementary School and that intersection's proximity to SR 528, which, as you well know, is the main thoroughfare to and from Port Canaveral. It is not at all uncommon for the traffic on Pioneer Road to be backed up to Courtenay in the mornings and afternoons, and in mornings and afternoons for the traffic to be backed up on Courtenay going both north and south as people try to exit onto either 528 East or 528 West. Accidents at these intersections are not at all uncommon.

The very idea of adding 222 multi-family units to this area is ludicrous. That is, in effect, almost doubling the size of Villa de Palmas, the neighborhood which abuts this project. This area simply cannot support the burden that such a project would put on it.

As County Commissioner for this district, it is your responsibility to make decisions that are best for your constituents and not for builders or developers. Voting in favor of this project would negatively impact your constituents and put additional stress on an area that already shows the strain of overcrowding. The Merritt Island Redevelopment Agency recently voted unanimously to recommend denial of this request.

Please do the job you were elected to do – support and protect your constituents – and vote NO for this zoning change and development request.

Sincerely,

Tim and Josie Porterfield
2185 Sykes Creek Drive
Merritt Island, FL 32953

Cc: Katie Delaney – D1.Commissioner@brevardfl.gov
Kim Adkinson – D3.Commissioner@brevardfl.gov
Rob Feltner – D4.Commissioner@brevardfl.gov

Thad Altman – D5.Commissioner@brevardfl.gov

From: [Susan Ritchardson](#)
To: [Commissioner, D2](#)
Subject: Rezoning
Date: Tuesday, April 28, 2026 3:20:15 PM

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

Dear Commissioner:

I wish to express my opposition to the rezoning of the property to allow for the building of a 3-story, 222-unit apartment complex on the north side of Pioneer and behind the Complete Care Family Medical Center on Merritt Island. This would not be in the best interest of the school, traffic flow and the surrounding community.

Sincerely,

Susan Ritchardson

From: [Commissioner, D1](#)
To: [AdministrativeServices](#)
Subject: Fw: Project pet[order on Courtney and Posner and
Date: Wednesday, April 29, 2026 3:02:10 PM

Forwarding email sent to District 1 regarding (25Z00054) for a 222-unit multi-family complex.

From: carol allenbaugh <3543carol@gmail.com>
Sent: Saturday, February 7, 2026 6:15 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Project pet[order on Courtney and Posner and

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

The Critical Facts:

- **Safety Risk:** The Staff Report (p. 10) warns this project creates a "Material Danger to Public Safety."
- **Traffic:** Our roads are already at 88% capacity. This project ignores the rule that limits development to "25% of remaining capacity."
- **Bad Fit:** The report admits 222 units is "not consistent" with our single-family neighborhoods.
- **Local Experts Said No:** Both local advisory boards (MIRA/P&Z) couldn't even find a majority to support this.

From: [Commissioner, D1](#)
To: [AdministrativeServices](#)
Subject: Fw: VOTE NO --- Rezoning Proposal on Pioneer Road, Merritt Island - Rangewater 222 Condo Units Proposal
Date: Wednesday, April 29, 2026 3:35:13 PM

Forwarding email sent to District 1 regarding (25Z00054) for a 222-unit multi-family complex.

From: Pamela Steel <spaceprincess2018@gmail.com>
Sent: Thursday, April 2, 2026 2:09 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: VOTE NO --- Rezoning Proposal on Pioneer Road, Merritt Island - Rangewater 222 Condo Units Proposal

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

Good afternoon,

I am a 55 year long resident (and tax payer for 40 of those years as a home owner) on Merritt Island. I was raised on Merritt Island when we relocated here in 1970 from NC for the Apollo Program. My father worked at KSC (retired Navy) for 20 years and I am a second generation aerospace worker directly for NASA. I am very vested in what is good for the Merritt Island community ... I am not a northerner who is seasonal or retired here. My kids attended the same schools on the Island as I did and now my grandkids are in those same schools ... so 4th generation in this community specifically on Merritt Island.

I live in the Sykes Cove deeded community that is located slightly south east of the Rangewater 222 condo units being proposed to be built off of Pioneer Road. Pioneer Road is my required travel route everyday, all day long living here.

This rezoning to allow condos to be built near the corner of Pioneer Rd and SR 3 is a BAD IDEA. The traffic in both directions (north and south) on SR3 makes entering/leaving Pioneer Road to get backed up and unsafe during peak traffic times, AND when Lewis Carroll Elementary School drop off and pickup times happen (five days a week), we are already having traffic issue without this added stress to the infrastructure which cannot handle the increased capacity efficiently. Often I sit at the traffic light on Pioneer Road/SR3 for 3-4 rotations waiting to get out of our neighborhood. Pioneer Road itself gets backed up with parents waiting to drop and pickup kids at Lewis Carrol and we have to go in the wrong lane (unsafe, illegal) just to enter our neighborhood. This is an ongoing issue that the BC Sheriff's office hears about often.

We are tax payer homeowners generating high revenues for Brevard County (HIGHER taxes since this is a waterfront community). Couple this existing issue with the increased traffic that has been generated by the Port on SR528 (poorly timed Port growth that doesn't align with funding for SR528 expansion)—this north section of SR3 near Pioneer Road severely backs up daily going north already making it difficult for our owners come and go from our neighborhood.

You would not like this development if it were in your neighborhood!

Additionally, in the past 3 years since the Brevard county approved development along SR3 in this same area...Starbucks, Hampton Manor Assisted Living Facility, Car Wash, Space Coast Credit Union and Dunkin Donuts my home in Sykes Cove has flooded in the summer storms the past 3 years in a row (even outside of hurricanes) unlike anything I have seen in Sykes Cove the prior 13 more years I have lived in this neighborhood. I just had to spend \$1000 last month to have dry wall and baseboards replaced in my home due to mold growing from the flooding that occurred in summer & fall of 2025 in Sykes Cove. The stormwater system in our area (and much of Merritt Island) was not built originally to accommodate the increased flows from new development so unless the county has funding to fix all of the stormwater issues, large development like 222 condos is not wise. It is not prudent to ignore the fact that our streets are holding more water than ever now and our homes are flooding. Enough is enough! Do better.

And lastly, the added complication of FDOT planning to alter the medians on SR3 from SR528 south, will further make our end of SR3 backed up and a safety hazard with the many UTurns that will be required, especially during peak hours in these backups.

If you approve this rezoning and the condos are built, next comes development of the remaining two tracts of land off of Pioneer Rd (near Lewis Carroll) which sit low and provide what is left of impervious surfaces left near us. Our homes will surely flood if condos are built in all three of these areas. Our property values which your tax base is earned from .. will tank.

Merritt Island residents deserve a more properly and integrated development plan from the County with funding for infrastructure expansion that aligns timing wise with development plans and not vice versa. Developers will scoop up every inch of land left and build on it, make their millions and leave the area but the residents here are left to suffer the significant consequences for the years to come. Flooding in our homes to accommodate developers is not acceptable!

A better plan for the developer would be adding one street with 30 homes on it .. we could handle that development on the plot of land they procured .. we cannot accept rezoning to allow 222 condo units (1-3 bedrooms) to be built on the same tract of land is NOT acceptable to the tax payers and not responsible management by the Commissioners.

You were elected to work on behalf of the constituents, not the developers.

Simply VOTE NO to this rezoning request tonight.

Thank you,

**Pamela Steel
203 Sykes Loop Drive
Merritt Island, FL 32953
321-720-8417**

From: Gary Olsen <golsen12345@gmail.com>
Sent: Friday, April 24, 2026 4:20 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Project 222

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

Dear Katie Delaney,

I am writing to express my opposition to the proposed zoning change for the construction of an apartment complex off Pioneer Road. As a local property owner, I strongly urge you to vote against this land use modification.

Allowing this development would significantly alter the character of our neighborhood and add a substantial amount of traffic to an already congested road. Given our location on a barrier island, high-density residential housing is not a suitable use of this land.

Thank you for your time and consideration of this matter.

Sincerely,

Gary Olsen

From: angiebolt@gmail.com <angiebolt@gmail.com>

Sent: Sunday, April 26, 2026 3:25 PM

To: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D1
<D1.Commissioner@brevardfl.gov>; D3.commissiomer@brevardfl.gov
<D3.commissiomer@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Opposition to Rezoning for Project 222

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

Dear County Commissioners,

I am writing to express my opposition to the proposed rezoning for Project 222, which would allow an eight-building apartment complex in an area currently zoned for residential homes.

This level of high-density development would significantly change the character of the neighborhood and place additional strain on traffic, infrastructure, and local services that were not designed for this scale of development.

I respectfully ask the Commission to deny the rezoning request for Project 222 and preserve the existing residential zoning for our community.

Thank you for your time and consideration.

Sincerely,
Angela Bolt
Merritt Island Resident

From: T Prior <tprior820@gmail.com>

Sent: Monday, April 27, 2026 10:01 AM

Subject: Proposed 222-unit apartment complex in Merritt Island

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

April 27, 2026

Dear commissioner,

We are writing to ask you to oppose Project 222 at the corner of Pioneer Road and Courtenay Parkway. Rezoning this property to high density use is against the best interests of Merritt Island. Just a few things you might consider:

1. The corner of Pioneer and Courtenay already has frequent vehicle accidents. Many are quite severe.
2. Traffic backs up in the entire area during rush hour:
 - a. Lines to go west on 528 already back up all the way to Pioneer.
 - b. Lewis Carroll Elementary School causes bottlenecks on Pioneer in the morning and afternoons.
 - c. Young children are crossing multiple intersections in the area at this time.
 - d. Vehicles exiting Starbucks on the corner have also added to traffic volume.
 - e. Steward Medical center to the north is the closest medical facility for use by all residents in this entire area.
 - f. Hampton Manor of Merritt Island Memory Care and Assisted Living is to the south with vehicle traffic exiting on Pioneer and seniors walking in the area.
 - g. More traffic in this area puts even more children and seniors at risk of injury or death.
3. There are four single family home neighborhoods: Raintree, Villa de Palmas, Sykes Cove and the neighborhood along Skyline Blvd, plus Lewis Carroll Elementary school that have only one safe way (with traffic light) out along Pioneer Road to Courtenay. An apartment complex is not logical or appropriate here.
4. The property was not zoned for apartment complexes when they bought it. Did they just "assume" they could sway the County Commissioners to their dangerous proposition?
5. Residents ride bicycles and walk in this area because it is safer than doing the same on Courtenay Parkway. Why would you want to discourage that?

To summarize: There is nothing wrong with growth in Merritt Island, but it needs to be both smart and appropriate to the existing residents. This rezoning benefits only those looking to

make a quick buck off a property flip. Current residents lose quality of life, add tremendously to congestion, and frankly put in place a high-risk environment to young school children and residents of the area. Please do the "right thing" and turn down this money grab.

Thank you for your support,

Thomas & Carmen Prior

Sykes Cove home owners

From: T&C <tcprior@yahoo.com>
Sent: Monday, April 27, 2026 2:45 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Please Vote NO on Project 222

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

Dear Katie Delaney,

I am writing with urgency and deep concern to ask that you oppose the rezoning request for the proposed 222-unit apartment complex at Pioneer Road and Courtenay Parkway.

I have lived in Merritt Island for 25 years, and in that time, I have witnessed multiple accidents at that light — including one where I was nearly hit myself. This intersection is already dangerous, congested, and overburdened. Adding high density housing at this location would make an already unsafe situation far worse.

This area serves an elementary school, senior living facilities, medical offices, and four single family neighborhoods that all rely on Pioneer Road as their only safe, signalized exit. Traffic routinely backs up, especially during school hours, and pedestrians — including children and seniors — are already at risk. Increasing density here would put them in even greater danger. This project does not reflect responsible growth. It benefits the developer while placing the burden on longtime residents who have invested their lives, families, and safety in this community.

For these reasons, I strongly urge you to vote NO on this rezoning request.

Thank you for your time and for considering the real world impact this decision will have on the people who live here.

Sincerely,
Carmen Prior

From: Lisa Knight <lisakni@hotmail.com>

Sent: Monday, April 27, 2026 1:33 PM

To: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; D4.commissioner@brevardfl.com <D4.commissioner@brevardfl.com>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Stop Project 222

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

Dear County Commissioner,

I'm sending this email to express my opposition to the 222-unit apartment complex being proposed in my community. This high-density addition of housing will have a negative effect on the traffic, safety and disruption to our neighborhood environment which we enjoy.

This type of residences (3 story 222 apartment building) simply does not fit in our area and should be located somewhere else. Please vote NO.

Thank you,

Lisa Knight

From: rsginn <rsginn@cfl.rr.com>
Sent: Wednesday, April 29, 2026 11:13 AM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Project 222 apartment complex Merritt Island

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

Katie Delaney,

As a homeowner in the Merritt Island community where the subject Project 222 apartment complex is proposed I am opposed to any multi-family development in a single-family area. We are already experiencing high traffic volumes in this area due to the local school on Pioneer Road, visitors that utilize the two gas stations to fill up their vehicle after a cruise at the port (and Starbucks) and long traffic back-ups morning /evenings for the NASA/ Cape workers and when the SR-3 / Barge Canal bridge opens. In addition, SR528 experiences traffic backups that are up to a a mile long due to arriving and departing cruise traffic. I am aware that SR-3/ Courtenay Parkway will receive improvements in the local area in 2027 however, they will only address safety concerns and not improve the volume flow challenge that we currently experience with the bridge and SR528 interchange.

I strongly urge you to NOT approve any zoning variance or authorization to proceed with Project 222 or any multi-unit development in this area.

Best regards,

Scott & Arlene Ginn
257 Via Havarre
Merritt Island, FL 32953

Have a fabulous day !

From: Barb Gerarden <bgerarden@yahoo.com>
Sent: Wednesday, April 29, 2026 2:21 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Opposition to Rezoning Request for Project 222

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

Dear Brevard County Commissioner Katie Delaney,

We are writing to formally express our strong opposition to the proposed rezoning for Project 222, which would allow for high-density use in our community.

We recently purchased our home at 2280 Sykes Creek Drive on Merritt Island, drawn by the character, tranquility, and established nature of this neighborhood. This area is comprised primarily of single-family homes, and we believe that the proposed high-density development is not compatible with the existing community structure or its long-term vision.

In addition to concerns about neighborhood character, we are particularly troubled by the existing traffic conditions. Pioneer Road already experiences significant daily congestion including a school zone, and the addition of a high-density project would only exacerbate these issues, creating further strain on infrastructure and potentially impacting safety for residents.

We respectfully urge the Commission to carefully consider the impact of this rezoning request on current residents and to deny approval of Project 222. Preserving the integrity, safety, and livability of our neighborhood is of utmost importance to us and our fellow community members.

Thank you for your time and consideration.

Sincerely,

Barbara Gerarden

From: Dan Tweed <Dtweed@cfl.rr.com>

Sent: Monday, January 19, 2026 3:03 PM

To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Cc: Lynn Tweed <lhtweed@cfl.rr.com>

Subject: Rezoning Proposal for Merritt Island Apartment Units at Pioneer Road and Courtenay Parkway

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

We are writing in vigorous opposition to subject rezoning proposal and strongly urging you to deny it. We understand that the Merritt Island Redevelopment Agency recommended against the request but that there was a tie vote by the Planning and Zoning Board, and that it is now up to our County Commissioners to disposition the request. PLEASE do the right and sensible thing and kill this project!!

We have lived on Raintree Lake Circle for over 4 decades and have endured countless negative effects due to nearby residential and commercial growth, with a substantial spike in just the past few years with Hampton Manor, Starbucks, Twins Car Wash and Space Coast Credit Union all chipping away at our green spaces and tranquility.

