

Petition in Opposition to The Pines

Comprehensive Plan Map Amendment

File number MAP2026-0011

To the City Council and Planning and Zoning Board
City of Melbourne, Florida

We, the undersigned owners of property within 500 feet of the proposed amendment area, oppose the proposed establishment of Mixed Use Future Land Use on the approximately 5.97-acre property identified in MAP2026-0011. We request denial of this amendment and intend to invoke the six-sevenths (6/7) City Council vote requirement under Chapter 4, Section 4.12, subject to the City's determination that the protest qualifies.

Reasons for opposition

Prematurity Relative to the Norfolk Parkway ACE Study

The City of Melbourne is actively conducting the Norfolk Parkway Extension Study to determine how to connect Minton Road to St. Johns Heritage Parkway. This study concludes in January 2027. Approving PDP2025-0001 right now is completely premature. If the city rezones this 500-acre tract for 800 homes before the state and city finalize the alignment corridors and right-of-way needs for the four-lane Norfolk arterial, you are permanently jeopardizing a vital regional transit vector.

The Jurisdictional / Infrastructure Funding Argument

The Toll Road Reality: The County and the Central Florida Expressway Authority (CFX) just launched a massive toll feasibility study for the St. Johns Heritage Parkway because local tax bases cannot afford the hundreds of millions needed to complete and widen this corridor. If the city approves 800 dense single-family homes right now, it is worsening an infrastructure funding gap that the county is explicitly struggling to solve.

This project sits in the City of Melbourne, but the traffic failure will manifest on Brevard County intersections (Minton and Norfolk), (Minton and Hield), (Minton and Palm Bay Rd) and spill directly into Palm Bay and West Melbourne. The City of Melbourne cannot approve of a high-density rezone that forces neighboring municipalities and the county to absorb the infrastructure failure. Compounding this failure, Pineapple Cove Classical Academy located at 3455 Norfolk Pkwy, West Melbourne, FL 32904—which enrolls between 800 and 925 students—already heavily contributes to gridlock twice a day during the school season. This existing school traffic causes extreme daily backups for the residents of Sawgrass Lakes when trying to exit their development, which relies primarily on Shallow Creek Blvd as its sole outlet. D.R. Horton's proposed 800 single-family homes will dump an estimated 7,600 to 8,000 additional daily vehicle trips primarily onto Norfolk Parkway and its intersection with Minton Road. Minton Road is already severely congested, reaching peak gridlock between 3:00 PM and 6:00 PM. The existing tract of homes to the east already strains the Norfolk/Minton intersection. Adding 800 more homes feeding into the exact same neck of the funnel will degrade the Level of Service (LOS) past the point of failure. Commuters trying to get home will face a logistical nightmare.

The Threat of Public Drinking Water (Lake Washington)

The City of Melbourne relies heavily on Lake Washington for its regional potable water supply. Runoff from rapid, mass-grade development west of I-95 dumps phosphorus and nitrogen into the watershed, fueling toxic algae blooms.

Adding 800 high-density homes right next to this delicate watershed increases urban fertilizer, pesticide, and oil runoff. Every new roof and driveway strips the earth's ability to naturally filter this water before it enters our drinking supply. The city is essentially permitting pollution into its own water plant.

Severe Aquifer Depletion & Water Restrictions

Central Florida is already reaching the sustainable legal limits of its primary freshwater source, the Floridan Aquifer. The city enforces strict lawn irrigation restrictions to prevent the aquifer from running completely dry.

The City of Melbourne just declared Water Conservation Month to warn current residents about dwindling groundwater supplies. How can the city demand that current residents restrict their water usage to protect the aquifer, while simultaneously approving 800 new irrigated lawns on a 500-acre tract?

Unfinished Ghost Subdivision Environmental Nightmare

Our fear of economic fallout isn't just about empty houses—it is an environmental threat. High mortgage rates and soaring homeowners' insurance are forcing a shift in Florida's housing market. If D.R. Horton clears these 500 acres of natural wetlands and the project stalls out mid-construction, they walk away. The city will be left with a scarred and cleared landscape. Without the fully built retention infrastructure, a half-finished development acts as a massive mud-and-chemical runoff machine that will permanently flood existing neighborhoods and dump heavy sedimentation directly into the St. Johns River basin.

Loss of Low-Density, Spacious Character: The current AEU district is intentionally preserved for agricultural pursuits and single-family residential development of an open, spacious character. Transitioning to a high-density PUD shatters the established community fabric and neighborhood aesthetics that currently exist for homeowners in Hield RD, Brandywine and Police Foundation neighborhoods. Clearing these 500 acres of rural AEU land will displace thousands of native animals. They won't just vanish; they will be pushed directly onto Minton Road—drastically increasing traffic accidents—and forced into our dead-end neighborhoods. This creates an immediate human-wildlife conflict hazard for our children, pets, livestock, and properties.

Our request

We ask the Planning and Zoning Board to recommend denial and the City Council to deny MAP2026-0011. These concerns also inform our opposition to the related preliminary development plan, PDP2025-0001. This petition and its signatures apply to the amendment file identified above.

Property Owner Signature

I oppose the proposed establishment of Mixed Use Future Land Use on the approximately 5.97-acre property identified in MAP2026-0011 and request denial of MAP2026-0011. I intend to invoke the 6/7 City Council vote requirement under Chapter 4, Section 4.12, subject to the City determining that this protest qualifies. I own the property identified below within 500 feet of the amendment area for the amendment or amendments I am protesting.

PLEASE SIGN IN BLUE INK WHENEVER POSSIBLE. Blue ink helps distinguish original signatures from copies.

Print your full name and property address, sign and date in ink (blue recommended), and provide a telephone number and/or email. Use a separate copy of this sheet for each property. Only original signatures count; copies, scans and electronic signatures do not. Tenants who do not own the property are not eligible. The City verifies ownership and eligibility.

Return only this original signed signature sheet to the Stop The Pines organizer. Email stopthepines@gmail.com to arrange a handoff or obtain mailing instructions. Email is for coordination, not submission of signatures. Keep the petition statement for your records; it does not need to be returned.

Organizer return-by date: **10/4/2026** | City filing cut-off: **10/8/2026**

Full printed name: _____

Owned property address within 500 feet: _____

City / state / ZIP: _____

Mailing address if different: _____

Phone and/or email: _____

Original signature: _____ Date: _____

One owner and one property per sheet. Organizer: complete the page numbering when assembling the final filing.

Petition in Opposition to The Pines

Zoning Map Amendment

File number MAP2025-0015 and MAP2025-0016

To the City Council and Planning and Zoning Board
City of Melbourne, Florida

We, the undersigned owners of property within 500 feet of the proposed amendment area, oppose both proposed zoning map amendments identified in MAP2025-0015 and MAP2025-0016, associated with The Pines PUD. We request denial of this amendment and intend to invoke the six-sevenths (6/7) City Council vote requirement under Appendix B, Article IX, Section 1, subject to the City's determination that the protest qualifies.

Reasons for opposition

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