

**Jones, Jennifer**

**From:** Joe Hoppesch <hoppeschjoe@gmail.com>  
**Sent:** Thursday, July 14, 2022 3:08 PM  
**To:** Jones, Jennifer  
**Subject:** Public Comment ID#22SS00004 & 22Z00015

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

Ms Jones,

My name is Joe Hoppesch and my spouse and I live at 1953 Rockledge Dr within 500 ft of the subject property.

Thank you for the courtesy notice informing us of this request.

To summarize, after consideration of the situation we are not in favor of this zoning change.

1. Want to first say if this moves to a BDP, it should be consistent with the recently acted upon zoning request of the neighboring property Rockledge SafeStorage (April/May 2022). Being among other things, no outside storage including no RV's and boats, no noise or light pollution, business not visible to residential properties by a high decorative masonry wall with vegetation buffers, and only single story structures to be constructed.

We took into consideration the following:

2. Coquina Rd is a minor, narrow access road between US 1 and Rockledge Dr. It serves a large number of residents on Rockledge Dr to access US 1. It is not a road, in our opinion, to handle business/commercial activity. If that is to happen it would be a poorer situation. We have had visitors ask "is there another road we can take to your home?"
3. Current surrounding area business interests have US 1 access. This property does not so we would assume Coquina would be needed for business access.
- 4.. This is a historic residential area. Changing the zoning to allow expansion of commercial/business property is not something we want to see happen.
5. Another consideration is that Coquina is on a hill leading down to the Indian River with several large drain grates down the center of the road for stormwater.. Drainage and pollution should be considered. Whether or not this proposal needs septic or can be connected uphill to a possible (?) Rockledge sewer line needs to be determined. One of the homes on Coquina recently had a septic system replaced so Coquina has at least some septic needs.
6. Are there water retention plans? Will there be ponds?
7. Will adjoining residential property likely have devaluation?

Thank you for the work you all do and the opportunity to comment.

## Jones, Jennifer

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**From:** bryanbenell@cs.com  
**Sent:** Thursday, July 14, 2022 3:16 PM  
**To:** Jones, Jennifer  
**Subject:** rezoning request ID# 22SS00004 and 22Z00015

Objection  
22SS00004 &  
22Z00015  
Bedard-Boardman

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

My wife and I live at 1955 Rockledge Dr. and are very concerned, along with other neighbor's, about the possibility of this property being rezoned and how it will affect our area. Coquina is a very narrow road and turning into that property would become an issue. Along with all our other concerns being the same as the property just discussed for the storage facility next door. At one point months back they started storing older boat on that property and would hate to see it become a junk collector in our beautiful historic area. Please let me know if there are any other steps we and our neighbor's should take. Thanks

Bryan and Jamie Benell  
1955 Rockledge Dr.  
Rockledge, Fl. 32955

**From:** [jrbird23@aol.com](mailto:jrbird23@aol.com)  
**To:** [Jones, Jennifer](#)  
**Cc:** [gwboms@aol.com](mailto:gwboms@aol.com); [jrbird23@aol.com](mailto:jrbird23@aol.com); [curt.myers.gvxb@statefarm.com](mailto:curt.myers.gvxb@statefarm.com)  
**Subject:** Fwd: Zoning Classification change Coquina Rd. Rockledge, FL  
**Date:** Thursday, July 14, 2022 6:01:04 PM

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

**ID# 22SS00004 & 22Z00015**

Dear Brevard County Planning and Zoning Board,

We own 2 properties on Rockledge Drive that are close to 23 Coquina Road. Our home is located at 1983 Rockledge Drive and we also own a duplex at 1969/1971 Rockledge Drive. To get to both homes, we travel down Coquina which is residential except for the parts on US1. We are very opposed to rezoning the property in question to General Retail or Community Commercial. We have highly valued property on the river which we do not wish to lose monetary value or visual beauty by making space for unsightly vehicle storage. Rockledge Drive is both a historic and scenic roadway in Brevard County. Rockledge Drive and the residential side streets bring people who live, visit and want to enjoy the beauty of our scenic river drive.

If the people who own this lot want to make money, they can sell it to someone who would like to build a home that is close to the Indian River. They don't need store vehicles, RV's, boats, cars, trucks, trailers and the like in a quiet residential street. Also, Coquina Road is not a full width road that cannot accommodate the turning of RV's or trailers. This road was unpaved for a long while and was paved as a narrow road but more so to accommodate emergency vehicles.

In addition, Coquina Road has increased traffic due to HoundTown on the south corner of US1 and Coquina. Residents are being impacted by increased traffic on Coquina from cars and small trucks picking up and dropping off their dogs. Sometimes, we cannot get through the intersection on one light cycle. If you add cars or trucks towing boats or RV's, this will make traffic on this small road too much for the road and the traffic signal.