We are all for progress and sensible development but this proposal is a terrible idea. It would exacerbate the already extremely congested and unsafe conditions on both Courtenay Parkway and Pioneer Road. On a daily basis, we witness red light runners at the intersection of Courtenay Parkway and Pioneer Road. Courtenay currently backs up frequently in both directions from SR 528 past Pioneer, and Pioneer already backs up nearly to Courtenay every afternoon with Lewis Carroll Elementary traffic. Dumping additional vehicles from hundreds of new residences would create serious logjams on both roads and preclude the ability to properly and safely manage traffic flow and signal timing. In addition, this project will have a significant impact on existing storm drainage systems and greatly increase the potential for flooding our homes.

I'm sure you have been made aware of a few key points that should make for an easy decision to deny this request:

- Affected roadway(s) already at 88% capacity and this proposed project exceeds the "25% of remaining capacity" rule
- The proposed project is clearly incompatible with our community, with the rezoning report admitting that a complex with 222 units is not consistent with the surrounding single family neighborhoods
- This proposed project represents "spot zoning," placing a high density apartment complex in a low density residential pocket. Under Administrative Policy #3, this use will significantly diminish the quality of life and the safety of existing neighborhoods through noise and traffic.

We must acknowledge that zoning rules are in place for good reason. Please do your duty, stand up for your constituents, and deny this rezoning proposal.

Thank you for your time and serious attention to this important matter.

Daniel and Lynn Tweed
2855 Raintree Lake Circle
Merritt Island

From: Mary Beth Chuto <floridabeach74@gmail.com>
Sent: Wednesday, April 29, 2026 4:40 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: STOP PROJECT 222!

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

email:

Commissioner Delaney

I would like to register my opposition to the proposed rezoning that would allow a high-density apartment development near Courtenay Parkway and Pioneer Road.

From the information available to the public, the project would consist of eight three-story buildings totaling 222 units. This level of density is far beyond what the surrounding area was designed to support, and it raises several serious concerns for those of us who live and travel here.

The primary issues are:

1. Traffic and roadway capacity: Courtenay Parkway is already heavily congested, particularly during morning and evening travel times. Adding hundreds of additional units would significantly increase traffic volume and worsen an already challenging situation.
2. Infrastructure limitations: Merritt Island has not seen a development of this size in many years. Existing utilities, roadways, and public services are not equipped to absorb the impact of such a large influx of residents without substantial upgrades.
3. Neighborhood compatibility: The scale and density of the proposed project do not align with the character of the surrounding residential areas. Allowing this rezoning would set a precedent that could alter the community in ways many residents do not support.
4. Construction impacts: A project of this magnitude would bring years of construction activity, with noise, traffic delays, and safety concerns affecting nearby neighborhoods.

For these reasons, I respectfully ask that you oppose the rezoning request and support land-use decisions that protect the long-term livability and character of Merritt Island.

Thank you for your time and consideration.

Sincerely,
Mary Beth Chuto
Merritt Island, District 2

From: [Mary Beth Chuto](#)
To: [Commissioner, D2](#)
Subject: Merritt Island
Date: Tuesday, April 28, 2026 6:53:34 PM

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

Commissioner Goodson,

I would like to register my opposition to the proposed rezoning that would allow a high-density apartment development near Courtenay Parkway and Pioneer Road.

From the information available to the public, the project would consist of eight three-story buildings totaling 222 units. This level of density is far beyond what the surrounding area was designed to support, and it raises several serious concerns for those of us who live and travel here.

The primary issues are:

1. Traffic and roadway capacity: Courtenay Parkway is already heavily congested, particularly during morning and evening travel times. Adding hundreds of additional units would significantly increase traffic volume and worsen an already challenging situation.
2. Infrastructure limitations: Merritt Island has not seen a development of this size in many years. Existing utilities, roadways, and public services are not equipped to absorb the impact of such a large influx of residents without substantial upgrades.
3. Neighborhood compatibility: The scale and density of the proposed project do not align with the character of the surrounding residential areas. Allowing this rezoning would set a precedent that could alter the community in ways many residents do not support.
4. Construction impacts: A project of this magnitude would bring years of construction activity, with noise, traffic delays, and safety concerns affecting nearby neighborhoods.

For these reasons, I respectfully ask that you oppose the rezoning request and support land-use decisions that protect the long-term livability and character of Merritt Island.

Thank you for your time and consideration.

Sincerely,
Mary Beth Chuto
Merritt Island, District 2

From: [Barbara Kauffman](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Fwd: Today's meeting re Proposed Pioneer Road Zoning Changes
Date: Thursday, April 2, 2026 3:45:01 PM
Attachments: [3.16.26 lt re proposed zoning changes Pioneer Rd.pdf](#)

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

Dear Commissioners, I do hope you timely received and reviewed my letter of March 16, 2026, which is attached hereto for your convenient reference.

In that letter, I point out that the zoning commission's own Staff Comment Report acknowledges that the proposed apartment development at Pioneer and Courtenay in Merritt island could "cause traffic impacts that could adversely impact the safety and welfare of residents in the existing surrounding residential neighborhoods".

In that letter I also asked the obvious question: ***Why would the zoning commission knowingly vote to drastically change zoning laws in a residential area near a busy elementary school in a manner that foreseeably endangers thousands of current Merritt Island residents and their children?***

I am not a Florida lawyer and don't know Florida law. But it does appear clear that the Florida Statutes frown on agents of the state and its subdivisions "acting in a manner exhibiting wanton and willful disregard of human rights, safety, or property." The Pioneer/North Courtenay intersection area is already the scene of many tragic accidents. We don't need more.

The bottom line is it does appear the commission is on ample notice and has already acknowledged that the proposed apartment development foreseeably endangers the lives and property of thousands of current Merritt Island homeowners and residents, as well as other users of Pioneer Road and North Courtenay Parkway.

The only responsible vote is no.

Barbara K. Giles (concerned resident)
203 Cove Loop Drive
Merritt Island FL.

----- Forwarded message -----

From: **Barbara Kauffman** <bkauffmanlaw@gmail.com>
Date: Mon, Mar 16, 2026 at 1:51 PM
Subject: Today's meeting re Proposed Pioneer Road Zoning Changes
To: <Trina.Gilliam@brevardfl.gov>, <AdministrativeServices@brevardfl.gov>

Dear Ms. Gilliam and Ms. Randall,

This letter is relevant to this afternoon's 3 p.m. meeting. Would you kindly pass it along to the Board?

I apologize that it is so late. Luckily the newspaper reminded us to make our voices heard on this subject today.

Regards,

Barbara K. Giles (concerned resident)
203 Cove Loop Drive
Merritt Island FL.

From: sykescreeklady@icloud.com
To: [Commissioner, D2](#)
Cc: [Keith Lord](#)
Subject: Rezoning at Pioneer and Courtenay
Date: Sunday, April 12, 2026 8:11:16 AM

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

We understand that Merritt Bidco SPV LLC has proposed rezoning and developing a 222-unit residential multi-family project on 11.24 acres. They are requesting to rezone the property from Agricultural Residential to Medium-Density Multiple-Family Residential.

We are certainly not opposed to development. Growth is inevitable and it can bring positive improvements to our community. Our concern is that this specific project, at this scale, on this particular corner, does not align with safe or responsible planning for Merritt Island.

The impact on the neighborhood and schools would be enormous, not to mention the fact that the traffic at that intersection is already horrific for all of us traveling on Courtenay. The mitigation proposed by the developer is inadequate. It seems to be common sense that this is NOT the place for a multi-family residential project.

Please vote "NO."

Keith and Suzanne Lord
1650 Sykes Creek Drive
Merritt Island, FL 32953
321-745-0374

From: [SUZANNE LORD](#)
To: [Commissioner, D2](#)
Subject: Rezoning at Pioneer and Courtenay
Date: Sunday, April 12, 2026 8:05:46 AM
Importance: High

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

We understand that Merritt Bidco SPV LLC has proposed rezoning and developing a 222-unit residential multi-family project on 11.24 acres. They are requesting to rezone the property from Agricultural Residential to Medium-Density Multiple-Family Residential.

We are certainly not opposed to development. Growth is inevitable and it can bring positive improvements to our community. Our concern is that this specific project, at this scale, on this particular corner, does not align with safe or responsible planning for Merritt Island.

The impact on the neighborhood and schools would be enormous, not to mention the fact that the traffic at that intersection is already horrific for all of us traveling on Courtenay. The mitigation proposed by the developer is inadequate. It seems to be common sense that this is NOT the place for a multi-family residential project.

Please vote "NO."

Keith and Suzanne Lord
1650 Sykes Creek Drive
Merritt Island, FL 32953
321-745-0374

From: [Jan McPherson](#)
To: [Commissioner, D2](#)
Subject: Apartment building on Pioneer Road
Date: Wednesday, April 15, 2026 10:12:43 PM

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

II think it is really a very bad idea to build an apartment building Near Courtenay and Pioneer Road. I live on Merritt Island and it seems like over populating. The Island is going to be a huge burden on the infrastructure. If it's 200 units or more and probably at least two people live in one apartment how many flushes a day does that amount to recently there was three sewage spill incidents less than one month. We're just asking for trouble by building that apartment building.

From: [Joel McPherson](#)
To: [Commissioner, D2](#)
Cc: [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Proposed 222-Unit Apartment Complex
Date: Tuesday, April 14, 2026 4:52:07 PM

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

To: Commissioner Tom Goodson (District 2), and Members of the Brevard County Board of County Commissioners

Brevard County's pending decision on a proposed 222-unit apartment complex on Merritt Island deserves careful, fact-based scrutiny—because this is not just another zoning question. It is a public safety and long-term planning decision for a barrier island.

Brevard County Board of County Commissioners is being asked to evaluate a level of density in an area that is fundamentally different from mainland communities. Merritt Island's limited evacuation routes—primarily a small number of causeways—mean that every additional unit of density must be evaluated not only for normal daily conditions, but for worst-case emergency scenarios. When a major hurricane approaches, the central question is not quality of life on an ordinary day, but whether residents can evacuate quickly and safely when time is critical.

A 222-unit development could reasonably add approximately 400 to 600 residents and several hundred vehicles. Those vehicles would funnel onto already congested corridors such as Courtenay Parkway and ultimately toward the same evacuation routes used by the entire island population. Even modest increases in traffic volume can have disproportionate impacts during evacuation events, potentially delaying clearance times when minutes matter.

This concern is not theoretical. Residents already experience recurring congestion, and emergency response times are directly influenced by roadway conditions. Increasing density without demonstrable improvements to evacuation capacity risks compounding an existing vulnerability rather than addressing it.

There are also broader infrastructure considerations. Hospitals and emergency services serving Merritt Island and surrounding areas have faced increasing demand in recent years, while operating within the same geographic constraints as residents. Growth that is not matched by parallel expansion in these systems may not reveal its full consequences until a high-stress event occurs.

None of this is an argument against growth. Brevard County needs housing, including rental options and workforce accommodations. However, location matters significantly. Inland areas such as Viera, Melbourne, and Rockledge are better positioned to support higher-density development. These communities have more robust road networks, fewer evacuation constraints, and closer proximity to expanding medical infrastructure. In many cases, they were specifically planned with growth capacity in mind.

On a barrier island, the standard for approval should be higher. Before considering a project of this scale, the Brevard County Board of County Commissioners should require

clear and updated evacuation modeling, enforceable infrastructure commitments, and verified assurances that emergency response capabilities will not be compromised.

Growth is inevitable, but where and how it occurs is a choice. On Merritt Island, that choice should prioritize safety, resilience, and long-term sustainability over short-term development pressure.

Respectfully submitted,
Joel McPherson
1298 Potomac Dr.
Merritt Island, FL 32952

From: [Debbie Montgomery](#)
To: [Commissioner, D5](#); [Commissioner, D4](#); [Commissioner, D3](#); [Commissioner, D2](#); [Commissioner, D5](#); [Commissioner, D1](#)
Subject: Pioneer/Courtenay rezoning
Date: Wednesday, April 29, 2026 11:20:22 AM

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

I am one of the many thousands who signed the petition in opposition to the rezoning of property at Pioneer & Courtenay on Merritt Island.
You notice I said many thousands! We are your constituents, the residents who will be negatively impacted if the rezoning is approved and multi-family units are built on this site.
Please try to put the big money of developers and their lobbyists aside and listen to the ones who will be impacted.

1.) Traffic on Courtenay is already at overload. School drop off and pickup traffic on Courtenay and Pioneer is a nightmare. Besides existing neighborhood students, all children north of 528 with all of its existing and new developments feed to one school, Lewis Carroll on Pioneer. Cars turning from Courtenay onto Pioneer backup almost the length of Pioneer from the school. This is entering, then leaving, both morning and afternoon. A mid day school event could make for 3 times a day!
Can Lewis Carroll handle potentially a hundred more students? Bring in trailers? Hire more teachers? Raise our taxes?

2.) Raintree is already at a low elevation. The green space that would be done away with is vital in preventing runoff. Paving over that acreage will create runoff into adjacent neighborhoods that may place many homes in danger of flooding. Along with that issue, towering apartments adjacent will have a negative effect on property values.

3.) Infrastructure is a known and existing issue. It is not up to handling additional development!

As I see it, there are many CONS to this request

- A.) Traffic
- B.) impact on schools
- C.) Property values
- D.) Flooding potential to existing neighborhoods
- E.) Infrastructure
- F.) If approved all green space will be gone. Where would these new residents walk, many with dogs?

PRO'S—?????

I see absolutely no pro's for the thousands of current residents if rezoning is approved.

Please, listen to the thousands of your constituents and vote NO on this rezoning request.

Thank you for your consideration.
Debra Montgomery
2495 Raintree Lake Circle
Merritt Island, Fl. 32953

Sent from my iPad

From: [Sharon or Tom Nelson](#)
To: [Commissioner, D2](#)
Subject: Case #25Z00054 Bidco SPV, LLC
Date: Friday, April 10, 2026 5:44:54 PM

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

Please do not promote this high density project in Merritt Island. It's too much for the 2 main roads to evacuate more people when hurricanes arrive.
Thank you for your attention.

Sharon Nelson

From: [Seb Perin](#)
To: [Commissioner, D2](#)
Subject: Proposed rezoning
Date: Thursday, April 16, 2026 9:32:03 AM

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

The latest proposal for rezoning a property on the east side of N. Courtenay Parkway, just 420 feet south of Via De La Reina, threatens not only the tranquility of our cherished island but also the safety and well-being of its residents. Many of us are aware of the struggles we face daily with traffic congestion. Re-zoning this land would exacerbate an already dire traffic situation and potentially increasing the likelihood of accidents also posing a serious risk to pedestrians and drivers alike. In addition, the potential for increased flooding cannot be ignored, since the natural drainage systems that protect our land are already strained. This development presents a further stress to these resources, leading to possible flooding disasters for our homes and businesses. In addition, it represents a loss of precious green space. We are aware of the fact that although you are not a Merritt Island resident. However, we elected you to represent us and to honor our best interests. It is our hope that you do so regarding this important issue.

From: [Brandon Shannon](#)
To: [Commissioner, D2](#)
Subject: Opposition to Case #25Z00054 at Pioneer Road and N. Courtenay Pkwy
Date: Wednesday, April 29, 2026 9:22:51 PM

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

Dear Commissioner Tom Goodson

Please show your support for this community and vote to oppose the proposed rezoning for Merritt Bidco SPV LLC to build their 222 unit residential monstrosity. While I understand the importance of accommodating growth, this particular proposal raises serious concerns about its impact on the surrounding community. Adding such a high-density development here would unduly strain the existing infrastructure, especially regarding traffic congestion and water management.

Additionally, this project would do nothing to boost local builders, business owners, and developers. All the money will be funneled out of the county to individuals who don't even live here. All the while we are dealing with the mess they create.

Be responsible with your elected power and support the people who voted you into place. Growth must be thoughtful, sustainable, and aligned with the capacity of local infrastructure. Approving this rezoning request risks compromising the quality of life for existing residents and the environmental stability of the area.

I oppose Case #25Z00054 at Pioneer Road and N. Courtenay Pkwy. Please join me and your other constituents in opposition to this project.

Thank You,
Brandon Shannon
5424 Lovett Drive Merritt Island

From: [Jenavieve Thurston](#)
To: [Commissioner, D2](#)
Subject: Concern About Proposed Apartment Complex Behind Our Home
Date: Monday, April 13, 2026 5:07:38 PM

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

Dear Commissioner Tom Goodson,

My name is Jenavieve Blankenship. I am a lifelong Merritt Island resident. My husband and I bought our first home in 2020, and we chose this specific area because we truly believed it was the kind of place we could raise our family.

We have two little girls, ages 4 and 6, and this is the home where we are building our life. This isn't just a property to us. It's where our kids are growing up. It's where we feel safe and at peace.

I recently learned about the plan to build a 222 unit, three story apartment complex directly behind our home, and I honestly feel sick thinking about it.

I am very worried about what this is going to do to our area, especially with issues we are already dealing with.

Flooding is a real concern here. We have already had water come close to our home. Our backyard turns into a swamp when it rains heavily. The drainage ditches on Pioneer overflow into the road, and the neighborhood lake already floods into nearby homes. There have been times where the streets are so flooded that catfish are swimming through them.

With all of that already happening, I don't understand where the runoff from a development this large is supposed to go. It feels like we are already at capacity.

Traffic is another big concern. The intersection at Pioneer and Courtney is already dangerous. I see accidents there all the time. Adding hundreds of cars from a complex this size is only going to make that worse.

My 6 year old goes to Lewis Carroll Elementary, and I ride bikes with her to school. The thought of more traffic in an already unsafe area is really scary as a parent.

And beyond all of that, this changes the entire feeling of our home. Right now we have privacy. We have a peaceful backyard where our kids play. Putting three story buildings right behind us takes that away completely. It's hard to explain, but it feels like we are losing something we worked really hard for.

My family has been here since the 1960s. I have watched this area grow my whole life, and not always in a good way. This feels like another situation where growth is happening without really thinking about the people who already live here.

I am asking you to please take a serious look at this project. Has there been a drainage study done? Has traffic truly been evaluated for safety?

I am not against growth, but this feels like too much for an area that is already struggling.

I just want to protect the home we've built and the life we are raising our children in.

Thank you for your time.

Sincerely,

Jenavieve Blankenship

From: [Leanne Wallace](#)
To: [Commissioner, D2](#)
Subject: NO NEW APARTMENTS!
Date: Wednesday, April 29, 2026 10:31:51 AM

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

Dear Commissioners,

I am writing to express my strong opposition to the proposed zoning change that would allow for the development of a new apartment complex in our community.

While I understand the need for growth and housing availability, this particular proposal raises several serious concerns. Increased density in the area would likely place additional strain on existing infrastructure, including roads, schools, drainage systems, and emergency services, many of which are already operating near capacity. In addition low income, or even median income apartments are connected with higher crime rates. Without clear, enforceable plans to address these impacts, the burden will fall on current residents. Residents who vote, pay taxes and are law abiding.

Additionally, the proposed development does not appear to align with the existing character and long-term planning vision of the community. Rapid or poorly planned growth can diminish property values, increase traffic congestion, and negatively affect overall quality of life. Residents chose this area based on its current zoning and environment, and significant changes should not be made without careful consideration and broad community support.

I respectfully urge the Commission to deny or reconsider this zoning request until a more comprehensive plan is presented—one that fully addresses infrastructure capacity, environmental impact, and community compatibility.

Thank you for your time and for your commitment to representing the interests of Brevard County residents.

Sincerely,
Leanne Vinson
2415 Sykes Creek Dr
Merritt Island Florida 32953
(Home owners)

[Your Contact Information]

Sent from my iPhone

From: [Jamie Welsh](#)
To: [Commissioner, D2](#)
Subject: Opposition to Proposed Rezoning for High-Density Development on Merritt Island
Date: Wednesday, April 29, 2026 11:15:34 AM

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

I am writing to express my strong opposition to the proposed rezoning that would allow a high-density, multi-building apartment development near the intersection of Courtenay Parkway and Pioneer Road.

Based on publicly available information, the proposal would introduce eight three-story buildings containing a total of 222 units. This represents a dramatic increase in density for an area that is already experiencing significant strain on its infrastructure.

My concerns include the following:

- **Traffic congestion:** Courtenay Parkway is already heavily burdened, especially during peak hours. Adding hundreds of new units would worsen congestion and increase commute times for residents who rely on this corridor daily.
- **Infrastructure strain:** Merritt Island has not seen a development of this scale in decades. Roads, utilities, and public services are not equipped to absorb the impact of such a large project without substantial upgrades.
- **Incompatibility with surrounding neighborhoods:** The proposed density and building height are out of character with the existing residential areas. The scale of the project would alter the community's established character and livability.
- **Construction impacts:** A multi-year construction project of this size would create noise, traffic delays, and safety concerns for nearby residents.

For these reasons, I respectfully urge you to oppose the rezoning request and preserve the existing land-use protections that maintain the quality of life for Merritt Island residents.

Thank you for your time and consideration.

Sincerely,

Jamie Welsh,

Merritt Island, District 2

From: [Joseph Adams](#)
To: [Commissioner, D2](#)
Subject: Development
Date: Sunday, April 26, 2026 5:25:42 PM

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

I've lived in Sykes Cove for the past 30 years. Everyday we have had to fight the traffic on Pioneer as well as SR3. All we need now is more development, traffic, accidents and zero traffic enforcement by the BCSO. Please vote no on the proposed 222 unit apartment development. Enough is enough.
Sent from my iPhone

From: [Barbara Camody](#)
To: [Commissioner, D2](#)
Subject: Opposition to Project 222
Date: Tuesday, April 28, 2026 12:27:52 PM

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

Commissioner Tom Goodson,
I come before you to express my opposition to the proposed project to add a 222 unit apartment complex on the north side of pioneer and behind the existing Complete Care Family Medical Center.

From: [M. Nice](#)
To: [Commissioner, D2](#)
Subject: APARTMENTS N. COURTNEY AND 528
Date: Tuesday, April 28, 2026 10:33:30 AM

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

CONFLICYIVE AREA
TRAFFIC GOING TO ORLANDO
TRAFFIC GOING TO NASA COMPLEX
TRAFFIC GOING TO THE PORT
TRAFFIC GOING TO THE BEACHES
ACCIDENTS DAILY
CONGESTION WITH SCHOOL TRAFFIC
225 UNITS EXCESSIVE FOR THIS AREA.
THANK YOU,
MARIA NICE
144 LAS PALMAS

From: [Leanne Wallace](#)
To: [Commissioner, D4](#)
Subject: No new apartments
Date: Wednesday, April 29, 2026 10:35:25 AM

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

Dear Commissioners,

I am writing to express my strong opposition to the proposed zoning change that would allow for the development of a new apartment complex in our community.

While I understand the need for growth and housing availability, this particular proposal raises several serious concerns. Increased density in the area would likely place additional strain on existing infrastructure, including roads, schools, drainage systems, and emergency services, many of which are already operating near capacity. In addition low income, or even median income apartments are connected with higher crime rates. Without clear, enforceable plans to address these impacts, the burden will fall on current residents. Residents who vote, pay taxes and are law abiding.

Additionally, the proposed development does not appear to align with the existing character and long-term planning vision of the community. Rapid or poorly planned growth can diminish property values, increase traffic congestion, and negatively affect overall quality of life. Residents chose this area based on its current zoning and environment, and significant changes should not be made without careful consideration and broad community support.

I respectfully urge the Commission to deny or reconsider this zoning request until a more comprehensive plan is presented—one that fully addresses infrastructure capacity, environmental impact, and community compatibility.

Thank you for your time and for your commitment to representing the interests of Brevard County residents.

Sincerely,
Leanne Vinson
2415 Sykes Creek Dr
Merritt Island Florida 32953
(Home owners)
Sent from my iPhone

From: [Debbie Montgomery](#)
To: [Commissioner, D5](#); [Commissioner, D4](#); [Commissioner, D3](#); [Commissioner, D2](#); [Commissioner, D5](#); [Commissioner, D1](#)
Subject: Pioneer/Courtenay rezoning
Date: Wednesday, April 29, 2026 11:20:22 AM

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

I am one of the many thousands who signed the petition in opposition to the rezoning of property at Pioneer & Courtenay on Merritt Island.

You notice I said many thousands! We are your constituents, the residents who will be negatively impacted if the rezoning is approved and multi-family units are built on this site.

Please try to put the big money of developers and their lobbyists aside and listen to the ones who will be impacted.

1.) Traffic on Courtenay is already at overload. School drop off and pickup traffic on Courtenay and Pioneer is a nightmare. Besides existing neighborhood students, all children north of 528 with all of its existing and new developments feed to one school, Lewis Carroll on Pioneer. Cars turning from Courtenay onto Pioneer backup almost the length of Pioneer from the school. This is entering, then leaving, both morning and afternoon. A mid day school event could make for 3 times a day!

Can Lewis Carroll handle potentially a hundred more students? Bring in trailers? Hire more teachers? Raise our taxes?

2.) Raintree is already at a low elevation. The green space that would be done away with is vital in preventing runoff. Paving over that acreage will create runoff into adjacent neighborhoods that may place many homes in danger of flooding. Along with that issue, towering apartments adjacent will have a negative effect on property values.

3.) Infrastructure is a known and existing issue. It is not up to handling additional development!

As I see it, there are many CONS to this request

- A.) Traffic
- B.) impact on schools
- C.) Property values
- D.) Flooding potential to existing neighborhoods
- E.) Infrastructure
- F.) If approved all green space will be gone. Where would these new residents walk, many with dogs?

PRO'S—?????

I see absolutely no pro's for the thousands of current residents if rezoning is approved.

Please, listen to the thousands of your constituents and vote NO on this rezoning request.

Thank you for your consideration.

Debra Montgomery
2495 Raintree Lake Circle
Merritt Island, Fl. 32953

Sent from my iPad

From: [Scott](#)
To: [Commissioner, D4](#)
Subject: Project 222 apartments Merritt Island
Date: Thursday, April 30, 2026 9:56:12 AM

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

Rob,

As a homeowner in the Merritt Island community where the subject Project 222 apartment complex is proposed I am opposed to any multi-family development in a single-family area. We are already experiencing high traffic volumes in this area due to the local school on Pioneer Road, visitors that utilize the two gas stations to fill up their vehicle after a cruise at the port (and Starbucks) and long traffic back-ups morning /evenings for the NASA/ Cape workers and when the SR-3 / Barge Canal bridge opens. In addition, SR528 experiences traffic backups that are up to a a mile long due to arriving and departing cruise traffic. I am aware that SR-3/ Courtenay Parkway will receive improvements in the local area in 2027 however, they will only address safety concerns and not improve the volume flow challenge that we currently experience with the bridge and SR528 interchange.

I strongly urge you to NOT approve any zoning variance or authorization to proceed with Project 222 or any multi-unit development in this area.

Best regards,

Scott & Arlene Ginn
257 Via Havarre
Merritt Island, FL 32953

Have a fabulous day !

From: [Jamie Welsh](#)
To: [Commissioner, D2](#)
Subject: Opposition to Proposed Rezoning for High-Density Development on Merritt Island
Date: Wednesday, April 29, 2026 11:15:34 AM

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

I am writing to express my strong opposition to the proposed rezoning that would allow a high-density, multi-building apartment development near the intersection of Courtenay Parkway and Pioneer Road.

Based on publicly available information, the proposal would introduce eight three-story buildings containing a total of 222 units. This represents a dramatic increase in density for an area that is already experiencing significant strain on its infrastructure.

My concerns include the following:

- **Traffic congestion:** Courtenay Parkway is already heavily burdened, especially during peak hours. Adding hundreds of new units would worsen congestion and increase commute times for residents who rely on this corridor daily.
- **Infrastructure strain:** Merritt Island has not seen a development of this scale in decades. Roads, utilities, and public services are not equipped to absorb the impact of such a large project without substantial upgrades.
- **Incompatibility with surrounding neighborhoods:** The proposed density and building height are out of character with the existing residential areas. The scale of the project would alter the community's established character and livability.
- **Construction impacts:** A multi-year construction project of this size would create noise, traffic delays, and safety concerns for nearby residents.

For these reasons, I respectfully urge you to oppose the rezoning request and preserve the existing land-use protections that maintain the quality of life for Merritt Island residents.

Thank you for your time and consideration.

Sincerely,

Jamie Welsh,

Merritt Island, District 2

From: [Joseph Adams](#)
To: [Commissioner, D2](#)
Subject: Development
Date: Sunday, April 26, 2026 5:25:42 PM

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

I've lived in Sykes Cove for the past 30 years. Everyday we have had to fight the traffic on Pioneer as well as SR3. All we need now is more development, traffic, accidents and zero traffic enforcement by the BCSO. Please vote no on the proposed 222 unit apartment development. Enough is enough.
Sent from my iPhone

From: [Barbara Camody](#)
To: [Commissioner, D2](#)
Subject: Opposition to Project 222
Date: Tuesday, April 28, 2026 12:27:52 PM

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

Commissioner Tom Goodson,
I come before you to express my opposition to the proposed project to add a 222 unit apartment complex on the north side of pioneer and behind the existing Complete Care Family Medical Center.

From: [M. Nice](#)
To: [Commissioner, D2](#)
Subject: APARTMENTS N. COURTNEY AND 528
Date: Tuesday, April 28, 2026 10:33:30 AM

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

CONFLICTYIVE AREA
TRAFFIC GOING TO ORLANDO
TRAFFIC GOING TO NASA COMPLEX
TRAFFIC GOING TO THE PORT
TRAFFIC GOING TO THE BEACHES
ACCIDENTS DAILY
CONGESTION WITH SCHOOL TRAFFIC
225 UNITS EXCESSIVE FOR THIS AREA.
THANK YOU,
MARIA NICE
144 LAS PALMAS

From: [Scott](#)
To: [Commissioner, D4](#)
Subject: Project 222 apartments Merritt Island
Date: Thursday, April 30, 2026 9:56:12 AM

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

Rob,

As a homeowner in the Merritt Island community where the subject Project 222 apartment complex is proposed I am opposed to any multi-family development in a single-family area. We are already experiencing high traffic volumes in this area due to the local school on Pioneer Road, visitors that utilize the two gas stations to fill up their vehicle after a cruise at the port (and Starbucks) and long traffic back-ups morning /evenings for the NASA/ Cape workers and when the SR-3 / Barge Canal bridge opens. In addition, SR528 experiences traffic backups that are up to a a mile long due to arriving and departing cruise traffic. I am aware that SR-3/ Courtenay Parkway will receive improvements in the local area in 2027 however, they will only address safety concerns and not improve the volume flow challenge that we currently experience with the bridge and SR528 interchange.

I strongly urge you to NOT approve any zoning variance or authorization to proceed with Project 222 or any multi-unit development in this area.

Best regards,

Scott & Arlene Ginn
257 Via Havarre
Merritt Island, FL 32953

Have a fabulous day !