One last thought, Coquina Road does not allow big trucks or vehicles to use Coquina due to restricted clearance due to trees, electrical lines and the close proximity to the sides of the road. Coquina Road was not built for large vehicles of any kind.

We will try to attend the meeting on Monday to voice our opinions, but will not be able to attend the meeting on August 4th as we will be in Alaska. We are sending this email to make it known that we are strictly against the idea of changing the zoning of Coquina to anything other than agricultural/residential.

Sincerely,  
Gerald & Jerilyn Bird

**From:** [Ed Johnson](#)  
**To:** [Parker, Tonya](#)  
**Cc:** [Jones, Jennifer](#)  
**Subject:** Opposition to rezoning requests ID# 22SS00004 and 22Z00015 – Please add to the public record  
**Date:** Monday, July 18, 2022 12:48:44 PM

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

Hi Tonya, I'm told that Jennifer is on vacation this week and that you are the point of contact in her absence. Can you please add the following comments to the public record and make them available to the advisory board for today's 3:00 meeting. Thanks in advance!

Ed Johnson

--- comments ---

My wife and I and neighbors listed below oppose this rezoning request because we feel it is not consistent with the neighborhood and it encroaches on a residential area. It would also add commercial traffic to a very narrow Coquina road.

If the advisory board does decide to recommend the rezoning to BU-1 we ask that a BDP be included similar to the one added to rezoning requests ID# 21PZ00083 & 22Z00004 with the following conditions.

1. Developer/Owner shall limit the use of the Property to expand Motor Court units only.
2. Outdoor storage shall be prohibited on the Property.
3. Any buildings on the Property shall be limited to single-story.
4. No lighting elements shall face residential properties.
5. Developer/Owner shall provide a 20 foot landscape buffer in accordance with code requirements.
6. A finished 8-foot masonry wall shall be required along the edge of the improvements, such wall to be  
  
in accordance with code requirements.

We would also request that the Motor Court owner use the already available road to the north of the existing Motor Court as access to the subject property to avoid adding commercial

traffic to Coquina road.

Sincerely,

Ed and Claudia Johnson

1945 Rockledge Dr

Rockledge, Fl, 32955

Steve and Michele Brady

1941 Rockledge Dr

Rockledge, Fl, 32955

Teri and Ronda Graham

1937 Rockledge Dr

Rockledge, Fl, 32955

Eric and Laura Geier

1925 Rockledge Dr

Rockledge, Fl, 32955

**From:** [jrbird23@aol.com](mailto:jrbird23@aol.com)  
**To:** [Jones, Jennifer](#); [curt.smith@breardfl.gov](mailto:curt.smith@breardfl.gov); [Pritchett, Rita](#)  
**Subject:** Zoning Classification change Coquina Rd. Rockledge, FL ID#22SS00004 and ID#22Z00015  
**Date:** Wednesday, August 3, 2022 10:55:40 AM

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Dear Brevard County Board of County Commissioners,

We own 2 properties on Rockledge Drive that are close to 23 Coquina Road. Our home is located at 1983 Rockledge Drive and we also own a duplex at 1969/1971 Rockledge Drive. We can visually see the property in question from both homes. To get to both homes, we travel down Coquina which is residential except for the parts on US1. We are very opposed to rezoning the property in question to General Retail, Community Commercial or Multi-Family. We have highly valued property on the river which we do not wish to lose monetary value or visual beauty by making space for multi-family housing. Rockledge Drive is both a designated historic and scenic roadway in Brevard County. Rockledge Drive and the residential side streets bring people who live, visit and want to enjoy the beauty of our scenic river drive.

If the people who own this lot want to make money, they can sell it to someone who would like to build a home that is close to the Indian River. They don't need to store vehicles, RV's, boats, cars, trucks, trailers and the like in a quiet residential street or build multi-family housing on this small street. Coquina Road is not a full width road that cannot accommodate any more traffic. This road was unpaved for a long while and was paved as a narrow road but more so to accommodate emergency vehicles.

In addition, Coquina Road has increased traffic due to HoundsTown on the south corner of US1 and Coquina. Residents are being impacted by increased traffic on Coquina from cars and small trucks picking up and dropping off their dogs. Sometimes, we cannot get through the intersection on one light cycle. If you add cars or trucks towing boats or RV's, this will make traffic on this small road too much for the road and the traffic signal.

One last thought, Coquina Road does not allow big trucks or vehicles to use Coquina due to restricted clearance due to trees, electrical lines and the close proximity to the sides of the road. Coquina Road was not built for large vehicles of any kind.

Unfortunately, we cannot attend the meeting on August 4th as we will be in Alaska to see our daughter compete in Ironman Alaska. We are sending this email to make it known that we are strictly against the idea of changing the zoning of Coquina to anything other than agricultural/residential.

Sincerely,  
Dr. Gerald & Mrs. Jerilyn Bird  
1983 Rockledge Dr. and 1969/1971 Rockledge Drive  
Rockledge, FL 32955