From: [Debbie Montgomery](#)
To: [Commissioner, D5](#); [Commissioner, D4](#); [Commissioner, D3](#); [Commissioner, D2](#); [Commissioner, D5](#); [Commissioner, D1](#)
Subject: Pioneer/Courtenay rezoning
Date: Wednesday, April 29, 2026 11:20:22 AM

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

I am one of the many thousands who signed the petition in opposition to the rezoning of property at Pioneer & Courtenay on Merritt Island.

You notice I said many thousands! We are your constituents, the residents who will be negatively impacted if the rezoning is approved and multi-family units are built on this site.

Please try to put the big money of developers and their lobbyists aside and listen to the ones who will be impacted.

1.) Traffic on Courtenay is already at overload. School drop off and pickup traffic on Courtenay and Pioneer is a nightmare. Besides existing neighborhood students, all children north of 528 with all of its existing and new developments feed to one school, Lewis Carroll on Pioneer. Cars turning from Courtenay onto Pioneer backup almost the length of Pioneer from the school. This is entering, then leaving, both morning and afternoon. A mid day school event could make for 3 times a day!

Can Lewis Carroll handle potentially a hundred more students? Bring in trailers? Hire more teachers? Raise our taxes?

2.) Raintree is already at a low elevation. The green space that would be done away with is vital in preventing runoff. Paving over that acreage will create runoff into adjacent neighborhoods that may place many homes in danger of flooding. Along with that issue, towering apartments adjacent will have a negative effect on property values.

3.) Infrastructure is a known and existing issue. It is not up to handling additional development!

As I see it, there are many CONS to this request

- A.) Traffic
- B.) impact on schools
- C.) Property values
- D.) Flooding potential to existing neighborhoods
- E.) Infrastructure
- F.) If approved all green space will be gone. Where would these new residents walk, many with dogs?

PRO'S—?????

I see absolutely no pro's for the thousands of current residents if rezoning is approved.

Please, listen to the thousands of your constituents and vote NO on this rezoning request.

Thank you for your consideration.

Debra Montgomery
2495 Raintree Lake Circle
Merritt Island, Fl. 32953

Sent from my iPad

From: [Leanne Wallace](#)
To: [Commissioner, D4](#)
Subject: No new apartments
Date: Wednesday, April 29, 2026 10:35:25 AM

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

Dear Commissioners,

I am writing to express my strong opposition to the proposed zoning change that would allow for the development of a new apartment complex in our community.

While I understand the need for growth and housing availability, this particular proposal raises several serious concerns. Increased density in the area would likely place additional strain on existing infrastructure, including roads, schools, drainage systems, and emergency services, many of which are already operating near capacity. In addition low income, or even median income apartments are connected with higher crime rates. Without clear, enforceable plans to address these impacts, the burden will fall on current residents. Residents who vote, pay taxes and are law abiding.

Additionally, the proposed development does not appear to align with the existing character and long-term planning vision of the community. Rapid or poorly planned growth can diminish property values, increase traffic congestion, and negatively affect overall quality of life. Residents chose this area based on its current zoning and environment, and significant changes should not be made without careful consideration and broad community support.

I respectfully urge the Commission to deny or reconsider this zoning request until a more comprehensive plan is presented—one that fully addresses infrastructure capacity, environmental impact, and community compatibility.

Thank you for your time and for your commitment to representing the interests of Brevard County residents.

Sincerely,
Leanne Vinson
2415 Sykes Creek Dr
Merritt Island Florida 32953
(Home owners)
Sent from my iPhone

From: Gayle Allenback <epigayle@gmail.com>

Sent: Thursday, April 30, 2026 6:13 PM

To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>

Subject: Request for Denial of Zoning Application 25Z00054 – Parcel ID 24-36-14-00-259

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

Dear Commissioner Delaney,

I am writing as a concerned resident of Merritt Island to respectfully urge you not to approve the proposed zoning change (zoning application 25Z00054) that would allow medium- to high-density housing at the property located on the east side of N. Courtenay Parkway, approximately 420 feet south of Via De La Reina (parcel ID 24-36-14-00-259).

While growth can be beneficial when thoughtfully planned, this particular proposal threatens the safety, infrastructure, environmental balance, and character of the immediate neighborhood as well as the whole island in ways that are already well documented in the official reports on record.

Public safety must be paramount. One of the reports explicitly warns that this project presents a “material danger to public safety.” This is not merely a speculative concern, but a formal conclusion based on the project’s own analysis. Approving a development identified as posing such a risk would place current residents, future occupants, and first responders in jeopardy.

Traffic and infrastructure capacity are already strained. Many are familiar with the daily congestion along N. Courtenay Parkway. According to the report, local roads are operating at approximately 88% capacity, leaving very little margin for additional traffic. The proposed development exceeds the established “25% of remaining capacity” guideline; thus, rezoning this property would only exacerbate an already dangerous situation—raising the likelihood of accidents and posing increased risks to both drivers and adult and child pedestrians, particularly as the area awaits roadway redesign to place a raised median.

In addition, flooding concerns cannot be ignored. Natural drainage systems on Merritt Island are already under stress, and increased density at this location would further burden those systems. The result could be heightened flood risk for nearby homes and businesses, creating long-term consequences that are difficult and costly to reverse.

The proposal is also incompatible with surrounding land use. The report itself acknowledges that the planned 222 units are not consistent with the adjacent single-family neighborhoods. Such incompatibility threatens the stability, character, and quality of life of communities that residents, including myself, have invested in for decades.

Equally concerning is the loss of green space, especially wetlands and wildlife habitats, which would be irreversible. Our community has worked hard to preserve these areas, recognizing their importance to our ecosystem, natural drainage, and as a buffer against overdevelopment. Once lost, this land—and the balance it provides—cannot be restored. Preserving these spaces is essential to maintaining what makes Merritt Island a unique and cherished place to live.

Finally, there is clear local opposition and advisory concern. The Merritt Island Redevelopment Agency (MIRA) has already demonstrated its support for preserving our community by voting against the rezoning proposal, and even the Brevard County Planning & Zoning board was not able to reach a majority in favor of this project TWICE, after hearing both sides. As one of our elected representatives, I respectfully ask that you honor the judgment of local advisory boards and the residents they serve, rather than overriding their recommendations.

I support smart, appropriately scaled growth—but not this specific project, particularly in this specific location. The proposed density cannot be sustained without compromising safety, traffic flow, environmental resilience, and neighborhood compatibility.

For these reasons, I respectfully ask that you vote no on this zoning change and help protect the safety, environment, and long-term well-being of Merritt Island and its residents.

Thank you for your time, consideration, and service to our community.

Respectfully,

Gayle Allenback

2405 Raintree Lake Circle

Merritt Island, FL 32953

702-378-2167

From: mbartorill@aol.com <mbartorill@aol.com>

Sent: Saturday, May 2, 2026 8:49 AM

To: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Oppose Rezoning Case #25Z00054 - Pioneer Rd/N Courteny Pkwy., Merritt Island

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

Dear Commissioners,

I am writing to formally request that you vote against the proposed rezoning for Case #25Z00054.

The density requested for this project is incompatible with the existing character of our neighborhood. This development would create significant safety risks and unmanageable traffic congestion at an already over-burdened intersection.

Furthermore, our local infrastructure is not equipped to handle the sudden influx of residents this project would bring.

Please prioritize the safety and quality of life of current residents by denying this high-density proposal. We expect our elected officials to support smart growth that protects the integrity of Merritt Island.

Thank you for your time and for representing our community.

Sincerely,

Mary Bartorillo
Raintree Lake Circle
Merritt Island

From: endeavour2462@icloud.com <endeavour2462@icloud.com>

Sent: Saturday, May 2, 2026 6:30 AM

To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>

Subject: Project 222

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

I live in the Palmetto Sub Division on North Courteney Parkway. The traffic on this road is particularly bad most of the day and adding 222 units to the area will increase the traffic and accidents in this area.

Please deny the builders of Project 222

Malcolm Brand

From: chuanmin chen <chuanminc@yahoo.com>

Sent: Thursday, April 30, 2026 5:05:57 PM

To: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Stop Project 222

[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 the Sykes Cove subdivision, located directly behind the proposed 222-unit apartment complex. We must express our strong objection to this development. The project would impose severe traffic burdens on our community and is fundamentally incompatible with the established character and planning vision of Merritt Island.

We urgently call for a more comprehensive, responsible, and forward-looking urban planning approach to guide Merritt Island's growth. Approving a project of this scale without addressing its long-term impact would place an undue and avoidable strain on local infrastructure and neighborhood safety.

As an alternative, we respectfully urge you to consider the abandoned condominium site across from Divine Mercy Catholic Church. That property has long been an eyesore, and redevelopment there would both revitalize a neglected area and avoid creating new congestion in an already constrained corridor.

Thank you for your prompt attention to these serious concerns.

Sincerely,

Jianjun & Chuanmin Chen

1905 Sykes Creek Drive
Merritt Island, FL 32953

From: [Reina Dalton](#)
To: [Commissioner, D4](#)
Subject: Formal Objection to Rezoning Request - RangeWater Development (222-Unit Project at Pioneer Rd & N. Courtenay Pkwy) - Flooding Evidence Included
Date: Friday, May 1, 2026 2:55:25 PM

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

Dear Commissioner Rob Feltner,

I am writing to formally object to the proposed rezoning that would allow a 222-unit, three-story apartment complex adjacent to our single-family neighborhood, Raintree Lake Circle.

This proposal is fundamentally incompatible with existing conditions in this area and raises serious concerns regarding public safety, infrastructure capacity, and stormwater management. Approval of this request, without clear and enforceable mitigation, would represent a failure to protect existing residents.

Traffic and Public Safety

The surrounding roadways are already operating under significant strain, particularly due to daily school traffic and nearby commercial congestion. Peak-hour backups are routine. Introducing a development of this scale will materially degrade Level of Service, and create heightened risk for accidents involving families and children. Any traffic study that does not reflect real-world peak conditions should be viewed as inadequate.

Chronic Flooding and Stormwater Risk

Flooding in this area is an established, ongoing issue—not a hypothetical concern. During heavy rainfall events, water levels have approached my home, and I have documented video evidence from last October demonstrating the severity of these conditions.

I am submitting video evidence showing floodwater rising to the edge of my home, clearly demonstrating that this area already experiences drainage failure and cannot absorb additional high-density development.

Approving the rezoning of this property without a proven and independently verified stormwater solution, exposes existing homeowners to preventable property damage and financial loss. This is not an acceptable risk transfer onto current residents.

Infrastructure and Overcapacity

Roadways, drainage systems, and local infrastructure are already stressed. A 222-unit development represents a substantial and abrupt increase in population density in an area not designed to support it. Assertions that infrastructure can absorb this impact must be backed by transparent, independently reviewed data—not developer-funded assumptions.

Incompatibility with Established Land Use

this proposal is inconsistent with the character and intent of a single-family residential area. A

three-story, high-density apartment complex directly adjacent to low-density homes represents a clear land-use incompatibility and sets a concerning precedent for future encroachment.

Formal Request

Based on these concerns, I am requesting the following:

- Denial of the rezoning request as currently proposed; OR
- At minimum, a deferral until the following are completed and made public:
 - A comprehensive, peak-hour traffic impact analysis
 - A certified stormwater management plan demonstrating zero increased flood risk to existing homes
 - An infrastructure capacity analysis conducted or verified independently of the developer

I also request that this correspondence, along with any supporting documentation I provide (including video evidence of flooding), be entered into the official public record for the May 7 meeting.

This decision has real and lasting consequences for the safety, property, and quality of life of existing residents. I urge you to weigh those impacts accordingly.

Sincerely,
Reina Dalton
2605 Raintree Lake Circle, Merritt Island, FL, 32953
(321) 745-0596



IMG_0838.mov



IMG_0843.mov

From: [terry donaldson](#)
To: [Commissioner, D4](#)
Subject: Re: Stop Project 222
Date: Friday, May 1, 2026 2:58:07 PM
Attachments: [Project 222 LetterUpdate.docx](#)

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



On Thu, Apr 30, 2026 at 12:30 AM terry donaldson <oldholywater@gmail.com> wrote:

From: Rebecca Hauser <rebeccadann7@gmail.com>
Sent: Sunday, May 3, 2026 4:40 PM
To: Richardson, Morris <Morris.Richardson@brevardfl.gov>
Cc: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>
Subject: Case 25Z00054 Live Local Act & CUP Concerns

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

Dear Mr. Richardson & County Commissioners,

I am writing to you today as a neighbor and concerned resident regarding the upcoming hearing for Case 25Z00054. Our community has been closely reviewing the details of the Merritt Bidco SPV, LLC application, and we wanted to share some friendly observations regarding the legal assertions made by the applicant's counsel—specifically concerning the Live Local Act and the existing Conditional Use Permit (CUP).

We believe it is important to clarify these points now to ensure the Commission has a clear path forward based on the actual zoning of the land.

1. Current Zoning vs. The Live Local Act

While the applicant has suggested they might pivot to a 337-unit development under the Live Local Act (LLA) if denied, our research into the official records shows this may not be a valid legal avenue for this site. Per **F.S. 125.01055(7)**, LLA preemption only applies to land that is **"currently zoned for commercial, industrial, or mixed-use development"**.

- As shown in the official Zoning Map and confirmed on Page 3 of the **Staff Report**, this property is currently zoned **AU (Agricultural Residential)**.
- Because AU is not a commercial or industrial classification, the property does not appear to meet the statutory requirements to trigger a Live Local Act bypass.

2. The Distinction Between a CUP and Zoning

The applicant's counsel has referenced the 1983 **Conditional Use Permit (CUP)** for a "Hospital and Clinic" as evidence of commercial status.

- However, a CUP is a permit for a specific use on a parcel; it does not change the underlying **AU zoning**.
- Even though there are medical buildings on-site, they operate under this specific "hall pass" on agricultural land. Marketing descriptions like "AU Commercial" do not override the legal zoning classification of the dirt itself.

- You cannot claim a vested right to a 40-year-old permit while simultaneously filing an application to delete the site plan that permit relies on.

3. Site Control and Physical Constraints

It has also come to our attention through property records that the applicant does not own the entirety of the medical center property referenced in their plans.

- A developer cannot typically utilize the density of a neighbor's property to satisfy LLA requirements for their own land.
- Furthermore, the **Natural Resources Management** comments on Page 14 regarding the 1.8% wetland impact limit and the nearby **Eagle Nest (#BE124)** suggest that even if the LLA applied, the density they are suggesting is physically and environmentally unachievable on this site.

4. Public Safety and Infrastructure

Most importantly, Staff has already confirmed that the 222-unit proposal uses **more than the allowable 25% of remaining road capacity** and pushes the road to **93.57% utilization**. These are clear violations of our County Code intended to protect public safety.

We want to ensure the County feels confident in its ability to uphold our local infrastructure standards. We trust that you will advise the Commissioners that the "Live Local" argument lacks the necessary legal foundation in this instance, allowing them to make a decision based on the factual traffic and safety deficiencies identified by Staff.

Thank you for your time and for all you do to protect Brevard County.

Sincerely,
Rebecca Hauser
Merritt Island resident
Sykes Cove Board

11:18



Zoning & Future

Planning & Development Department Web Page

Embed

Find address or place

MERRITT MEDICAL CENTER CONDO.
957^{AU}

MERRITT MEDICAL CENTER II CONDO
1006

290

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286

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Pioneer Rd

Zoning

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Zoning: AU Agricultural Residential

Denscap:

[Code regulation](#)

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☰ 1 of 7

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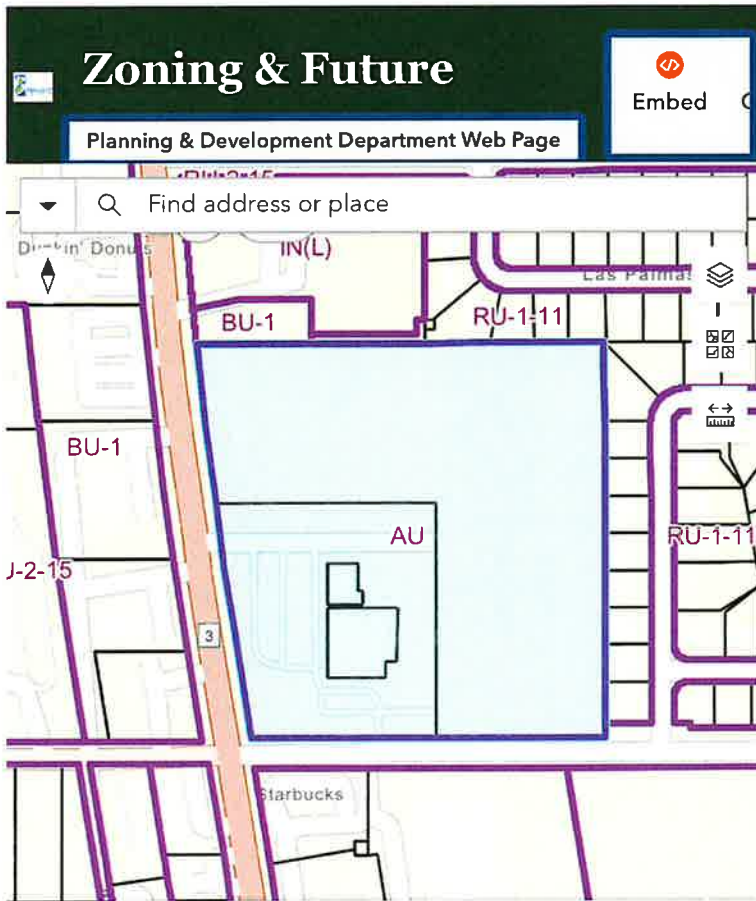
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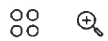
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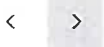
Zoning



Zoning: AU Agricultural Residential

Denscap:

[Code regulation](#)



1 of 2



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nousing to accommodate the space center, hospital, medical and hospitality industry.

V. **LIVE LOCAL ACT POTENTIAL PER BREVARD COUNTY
POLICY NO. BCC-100**

The Live Local Act preempts certain county and municipal zoning and land use decisions to encourage development of affordable multifamily rental housing in targeted land use areas.⁶ Local governments are prohibited from restricting the density of a proposed development below the highest density currently allowed (or the highest allowed on July 1, 2023) on land within its jurisdiction where residential development is allowed³⁷ and may not restrict the floor area ratio of a proposed development below 150 percent of the highest floor area ratio currently allowed (or the highest allowed on July 1, 2023) on land within its jurisdiction where residential development is allowed.

Because of the Conditional Use Permits, the Property is zoned for commercial use. "Commercial use", defined in F.S. 125.01055 (7)(n), is "activities associated with the sale, rental, or distribution of products or the performance of services related thereto.

⁵ Operating and Capital Budget Proposed FY 2025-2026 | BREVARD COUNTY, p. 94-96.

⁶ Live Local Act (2025) CS/CS/SB 1730, Bill Analysis And Fiscal Impact Statement, April 9, 2025.

The term includes, but is not limited to, such uses or activities as retail sales; wholesale sales; rentals of equipment, goods, or products; offices; restaurants; public lodging establishments as described in s. 509.242(1)(a); food service vendors; sports arenas; theaters; tourist attractions; and other for-profit business activities." The existing CUPs are still valid,⁷ provide for commercial uses, thereby allowing utilization of the Live Local Act.

The Applicant believes – **and is prepared to argue to the Brevard County Circuit Court if necessary** – that it could build a four-story, (45') multi-family apartment complex, with 337 units, reduced parking and minimal setbacks. This would eliminate the Applicant's offer to create larger buffers, to extend the northbound turn lane from Pioneer Road to N. Courtenay Parkway, and the increased vegetative buffer currently offered.

As stated in the Florida House of Representatives Final Bill Analysis for CS/CS/HB 1389 (LLA 2026), dated March 27, 2026: *In practice, an increase in density for a proposed development offers an economic incentive for developers to produce affordable housing. The allowance of full density allowed by local land use and zoning regulations, as well as additional approved units allowed by density bonuses, creates the opportunity for an affordable housing development to be financially feasible. The allowance of more density also incentivizes market-rate developers to produce affordable units. The sale of more units or the leasing of more apartments offsets the lower sales price or rent payments for each affordable unit.*

From: [Helen Honeywill](#)
To: [Commissioner, D4](#)
Cc: [Commissioner, D5](#)
Subject: Opposition to Districting Changes and Proposed Project 222 Development in Merritt Island
Date: Friday, May 1, 2026 1:13:12 PM

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

Dear County Commissioners,

I am writing to express my strong opposition to the proposed districting changes and the approval of Project 222 in Merritt Island.

This development raises serious concerns about its impact on our community, particularly regarding traffic safety, neighborhood character, and local school capacity. Our area is already experiencing significant traffic congestion, and adding a 222-unit apartment complex will only intensify this problem. Increased traffic volume will create unsafe conditions for residents, pedestrians, and especially children in a neighborhood that is already overstressed.

Merritt Island is primarily a single-family home community. Introducing a high-density apartment development is inconsistent with the existing character of the neighborhood and risks undermining the quality of life that residents value and have worked to maintain.

Additionally, the influx of new residents from such a large development will likely contribute to overcrowding in our local schools. Many of our schools are already operating near or at capacity, and this project will place further strain on educational resources and infrastructure.

I respectfully urge you to reconsider both the districting changes and the approval of Project 222. Responsible growth should prioritize the safety, stability, and well-being of existing communities.

Thank you for your time and consideration.

Sincerely,
[Your Name]
Pat Honeywill
240 Cordoba Ct. Merritt Island, FL. 32953. Phone 321-961-1527

Sent from my iPhone

From: Nick Munn <nicklasjay@gmail.com>

Sent: Saturday, May 2, 2026 11:25 AM

Subject: Stop 222

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

Dear Commissioners,

I am writing to oppose Project 222 and the proposed rezoning.

For over 60 years, this neighborhood has been a close-knit, family community where children safely play outside and ride their bikes. Adding a high-density development in the middle of this area would increase traffic and raise real safety concerns for the families who live here.

This project does not fit the character of our neighborhood and would negatively impact the quality of life residents have long enjoyed.

Please vote against this rezoning.

Thank you for your consideration,

Nick Munn--Villa de Palmas Resident

From: Lisa Staley <pelicaneast@gmail.com>
Sent: Thursday, April 30, 2026 8:43 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Project 222

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

Dear Ms. Delaney.

Smile. I'm going to make this short. I am a Sykes Cove resident here on Merritt Island, and I vehemently oppose what has been termed "Project 222."

Here's my question: Is the developer going to *live* in his development? Or is he going to abscond with his profits and leave us residents with the headaches? No need to answer that one. It's rhetorical.

We love our island. Please stand with us.

Kind regards,

Lisa Staley
2049 Sykes Creek Dr.
Merritt Island, FL 32953

--

Opportunity is missed by most because it is dressed in overalls and looks like work.

From: [rusty robinson](#)
To: [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Re: Our System of Future Development
Date: Saturday, May 2, 2026 8:36:02 PM

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

Addendum to Peggy Robinson email of May 2, 2026

Phone: 216-496-8896

From: rusty robinson <toorusty@msn.com>
Sent: Saturday, May 2, 2026 8:28 PM
To: D1.Commissioner@BrevardFL.gov <D1.Commissioner@BrevardFL.gov>;
D3.Commissioner@BrevardFL.gov <D3.Commissioner@BrevardFL.gov>;
D4.Commissioner@BrevardFL.gov <D4.Commissioner@BrevardFL.gov>;
D5.Commissioner@BrevardFL.gov <D5.Commissioner@BrevardFL.gov>
Subject: Our System of Future Development

Dear Commissioners:

Merritt Island is steadily being overtaken by overzealous development. Our trees and green spaces are disappearing, replaced by walls of apartments that are changing the character of our community.

Developers are prioritizing profit, often at the expense of quality construction and thoughtful planning. Meanwhile, residents are left to deal with the consequences—rising taxes to support new infrastructure, increased traffic congestion, and even local businesses and medical facilities taking measures to prevent overflow traffic from cutting through their properties.

Our current development system is not working for the people who live here. It needs to be reevaluated and improved.

Please help us address these issues—for the sake of our community, and for future generations who deserve a better, more balanced place to live. We all deserve better.

Peggy Robinson

2670 Raintree Lake Circle

Merritt Island,

FL 32053

From: [rusty robinson](#)
To: [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Our System of Future Development
Date: Saturday, May 2, 2026 8:29:00 PM

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

Dear Commissioners:

Merritt Island is steadily being overtaken by overzealous development. Our trees and green spaces are disappearing, replaced by walls of apartments that are changing the character of our community.

Developers are prioritizing profit, often at the expense of quality construction and thoughtful planning. Meanwhile, residents are left to deal with the consequences—rising taxes to support new infrastructure, increased traffic congestion, and even local businesses and medical facilities taking measures to prevent overflow traffic from cutting through their properties.

Our current development system is not working for the people who live here. It needs to be reevaluated and improved.

Please help us address these issues—for the sake of our community, and for future generations who deserve a better, more balanced place to live. We all deserve better.

Peggy Robinson

2670 Raintree Lake Circle

Merritt Island,

FL 32053

From: [stephen fitzpatrick](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Opposed to RangeWater rezoning request
Date: Monday, April 27, 2026 9:24:05 AM

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

District 1 Commissioner Katie Delaney, District 2 Commissioner Tom Goodson, District 3 Commissioner Kim Adkinson, District 4 Commissioner Rob Feltner, and District 5 Commissioner Thad Altman -

We are residents of 205 Via Havarre, Merritt Island, FL 32953, and we are adamantly opposed to the rezoning request from RangeWater (Merit BIDCO) to change the subject Pioneer Road/North Courtney Parkway parcel from Agricultural Residential (RU-1-13) to Medium-Density Multiple-Family Residential (R-2).

RangeWater's proposal to allow roughly 222 apartment units on an 11.24-acre Merritt Island parcel not only departs from the area's intended use, it is environmentally wreckless, will introduce additional traffic to an already over-congested area, and compromise the safety of the community.

Thank you in your consideration to deny the subject rezoning request.

Stephen & Michele Fitzpatrick
205 Via Havarre, Merritt Island, FL 32953
321-246-0766

From: [Ronald Violante](#)
To: [Commissioner, D4](#)
Subject: Project 222 Case # 25Z00054
Date: Monday, May 4, 2026 3:11:41 PM

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

If you lived on my street 215 Malaga would you vote for this project building 222 apartments on Pioneer?

Pioneer can barely handle the traffic as it is when the students are being picked up by their parents.

When students are picked up from the elementary school the traffic lines up all the way to North Courtenay Parkway.

How many additional cars will 222 units add to this dangerous dilemma?

Right now the neighborhood is a very safe area for children and us. There is a distinct possibility that will change.

The chosen area on Pioneer is very low, prompting when the 222 units are built, where is the additional water going to go?

Will the additional water that slopes towards our neighborhood create a potential flooding problem?

Will these 222 units leave a negative mark on changing the value of our real estate?

MY OPENING STATEMENT IF YOU LIVED ON 215 MALAGA CT. WOULD YOU VOTE FOR THE 222 UNITS?

WHAT IS THE COMPELLING REASON TO HAVE THESE 222 UNITS BUILT ON PIONEER?

Ron Violante
215 Malaga Ct.
330-565-8364

From: [Denise Zulueta](#)
To: [Commissioner, D4](#)
Subject: Project 222 rezoning vote
Date: Monday, May 4, 2026 2:26:24 PM

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

Dear Rob Feltner,

My name is Denise Zulueta and I live at 205 Sykes Loop Dr., Merritt Island FL 32953. My family has lived there since 2017. On behalf of my family and my neighbors I will request that you vote no on the Project 222 proposal. Please do not rezone my area for high density use. An apartment complex does not fit in with our single family home area. The traffic problems would be unbearable! The roads can not handle the amount of cars a 222 unit apartment would bring. The problem with it being so close to highway 528 would also cause traffic to back up on Courtenay at morning and evening times and bring traffic to a standstill! I'm also concerned about overcrowding the schools in our area as well. There would also be drainage problems to be addressed! This is a very serious decision and I ask that you keep our area zoned to stop this from happening!

Sincerely,
Denise and Jose Carlo Zulueta
Sent from my iPhone

From: Barbara Delaney <cabinhillbad@gmail.com>
Sent: Monday, May 4, 2026 4:17:03 PM
To: Commissioner, D2 <D2.Commissioner@brevardfl.gov>
Subject: #25Z00054 Rezoning for Pioneer and Courtenay Pkwy

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

Dear Commissioner Goodson,

This is in reference to the above rezoning request to build 222 apartments behind the healthcare center on the corner of Pioneer and Courtenay Pkwy. I live in Villa de Palmas. There is only one viable way in and out of my neighborhood which is on Pioneer and at certain times during the day experiences heavy congestion due to the Lewis Carroll School. There have also been multiple accidents at the intersection of Pioneer and Courtenay.

At the April 2nd Board of County Commissioners meeting the developer asked for a continuance of the rezoning item until May 7, 2026. It is possible that the developer is looking at purchasing additional lots (they already own two of the lots in the area) to potentially build condominiums instead of or in addition to the original 222 unit plan. This could mean they are attempting to reconfigure or expand the project while still seeking high density rezoning on this sensitive barrier island site. This is an out of state contractor that really has no concern for this development and the location. They don't live here and will not be impacted by the change to our community and the impact it will have on our infrastructure - water, electric, flooding and to the wildlife.

This is a bad idea for our community on Merritt Island because we are already in a mandatory Evacuation Zone A and we have limited evacuation routes. Increasing density would further impact evacuation times during hurricanes.

This area is already struggling with over population. Transportation impact fees have not been looked at since 2007. With the increase in the number of cruise ships at Port Canaveral, we are seeing more and more traffic, accidents and delays on our roadways. The current infrastructure can't handle it.

In addition, there is the wildlife to consider as it is a conservation habitat for a number of endangered species. We have bald eagles, sandhill cranes and other wild life that will be displaced as a result of this development of 222 apartments.

I don't know if you are aware, but on the west side of Courtenay, south of the intersection at Pioneer there was a condominium development that was started and never finished many years ago.

We ask that you and the Board do not approve the rezoning of this natural wildlife area.
Please keep Merritt Island safe and bring it back to the wonderful place it used to be.

Respectfully,
Barbara Delaney

From: RFreeman67@cfl.rr.com <RFreeman67@cfl.rr.com>

Sent: Monday, May 4, 2026 7:02:09 PM

To: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Please Vote "No" on Rezoning for High-Density Apartments at Pioneer and Courtenay, Merritt Island

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

Please vote against rezoning the Merritt Island property at Pioneer and Courtenay to high density apartments. I live in the nearby Sykes Cove subdivision and do not want to have that much additional traffic, especially on Pioneer (and Courtenay in that area).

The high-density development would also reduce the property values of the single-family homes bordering that property.

I will not be able to attend the County Commission meeting on May 7, but wanted to voice my opinion.

Thank you,

-- Bob Freeman
1953 Sykes Creek Dr, Merritt Island, FL 32953
RFreeman67@cfl.rr.com
321-479-0825

From: James Bowman <captainfoo@aol.com>

Sent: Monday, May 4, 2026 7:37:13 PM

To: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Rezoning Case 25Z00054

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

Dear Commissioners,

I am writing to respectfully urge you to vote **NO** on Rezoning Case 25Z00054 concerning the proposed rezoning for the development at Pioneer Road and North Courtenay Road.

This area is already heavily congested, with significant traffic challenges that impact daily commutes, emergency response times, and overall quality of life for residents. Adding a high-density apartment complex at this intersection will only intensify these issues, placing additional strain on infrastructure that is already operating beyond capacity.

North Courtenay Parkway serves as a major corridor for local residents, businesses, and visitors. Traffic backups are already common, particularly during peak hours and in proximity to SR 528. Increasing residential density without corresponding and substantial infrastructure improvements will exacerbate congestion and create unsafe conditions for drivers, pedestrians, and cyclists alike.

In addition to traffic concerns, this rezoning raises questions about:

- The adequacy of current road capacity and planned improvements
- Increased demand on emergency services
- Impacts to nearby neighborhoods and property values
- School traffic & infrastructure, and other public resources

Growth and development are important, but they must be carefully planned and aligned with infrastructure readiness and community impact. In this case, the proposed rezoning appears premature and incompatible with the current and planned conditions of the area.

I respectfully ask that you prioritize the safety, mobility, and well-being of existing residents by voting NO on Case 25Z00054.

Thank you for your time, consideration, and service to our community.

Sincerely,

James D Bowman III
170 Via De La Reina
Merritt Island, FL 32953
407-494-5184

From: Thomas L. Reedy <tom.reedy@smurfitwestrock.com>

Sent: Monday, May 4, 2026 8:06:33 PM

To: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: Opposition to Case #25Z00054 – Proposed 222 Unit, Three Story Development on Merritt Island

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

Dear Chairman and County Commissioners,

My name is Tom Reedy, and I am a resident of Merritt Island living in Via De Palmas and near the Raintree Lake, Sykes Creek Cove, and Palmetto subdivisions. I am writing to formally express my strong opposition to the proposed 222-unit, three-story apartment complex currently under consideration in **Case #25Z00054**.

This proposal places a large, high-density **RENTAL** development directly in the middle of an established, low-density **SINGLE FAMILY** residential neighborhood. This specific location is inappropriate due to significant impacts on **traffic, infrastructure, public safety, and environmental risk**.

Traffic and Roadway Safety

Traffic is my greatest concern. The surrounding roads were designed decades ago to serve single-family neighborhoods, not a development that could add several hundred additional vehicles daily. There is already congestion during peak hours, and increased traffic will:

- Create safety risks for residents, pedestrians, and cyclists
- Increase emergency response times
- Overburden intersections that were never designed for this volume

No realistic road improvements appear capable of mitigating these impacts without substantial cost and disruption to surrounding neighborhoods.

Sewer and Utility Infrastructure

The sewer system serving this area is already dated and strained. Adding a development of this size raises serious concerns about:

- Sewer capacity and potential overflows
- The risk of service interruptions or environmental damage

Similarly, the **electrical grid** in this area is aging and increasingly unreliable, especially during storm events. Increased demand from a 222-unit complex will further strain an already vulnerable system.

Emergency Evacuation and Public Safety

Merritt Island has limited evacuation routes, and there is **no clear evacuation plan** to accommodate hundreds of additional residents in this location. During hurricanes or other emergencies, evacuation congestion could pose a serious threat to life and safety.

Flooding and Environmental Risk

This area is susceptible to flooding, and high-density development with increased impervious surfaces will worsen drainage issues. The long-term risks include:

- Flooding of surrounding homes
- Strain on stormwater systems
- Environmental impacts to Sykes Creek and the Indian River Lagoon

Neighborhood Compatibility

The scale and density of a three-story, 222-unit complex is fundamentally incompatible with the surrounding single-family neighborhoods. This proposal would permanently alter the character of our community and negatively impact property values and quality of life for existing residents.

For all these reasons, I respectfully urge the County Commission to **deny Case #25Z00054**.

Thank you for your time and for considering the voices of the residents who will be most directly affected by this decision.

Sincerely,

Thomas L. Reedy
194 Via De La Reina
Merritt Island, FL 32953
321-978-6066

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From: Valerie Reedy <valerier917@yahoo.com>

Sent: Monday, May 4, 2026 8:34:03 PM

To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: OPPOSITION To Case #25Z00054 Pioneer/N. Courtenay Rezone --

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

To the Brevard County Board of County Commissioners,

My name is **Valerie Lupis-Reedy**, and I am a resident of Merritt Island living in Villa De Palmas, near the Raintree Lake, Sykes Creek Cove, and Palmetto subdivisions. I am writing to formally express my **strong opposition** to the proposed **222-unit, three-story apartment complex** under consideration in **Case #25Z00054**.

This proposal places a large, high-density **rental** development directly in the middle of **four established, low-density single-family neighborhoods**. The scale, height, and density of this project would create significant and lasting impacts on traffic, infrastructure, public safety, and the environmental stability of the area. It would also permanently alter the character of the neighborhoods it seeks to occupy.

The four surrounding subdivisions contain approximately **600 single-family homes**. Introducing a three-story, 222-unit complex into the center of these communities would disrupt the established residential pattern and negatively affect property values. A decline in property values would not only harm homeowners but would also reduce long-term tax revenue for Brevard County.

It is also important to note that this project provides **no meaningful benefit** to the existing community. The developer has stated that the target renters are individuals in the space industry—many of whom are not yet here. This suggests a transient, short-term housing model rather than stable, long-term residential growth. We have already seen the consequences of similar rental-driven developments, such as Harbor Island Beach Club in Melbourne Beach, where residents have reported significant neighborhood disruption and environmental harm. Our community does not want to repeat that experience.

This proposal is not progress—it is overdevelopment driven by profit rather than responsible planning. While it may generate short-term revenue, the long-term costs to infrastructure, safety, environmental quality, and property values will ultimately outweigh any temporary financial gain.

For these reasons, I respectfully urge the Commission to **vote against** the approval of Case #25Z00054 and protect the integrity, safety, and character of our established Merritt Island neighborhoods.

Thank you for your time and consideration.

Sincerely,
Valerie Lupis-Reedy
194 Via De La Reina
Merritt Island, FL 32953
321-258-5429

From: greg hartman <21pirate21@gmail.com>

Sent: Tuesday, May 5, 2026 8:20:10 AM

To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; D4.commissioner@brevardfl.com <D4.commissioner@brevardfl.com>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: No Vote on Project 222

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

As a resident of Raintree by the Lake I implore you to vote NO on the proposed apartment complex planned for the northeast corner Pioneer and SR3.

- As you know this development will bring heavy traffic to the already congested North Courtenay Parkway.
- This will also negatively impact drainage during heavy rains.
- This large development does not fit with the neighboring single-family communities.

Thank you for your consideration and PLEASE DENY this application

Greg Hartman

2365 Lake Front Ct, Merritt Island, FL 32953

From: [Karen Roque](#)
To: [sosmer@satellitebeach.gov](#); [jrozycki@satellitebeach.gov](#); [mboyd@satellitebeach.gov](#); [mchase@satellitebeach.gov](#); [ssams@satellitebeach.gov](#); [Commissioner_D4](#)
Subject: *City of Satellite Beach May 6th Council Meeting Public Commentary* Amending Ordinance No. 1286, Section 14-4(a)
Date: Monday, May 4, 2026 9:34:49 PM

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

Good morning,

I am writing to express my opposition to the proposal to expand the allowance of dogs on Satellite Beach beaches. While I understand that many pet owners value spending time outdoors with their dogs, permitting them in this shared public space and fragile ecosystem would create more problems than benefits in our city.

Beaches are enjoyed by a wide range of people, including families with young children, individuals with allergies, and those who may feel uncomfortable or unsafe around dogs. Additionally, Florida east coast beaches represent an important and biodiverse ecosystem which is already facing many anthropogenic pressures. Allowing dogs in this environment increases the likelihood of conflicts, negative ecological effects, and public health concerns.

A growing body of peer-reviewed scientific research demonstrates that dogs can significantly harm beach ecosystems and wildlife. A 2022 study found that domestic dogs can disrupt coastal ecosystems by altering wildlife communities and even suppressing key ecological functions such as scavenging behavior on sandy beaches. The study further notes that dogs can act as predators or disturbance agents, reducing biodiversity and affecting how ecosystems function ([Nature](#)).

Research also consistently shows that dogs disturb shorebirds, which rely on beaches for nesting, feeding, and migration stopovers. Even the presence of a leashed dog can trigger anti-predator responses, causing birds to flee, expend critical energy, and abandon nesting or feeding areas. Studies show that dog walking on beaches is a recognized source of disturbance to shorebirds, with implications for their survival and reproductive success ([Taylor & Francis Online](#)). There has been documentation of a number of imperiled beach nesting shorebirds utilizing Satellite Beach beaches that would be negatively impacted by dog activity. Among these are least terns, a state-designated threatened species (Florida Fish and Wildlife Conservation Commission (FWC), [Florida Shorebird Database](#)).

Furthermore, these negative impacts extend to nesting sea turtles. Loggerhead (listed threatened), green (listed threatened), and Kemp's ridley sea turtles (listed endangered, and considered to be the most endangered of all sea turtle species) have been documented using

Satellite Beach for nesting (FWC, [Statewide Atlas of Turtle Nesting](#)). Scientific literature indicates that dogs can dig up nests, crush eggs, or deter female turtles from coming ashore to nest. Disturbance and predation by dogs are sufficiently well documented that many conservation programs explicitly restrict or prohibit dogs from nesting beaches to protect vulnerable species ([Nature](#)). Prohibiting dogs on the beach only during the historic sea turtle nesting season is not sufficient, as long-term monitoring of Florida sea turtle populations shows that nesting is occurring earlier and that nesting seasons are lengthening ([Scientific Reports](#)).

Beyond direct harm, even non-lethal interactions—such as chasing or repeated disturbance—can reduce wildlife fitness, alter habitat use, and contribute to long-term population declines. The cumulative effect is a measurable degradation of beach ecosystems that are already under pressure from human activity.

Additionally, research shows that dog feces can significantly degrade beach water quality. Even a single dog fecal event can cause sharp spikes in harmful bacteria levels within hours, and dog-friendly beaches can accumulate over a metric ton of fecal matter annually, contributing to ongoing contamination and public health risks ([Water Research, Marine Pollution Bulletin](#)).

There is also the issue of safety. Dogs, even well-trained ones, can become overstimulated in crowded, unfamiliar environments. This raises the risk of bites or other incidents, particularly in areas where people and other dogs are swimming, playing, or relaxing in close proximity. In 2025 alone, there were two reported dog attacks at a popular dog beach near Satellite Beach. In July, a woman and her dog were attacked by an unleashed dog at Canova dog beach, suffering deep gashes on her arm. In October, a small dog was attacked and killed by two larger dogs. This attack also left the owners with bite injuries ([WESH](#)).

For these reasons, and based on clear scientific evidence of environmental harm, I respectfully urge you to reconsider allowing dogs on the beach and instead prioritize the safety, cleanliness, and ecological integrity of this shared public resource.

Sincerely,
Karen Roque
Lifelong Satellite Beach Resident

From: [Rebecca Hauser](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Richardson, Morris](#)
Subject: Response to - "Response to Staff Addendum and submitted public comments" Merritt Bidco SPV, LLC / RangeWater: 25Z00054
Date: Tuesday, May 5, 2026 8:44:00 AM

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

Dear Commissioners,

I am writing to formally submit my opposition to the proposed development at N.Courtenay & Pioneer Rd. After reviewing the rebuttal provided by the applicant's counsel, it is clear that their arguments rely on misdirection, obsolete permits, and a misinterpretation of state law.

1. The "Bait and Switch" on Traffic Mitigation

The lawyer's rebuttal admits the County is concerned that this project consumes more than 25% of the remaining road capacity. However, their proposed "fix"—extending a northbound right-turn lane—is a distraction.

- The Reality: The project's primary traffic failure is driven by left-turn volume.
- The Argument: A right-turn lane cannot fix a left-turn problem. If the applicant cannot provide a left-turn lane due to the narrow width of the road, they are in direct violation of Administrative Policy 5, Criteria C, which requires the road to be of "sufficient width" to support the proposed use.

2. Exposing the "Hospital" Threat as Bad Faith

The applicant is attempting to use a 1983 permit for a hospital as a "fallback" threat to secure approval for high-density apartments.

- The Reality: A new, \$410 million Health First hospital is opening nearby. There is zero market demand for another facility on this site.
- The Argument: Using a 43-year-old, "stale" permit to scare this Commission is a bad-faith tactic. Arguments for 2026 land use should be based on current neighborhood character and actual market needs, not decades-old paperwork.

3. Challenging the "Live Local Act" Legal Standing

Counsel claims that if denied, they will simply build 337 units via the Live Local Act. This is a legal misrepresentation.

- The Reality: The land is currently zoned AU (Agricultural). A Conditional Use Permit (CUP) is a specific allowance; it is not a zoning change to Commercial.
- The Argument: Florida's Live Local Act applies specifically to land zoned for commercial, industrial, or mixed-use. By threatening a "Live Local" bypass on Agricultural land, the lawyer is attempting to circumvent your authority through a flawed interpretation of state law.

4. The "Cumulative Impact" Breaking Point

The applicant points to the recent Starbucks, Hampton Manor, and car wash developments as proof the area is "transitional." In reality, they have proven our point for us.

- The Reality: These developments have already exhausted the area's infrastructure. We have reached the 85% "Threshold Capacity" defined in Sec. 62-602(f).
- The Argument: This project doesn't "transition" the neighborhood; it breaks it. Granting 25% of the island's remaining road capacity to a single developer violates F.S. 163.3177, which mandates "orderly and balanced" development.

5. Response to the "Lack of Evidence" Charge

Applicant Claim: Residents provide "no expert or fact-based evidence" and their concerns are "pure speculation".

- Under Florida law (the Harris case and its progeny), "citizen testimony" is considered competent, substantial evidence when it is based on firsthand factual observations.
- Residents' Facts: Observations of daily traffic congestion on Pioneer Road, school bus delays, and flooding issues are not "speculation"—they are documented lived experiences that directly contradict the "theoretical" models provided by the applicant's paid engineers

6. The Merritt Island Redevelopment Agency (MIRA) voted 7-0 to recommend denial.

Furthermore, the Planning and Zoning Board could not reach a consensus, resulting in a 7-7 tie.

- Not even the County's own advisory departments believe this is a sound proposal. When the experts tasked with evaluating local impact and redevelopment standards refuse to endorse a project—including a unanimous "no" from MIRA—it is a clear signal that the proposal fails to meet the needs of the community.

I ask that you hold this developer to the standards of our Comprehensive Plan and deny this request. Our infrastructure cannot sustain this density.

Thank you,
Rebecca Hauser
Sykes cove board
Merritt island resident

From: Holly Olsen <olsenholly@gmail.com>

Sent: Tuesday, May 5, 2026 12:35 PM

To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>

Cc: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Subject: PROJECT 222

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

Dear Commissioner [Commissioner's Last Name],

I am writing to urge you to vote NO on Project 222.

Water Issues

My opposition is based on significant concerns regarding water supply and management. Specifically, I am concerned about the potential destruction of local ecosystems, including the Mosquito Lagoon and Sykes Creek.

Traffic Concerns

Our roadways are already overbooked for rush hour. We need to allow for tourist events and hurricane evacuations as well.

VOTERS

I don't know a VOTER (as in local resident) who isn't against this project.

We have a great county and are very blessed. Thank you for all you do.

I think we would be well served in the future with renovations, conservation efforts, tear downs with improved rebuilds, and other recycle strategies that would benefit our county's maintenance.

We love business here and beautiful buildings but not at the expense of our destination's charm and quality of life.

With well wishes for the success of the commissioner's decisions now and in the future for Brevard County.

Thank you for your time and for considering these environmental impacts.

Sincerely,

Holly Olsen

Merritt Island Resident

Sec. 62-602. Concurrency evaluation procedure.

- (a) *Purpose of concurrency evaluation.* The concurrency evaluation system shall measure the potential impact of any development permit proposal upon the established minimum acceptable level of service for a roadway, solid waste, potable water, drainage, sanitary sewer, public schools, or park facility or service. The most current available information and data regarding such public facilities' or services operating levels of service shall be utilized for concurrency evaluations. Any party pursuing approval of a site plan, subdivision plat or building permit shall submit a valid concurrency evaluation, approved by the director of the planning and development services department or his designee, along with the application for development permit approval. No final development permit shall be approved unless adequate facilities are available as determined by the concurrency evaluation. A preliminary concurrency evaluation shall be performed on zoning actions.
- (b) *Preliminary evaluation prior to zoning action.* For review of zoning applications, a preliminary concurrency evaluation shall be completed as part of the zoning review process to illustrate the relationship between the proposal and the availability of services and facilities for the planning and zoning board, the School Board of Brevard County, and the board of county commissioners. This review will be based on the information described in the zoning application. The results of this preliminary review are for the use of the county in its review of the zoning application and a school area impact analysis application.
- (c) *Application for evaluation prior to application for site plan, subdivision plat or building permit approval.* Any party requesting a concurrency evaluation shall submit the following information to the planning and development services department, on a form provided by the county, and pay a fee established by resolution by the board of county commissioners, which may be amended from time to time:
- (1) The owner's name, address and telephone number.
 - (2) The applicant's name, address and telephone number.
 - (3) A legal description of the property.
 - (4) The size of the property in acres.
 - (5) A capacity certificate from the county utilities department, or from a service provider other than the county for water and sewer service, as applicable. The certificate shall state that adequate capacity is available for the applicable service to support the project based on the county's applicable level of service as defined in subsections (d)(2)b. and (d)(3)b. of this section. The certificate shall also state the total capacity needs of the project. If capacity is reserved, the certificate shall state the length of time for which capacity is reserved and provide beginning and ending dates for such reservation.
 - (6) The specific use or uses.
 - (7) The square footage or number of units of each use.
 - (8) If a subdivision, the number and type of units for each phase.
 - (9) A completed school area impact analysis form (residential projects only).
- Any application for a development permit must be consistent with the information on which the concurrency evaluation was based. If the applicant increases the intensity or density of the development proposal during any stage in the development approval process, a new concurrency evaluation will be required.
- (d) *Criteria for evaluation.* The following criteria, utilizing best evaluation practices, shall be used to determine whether levels of service of the various facilities and services are adequate to support the specific impacts of the proposed development:
- (1) Transportation facilities.

- a. The transportation facilities shall be evaluated using maximum acceptable volume as determined by methodology based on the 1985 Highway Capacity Manual, as amended.
- b. Properties served by local roadways located within a recorded subdivision plat shall be evaluated for impact on the affected arterial, collector or intraurban segment as identified by the county's concurrency evaluation system, using best evaluation practices as approved by the board of county commissioners.
- c. The impact of the proposed development on the transportation system shall be determined by utilizing the trip generation data set forth in the most recent available edition of the ITE Trip Generation Manual, and the development shall be evaluated for its impact to the appropriate arterial, collector or intraurban roadways in the county. An applicant may supply for consideration alternative data for affected roadways or data for the potential impacts of the development. Also, the county reserves the right to require additional traffic impact studies as they relate to an applicant's proposed project where the applicant has supplied alternative data on the potential impact of a project. This data shall use established engineering practices and shall be certified by a registered engineer. The county shall maintain the option of accepting or rejecting any such alternative data. The estimated number of trips generated by the proposed development shall be subtracted cumulatively from the available capacity on the affected roadways to determine whether the roadway's capacity is adequate to support the development based on the impacted roadway's level of service. The following level of service standards shall apply within the urban and rural area boundaries as defined by the state department of transportation:

Urban:	
State roads:	
Freeways and principal arterials	D
Intraurban arterials	E
County roads	E
Rural:	
State roads	C
County roads	D

- d. For roadways where a traffic count does not exist, the county shall provide the count within ten working days.
- e. The calculation of total traffic generated by a proposed nonresidential or mixed use project will assume 100 percent build-out and occupancy of the project. Credit against the trip generation of nonresidential land uses may be taken utilizing the procedures outlined in the ITE Trip Generation Manual, most recent edition. For mixed use development, any trips that will be absorbed internally by the project shall be stated and justified by the applicant. The procedures outlined in the ITE Trip Generation Manual, most recent edition, can be used to quantify pass-by trips.

(2) *Sanitary sewer facilities.*

- a. If the system is county operated, the county utilities services department shall determine capacity for sanitary sewer facilities by utilizing the existing capacity, which shall be determined by subtracting the committed capacity and present flow from the design capacity of the facilities. The county utilities department or other service providers shall issue a capacity certificate or its equivalent pursuant to subsection (c)(5) of this section and all other applicable sections of this Code.

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- b. The impact on the treatment plant shall be determined utilizing the county's level of service standards of 200 gallons per day per residential unit and 200 gallons per equivalent unit per day for nonresidential projects.

(3) *Potable water facilities.*

- a. If the system is county operated, the county utilities division shall determine capacity for potable water facilities by utilizing the existing applicable plant capacity, which shall be determined by subtracting the committed capacity and present flow from the design capacity of the facilities. The county utilities department or other service providers shall issue a capacity certificate or its equivalent pursuant to subsection (c)(5) of this section and all other applicable sections of this Code.
- b. The impact on the treatment plant shall be determined utilizing the county's potable water level of service standards of 250 gallons per day for residential units and 200 gallons per equivalent unit per day for nonresidential projects.
- c. Where private wells are to be utilized, the standards of the St. Johns River Water Management District and other applicable state regulations shall be utilized.

(4) *Solid waste facilities.* The impact on the solid waste facility shall be determined as the amount of solid waste estimated to be produced by the development according to the county's minimum acceptable level of service standard as established annually. Evaluations for impact on solid waste facilities shall be based on a comparison of the anticipated impact of the proposed development on the remaining capacity of the county landfill.

(5) *Parks and recreation.*

- a. Adequacy of public park and recreation facilities shall be based on the county's level of service standard of 1.20 total developed acres of neighborhood, community and urban district parks per 1,000 people within each planning area.
- b. The impact of proposed development shall be determined by a comparison of the projected population of the applicable planning area, including the potential increase in population due to the proposed development, to the total number of acres developed for neighborhood, community and urban district parks within the applicable planning area as shown on map 1 of the comprehensive plan. The average household size as maintained by the county research and cartography division shall be used to determine a residential project's potential population.
- c. If a development proposal provides for active recreational facilities as described in table 1, entitled "Recreational Site Development and Operational Guidelines," for neighborhood, community or urban district parks, adopted as part of the recreation and open space element of the comprehensive plan, the land area devoted to these facilities shall be utilized to determine the availability of parks and recreational facilities for the development pursuant to the acceptable level of service of 1.20 developed park acres per 1,000 population.

(6) *Drainage facilities.* Adequacy of stormwater management facilities shall be determined at the time of engineering review based on the county's level of service standard as established in policy 3.1 of the surface water element of the county comprehensive plan.

(7) *Public School facilities.* Adequacy of Public School facilities for all non-exempt residential development shall be determined as established in public school facilities element of the comprehensive plan. The school district shall issue a school capacity determination letter (SCADL) all non-exempt development determining compliance or offering a 90-day negotiation period for mitigation.

(e) *Concurrency evaluation finding of deficiency.*

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- (1) If the concurrency evaluation test finds that the development permit proposal will cause a deficiency of any public facility or service serving the proposed development site for which a minimum acceptable level of service has been established, or through updating or revising data for these public facilities and services the county determines that there is a deficiency, the county reserves the authority to deny or defer a development proposal, to cause a development permit proposal to be modified to achieve consistency with the minimum acceptable levels of service, or to process a proposal as a conditional development permit pursuant to section 62-604.
 - (2) When the impact evaluation of a development permit proposal indicates that its approval will cause a deficiency in any concurrency-related public facility or service necessary to adequately service the proposed development, the following steps shall be taken:
 - a. The identified facility or service for which a deficiency is predicted shall undergo an extended analysis by the responsible agency within 30 days to ensure the deficiency conclusion was based on best evaluation practices; and
 - b. The applicant may utilize the options described in subsection (d)(1)c. of this section, where an applicant may submit to the county an alternative analysis of capacity status and the proposal's projected impact upon that facility or service. This data shall use established engineering standards and practices, and the results shall be certified for and in favor of the county by a registered engineer. The county shall maintain the option of accepting or rejecting any such alternative analyses; or
 - c. The applicant may elect to reduce the impact of the development permit proposal to such a level that no deficiencies would be created; or
 - d. The applicant may choose to make necessary improvements to the facility which would provide adequate capacity to accommodate the project; or
 - e. If subsections (e)(2)a. through (e)(2)d. of this section prove insufficient or unattainable, at the applicant's option a portion of the development proposal may be conditionally approved based upon available facility and service capacities. The remainder of the development shall be deferred to a time determined by the process set forth in subsections (e)(3) and (4) of this section.
 - f. The applicant may employ a combination of the remedies given in subsections (e)(2)a. through (e)(2)e. of this section.
 - g. If subsections (e)(2)a. through (e)(2)e. of this section prove insufficient to resolve the impact issue, the applicant may petition the board of county commissioners to include the appropriate facility improvements in the county capital improvements schedule as described in section 62-604.
 - (3) When a concurrency facility or service has been found to be lacking in available service capacity pursuant to the acceptable levels of service standards set forth in the county comprehensive plan, the staff will prepare a document to be considered at a public hearing by the board of county commissioners, which shall establish a moratorium for a sufficient period of time to permit the scheduling of the necessary deficiency-remedying improvements into the capital improvements program, financial feasibility permitting.
 - (4) If the concurrency evaluation finds that a development permit proposal will cause a deficiency of any public facility or service serving the proposed development, the applicant may pay a fee to reserve priority over subsequent applications which are served by the same facility or service for a period of one year. When adequate capacity for the deficient facility or service becomes available, those applications with the highest priority, which have maintained a reservation, shall receive notification from the county of the approval date of their concurrency evaluation.

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- (5) When an applicant's reserved priority becomes available and the proposal receives its concurrency approval, the applicant's approved concurrency evaluation shall be valid for six months, subject to the timeframes defined in subsection (f) of this section.
- (6) Mitigation of public school concurrency deficiencies may be considered by the county with the approval of the school district who shall evaluate developer proposed applications for proportionate share mitigation. Mitigation options may include, but are not limited to:
- a. Contribution of land or payment for land acquisition in conjunction with the provision of additional school capacity; or
 - b. Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits; or
 - c. Donation of buildings for use as a primary or alternative learning facility; or
 - d. Renovation of existing buildings for use as learning facilities; or
 - e. Construction or expansion of permanent student stations or core capacity; or
 - f. Construction of a public school facility in advance of the time set forth in the School District's Five-Year Capital Facilities Work Program.
 - g. Construction of a charter school designed in accordance with school district standards.
- (7) For mitigation measures in subsections (6)a. through g. above, the estimated cost to construct the mitigating improvement will reflect the estimated future construction costs at the time of the anticipated construction.
- a. Improvements contributed by the developer shall receive school impact fee credit.
 - b. The cost difference between the developer's mitigation costs and the impact fee credit, if greater, shall be the responsibility of the developer.
- (f) *Concurrency evaluation finding of nondeficiency.* A finding of nondeficiency by a concurrency evaluation shall remain valid provided the application for development permit approval is submitted within six months after the date of the results of the concurrency evaluation, with the exception of single-family residences, which shall be governed by the standards of section 62-604. Once the application has been officially received by the land development division, the following prescribed timeframes shall apply:
- (1) For applicants opting to vest a site development plan approval, the finding shall remain valid up to nine months from the date of the concurrency evaluation in order to allow the appropriate amount of time for review and completion of the site planning process. Upon approval of a site plan, the concurrency finding of nondeficiency shall remain valid for a period not to exceed up to 12 months from the date of the concurrency evaluation. In order to maintain the original vesting, the building permit must be pulled within this 12-month period.
 - (2) For a residential subdivision, or phase or unit thereof, including residential subdivision phases of a planned unit development, the finding shall remain valid 12 months from the date of the concurrency evaluation in order to allow the appropriate amount of time for review and completion of the subdivision review process. Upon approval of a subdivision, the concurrency finding of nondeficiency shall remain valid for a period not to exceed 36 months from the date of the construction permits approval, providing the work authorized proceeds in a timely manner as prescribed by the county. The subdivision finding may be renewed once for a period of time not to exceed 24 months if renewal is requested prior to expiration of the concurrency finding. Immediately prior to a renewal there must be a three-month waiting period from the time of expiration where the capacity not used by the subdivision is made available for the approval of other development. Any renewal will follow the concurrency evaluation criteria as defined in subsection (d) of this section.

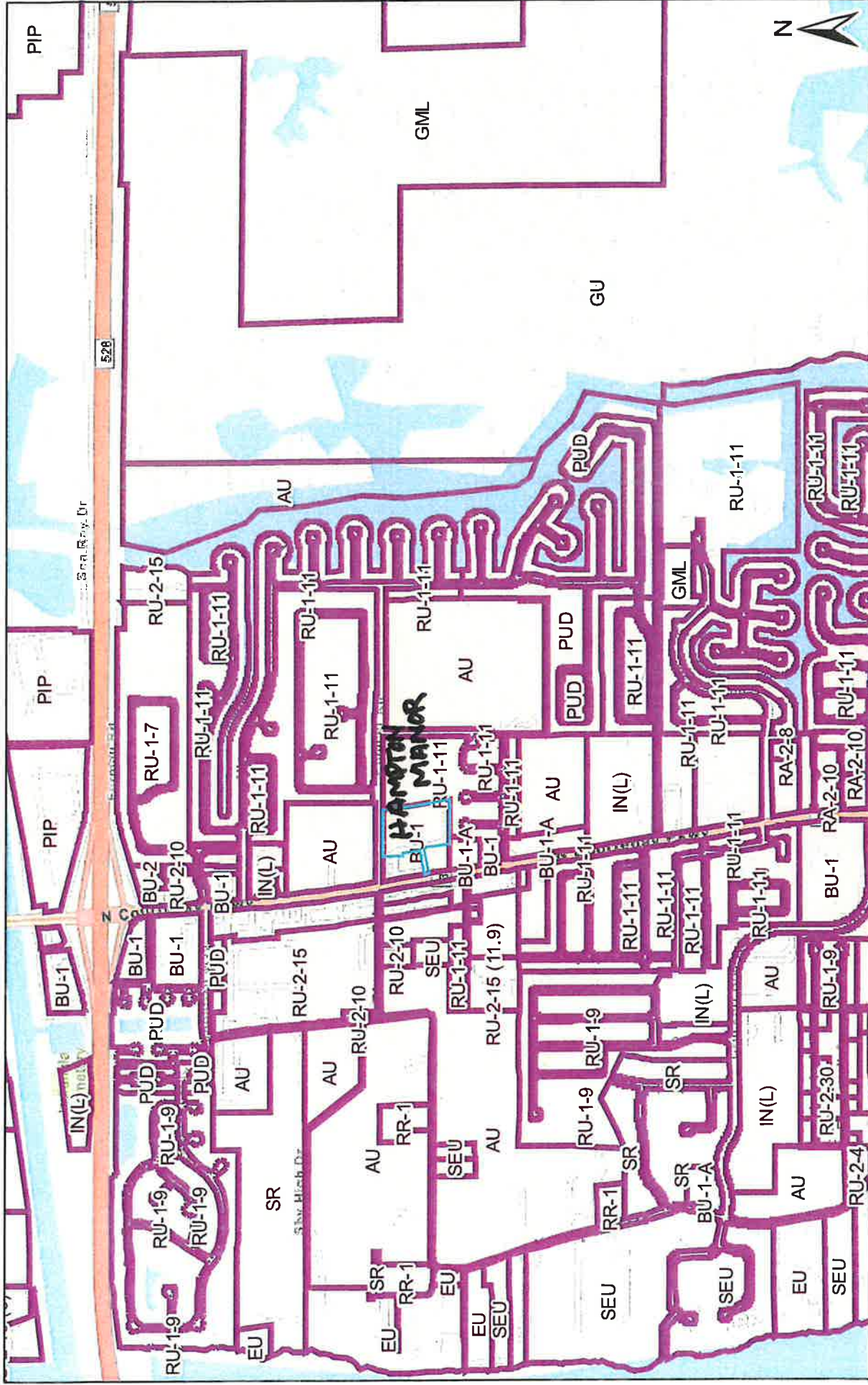
- (3) A three-month extension of a finding of nondeficiency for site plans and subdivisions that have been submitted to the land development division for review may be approved by the land development division director. This may be permitted only during that period of time where the proposed project is under active review by the land development division and where the applicant has made timely applications, if required, to the St. Johns Water Management District, the state department of natural resources, the state department of environmental regulation or other permitting agency, but has not received approval from such agency by the end of the time allowed in this article according to subsections (f) (1) and (2) of this section for the county's subdivision or site plan review. Should an additional three-month extension be necessary, such extension must meet the same criteria given for the first three-month extension; however, the second extension shall be approved only by the board of county commissioners. The applicant shall be limited to a total of two extensions as set out in this subsection, with the first granted by the land development division director and the second by the board of county commissioners. Timely application shall be defined for purposes of this section as an application made within 30 days of site development plan submittal or subdivision submittal. The applicant shall be responsible for requesting any extensions provided for under this section, and shall also be required to show proof of eligibility for exemption by submitting to the land development division a copy of the application to a permitting agency for verification.
- (4) For an individual single-family lot or parcel, the building permit must be obtained within 24 months of the date of the finding of nondeficiency, and work authorized must proceed in a timely manner pursuant to the Standard Building Code. Lots included within subdivisions which have not passed a concurrency evaluation, or where the concurrency evaluation and vesting period have expired, are included in this category.
- (5) For the purpose of approving a final development order, subject to the restrictions in subsection (f)(6) of this section, property owners shall have the option of pursuing a development agreement with the county as provided for in section 62-605. A concurrency evaluation shall be conducted as a component of a development agreement, and if concurrency is found or guaranteed the timeframe for the finding's validity shall be set forth in the agreement.
- (6) For site plans and subdivisions, the vesting provisions of subsections (f)(1) through (6) of this section shall apply only in the following circumstances:
- a. *Threshold capacity.* The vesting periods described in this subsections (f)(1) through (6) of this section shall be available only where the levels of service are at or below the following levels:
 1. *Road capacity.* The affected roads are operating or committed at a level equal to or less than 85 percent of the acceptable level of service.
 2. *Sewer.* The appropriate sewer facilities are operating or committed at a level equal to or less than 85 percent of the existing plant capacity as determined by the service provider or appropriate authority.
 3. *Water.* The existing plant is operating or committed at a level equal to or less than 85 percent of the existing plant capacity as determined by the service provider or appropriate authority.
 4. *Parks.* The area available for parks is equal to or greater than 1.40 acres for every 1,000 persons.
 5. *Solid waste.* The appropriate solid waste facility is committed at a level equal to or less than 85 percent of the existing capacity.
 6. *Public schools.* The appropriate school facilities will not exceed allowable capacity.

For the purposes of this section, committed capacity shall mean those capacities reserved for a development project pursuant to any provision of this article. Determination of committed and available capacity shall be the responsibility of the appropriate authority as described in subsections (d)(1) through (6) of this section.

- b. *Maximum capacity allotment.* In addition to the threshold capacity restrictions described in subsection (f)(6)a. of this section, a site plan or subdivision shall be allotted no more than 25 percent of the remaining capacity of a facility. Project size shall be determined utilizing the most restrictive of the facilities named in subsection (f)(6)a. of this section. No more than one phase shall be approved for development until 50 percent of the residential lots or units or commercial projects approved for that phase have been sold or developed.
- c. *Development agreement to allow vesting.* A project or phase requiring services or facility capacity in excess of the maximum capacity allotment stated in subsection (f)(6)a. or (f)(6)b. of this section or seeking to extend the vesting period for a finding of nondeficiency beyond the limits stated in this section may have the option of entering into a development agreement with the county as provided in section 62-605 to provide for these services or for extended vesting. Projects or phases in which the threshold capacity will be exceeded may also have the option of entering into a development agreement as described in section 62-605.
- (g) *Expiration of finding of nondeficiency.* Where any of the applicable timeframes, as set forth in subsection (f) of this section, for a particular project expire, a new concurrency evaluation shall be required prior to application for the next development permit. Any vesting period relating to concurrency may be considered void if the applicant fails to perform in fulfilling all requirements to keep the vesting current, including the payment of all fees pursuant to a capacity reservation for a particular service. If the applicant maintains a capacity reservation for a particular service, the expiration of the concurrency evaluation finding of nondeficiency shall not nullify such capacity reservations.
- (h) *Cumulative records of level of service.* The concurrency evaluation system shall maintain a cumulative record of the level of service allocations permitted by the approval of development permits relative to the operating levels of service for all applicable public facilities and services which have established minimum acceptable levels of service as described in subsection (f)(6)a. of this section. The county shall make these records available at all of the county service complexes to inform the general public as to the status of all of the public facilities and services which are required to be monitored for concurrency.
- (i) *Re-evaluation of a congested roadway segment for substantial traffic count decreases.* When a congested roadway segment's traffic count volume reveals a substantial decrease, as compared to that segment's current traffic volume, the roadway segment shall undergo a re-count and an extended analysis by the responsible agency within six months to ensure the accuracy of the current traffic volume. For the purpose of this section, a congested roadway segment is defined as a roadway segment, which has a current volume of greater than 85 percent of the segment's maximum acceptable volume and a substantial decrease is defined as a decrease on a congested roadway segment, which reveals a reduction in volume by ten percent or more or reduces the traffic volume below 85 percent of the segment's maximum acceptable volume. Where a re-count and an extended analysis is required, the previous current traffic volume of a roadway segment shall be utilized until the conclusion of the analysis.

(Code 1979, § 14-69(a); Ord. No. 2003-20, §§ 1, 2, 5-20-03; Ord. No. 08-25, § 1, 8-5-08; Ord. No. 2018-24, § 21, 10-9-18)

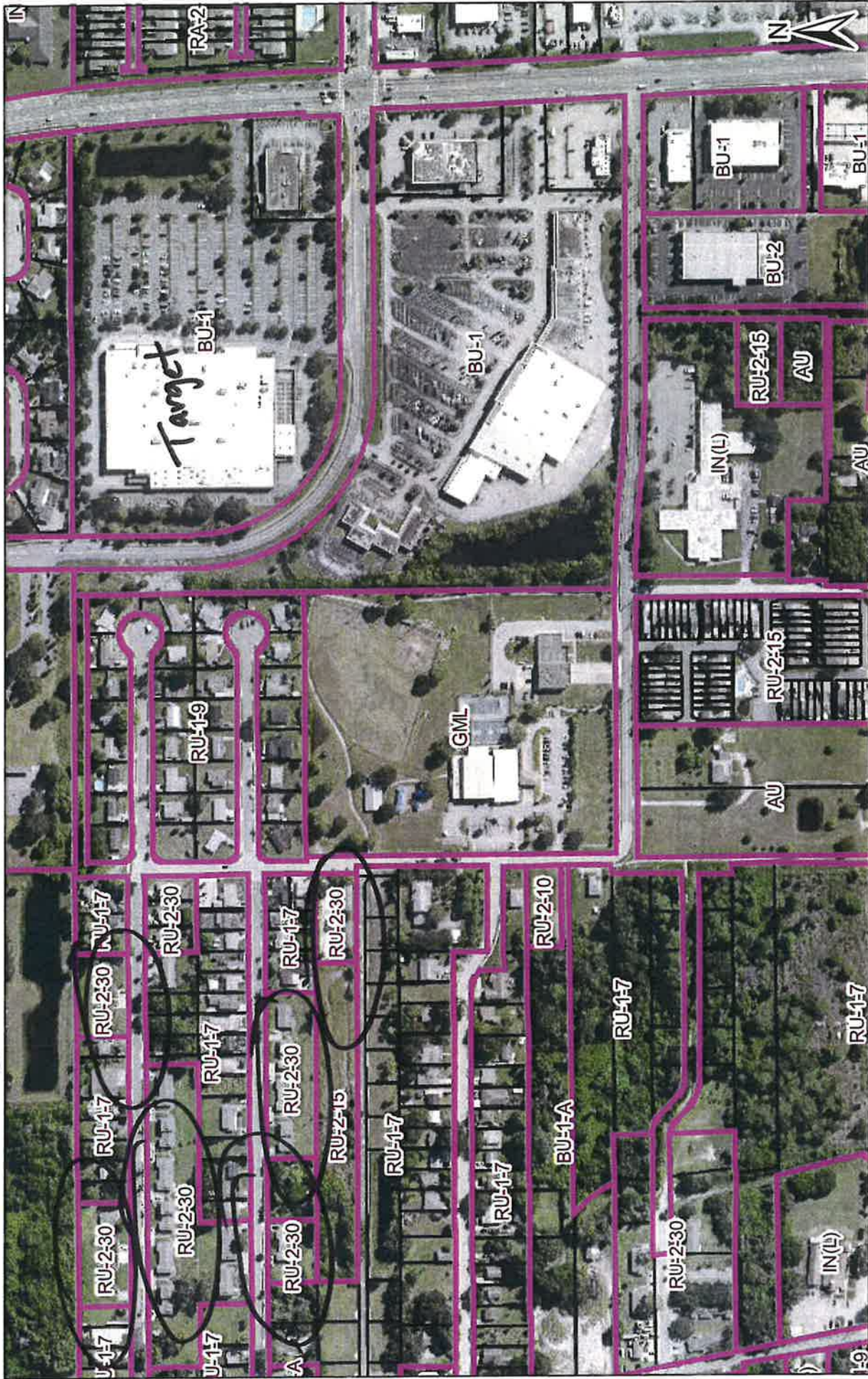
Zoning Map



Zoning

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 Zoning

 Parcel Property

 Parcels



Parcel Property

Parcels

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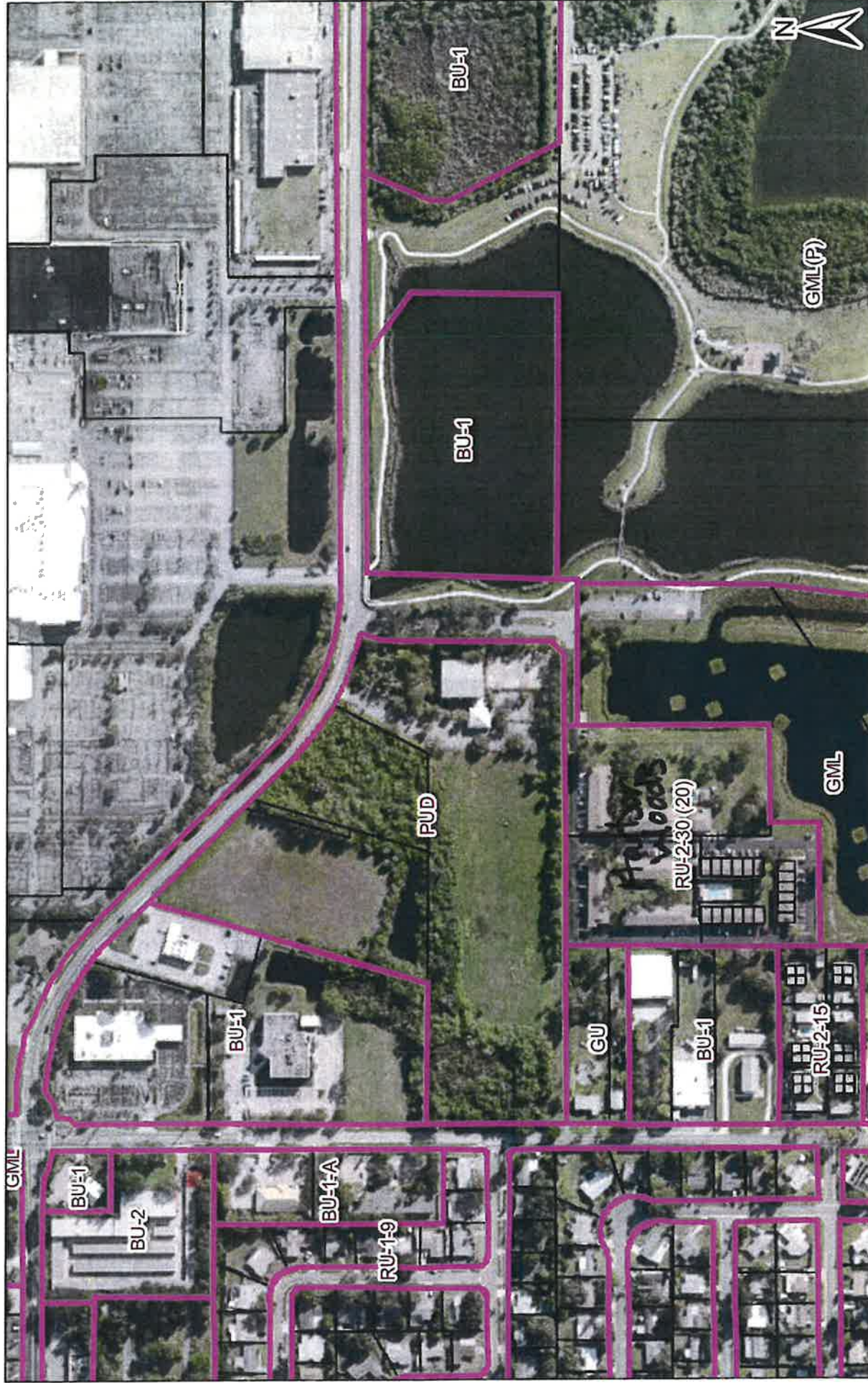
ArcGIS Web AppBuilder

Brevard County Property Appraiser Office
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

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0	0.075	0.15	0.3 mi
0	0.075	0.15	0.3 mi

Zoning Map

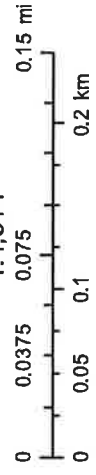


 Zoning

 Parcel Property

 Parcels

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Brevard County Property Appraiser Office
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community