

From: [Roig, Janette](#)
To: [Jones, Jennifer](#)
Cc: [Zonka, Kristine](#)
Subject: FW: Rezoning request ID#22Z00066
Date: Thursday, February 2, 2023 10:11:22 AM

Forwarded to Jennifer Jones

From: Zonka, Kristine <Kristine.Zonka@brevardfl.gov>
Sent: Thursday, February 2, 2023 10:06 AM
To: Roig, Janette <Janette.Roig@brevardfl.gov>
Subject: Fwd: Rezoning request ID#22Z00066

Please forward for the meeting packet. Thank you

Get [Outlook for iOS](#)

From: Roig, Janette <Janette.Roig@brevardfl.gov> on behalf of Commissioner, D5 <D5.Commissioner@brevardfl.gov>
Sent: Thursday, February 2, 2023 9:57:03 AM
To: D5_Users <D5_Users@brevardcounty.us>
Subject: FW: Rezoning request ID#22Z00066

D5

From: Sandi Bradley <sandi.bradley@skcoastal.com>
Sent: Thursday, February 2, 2023 9:50 AM
To: Commissioner, D5 <D5.Commissioner@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>; jasonsteele@me.com
Subject: Rezoning request ID#22Z00066

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

Dear Kristine Zonka,

On behalf of SK Coastal LLC, owner of 116 East Coral Way, I am writing to express support for the rezoning of 124 East Coral Way to RU-2-15.

Currently, the neighborhoods of Eden Estates and Stuart Terrace are in decline due to lack

of maintenance/upkeep by most of the homeowners. In fact, several have been the focus of county code enforcement action over the past year with little to no improvement. Given their proximity to the ocean and beachside amenities, these neighborhoods should instead be a region of pride for the county. The rezoning of 124 East Coral Way to RU-2-15 will encourage new investment in affordable multi-family homes that will meet current county codes and community standards as well as provide a reliable source of tax revenue for the county.

As part of its support for this rezoning, SK Coastal respectfully requests that the Brevard County Board of Commissioners take action to install a sewer line on East Coral Way. As these neighborhoods were built in the 1950's and 1960's, the homes have septic tanks and tile drain fields, most of which are now failing. The Indian River Lagoon is an important ecological and economic resource for our community. SK Coastal believes that it is crucial to reduce the nitrogen impacts on the lagoon, and that installing a sewer line on East Coral Way would be a step in the right direction.

In summary, SK Coastal supports the rezoning of 124 Coral Way to RU-2-15 and believes that it would be consistent with the county's goals of promoting sustainable development and protecting our natural resources. The proposed sewer line would also benefit current and future residents of Eden Estates and Stuart Terrace by providing them with a safe and reliable alternative for waste water treatment.

Sincerely,

Sandra K Bradley

President SK Coastal, LLC

From: [Robert Pope](#)
To: [Jones, Jennifer](#)
Subject: ID#22Z00066
Date: Thursday, February 2, 2023 10:47:04 AM

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

Opposed -----NO MULTI-FAMILY RESIDENTIAL

There only requesting change (at all residents expense) in order to raise value of property that is currently for sale

Regards, Robert

Brevard County Board of County Commissioners
Planning & Development Department
2725 Judge Fran Jamiesson Way, Building A
Viera, FL 32940

February 7, 2023

ID# 22Z00066

Dear Commissioners,

I am unable to attend the meeting planned on February 13 OR on March 2, due to limited mobility at age 77. I live within 500 ft of the property that is requesting a change in zoning from Single-Family to Multi-Family Residence. I want to urge the DENIAL of this request, for several reasons.

Primarily, our neighborhood has already become so densely populated that traffic concerns post a potentially dangerous situation (entering A1A) that adding a multi-family unit will make driving untenable for everyone. The beach itself is inundated with multi-family units and the potential SPREAD for these establishments is not warranted or wanted.

Secondly, and probably even more important, is the environmental impact on the entire area. Adding multiple additional people will impose an overuse situation for water, power, and habitat for the endangered tortoise population.

Finally, I do not wish to see a high-rise building from my back yard. Too many are already ON the beach, but creeping high-rise building is the last straw.

Respectfully,

Dr. Virginia Savage
24 South Ct.
Indialantic, FL 32903

ID# 22Z00066

From: [Scott Dwyer](#)
To: [Jones, Jennifer](#)
Subject: E Coral way ID# 22Z00066
Date: Wednesday, February 15, 2023 9:12:46 PM

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

My name is Scott Dwyer and I live on E Coral Way. I would like to voice my concerns about the rezoning of Lori Ann Halberts property for multi family residential building. We do not have the need for more multi family residences on our street.

Right at this address is where the street floods every time it rains.

If this goes through and now 15 more homes with twice as many people will be adding to this issue. The infrastructure is not able to support this. Not to mention that many more vehicles going through the flooded area eroding the properties of the other home owners in the area, along with eating away at the road.

I am also concerned about the added traffic to our street. One house gets put up there it adds a few vehicles, 15 homes go in, it could add up to 40 or 45 depending on how many drivers are in each home. Along with the visitors they may have over. That is a lot of added traffic to our little street and neighborhood. I have young kids that ride their bikes all through our neighborhood and the thought of that many more vehicles scares me.

I am against this rezoning and all that it entails.

Thank you for hearing my concerns and I hope you do not pass this through.

Scott Dwyer

From: [Jason Steele](#)
To: scottdwyer808@gmail.com
Cc: [Jones, Jennifer](#)
Subject: 124 E Coral Way
Date: Thursday, February 16, 2023 8:46:11 AM

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

Hi Scott , I read your concerns in regards to my wife Lori Halbert's zoning request. First, let me politely say that we are not requesting 15 units, it's 8 , the Future Land Use Plan calls for RU 2-15 zoning.

I am available in person or by phone to discuss, 321-258-8993. This request is good for the area and is highest and best use for the property.

My best, Jason

JASON STEELE, BROKER
Jason Steele Real Estate/Real Estate Expert Witness Testimony
JLJ Importing, Inc
(French Wine Importers)
PO Box 33970
Indialantic, Florida 32903
321-258-8993
jasonsteele@me.com
www.floridarealestateexpertwitness.com

From: [Scott Dwyer](#)
To: [Jason Steele](#)
Cc: [Jones, Jennifer](#)
Subject: Re: 124 E Coral Way
Date: Thursday, February 16, 2023 9:14:41 AM

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

I appreciate your response and clarification on how many units will be going in. It however does not change my mind, or affect the concerns for an abundance of additional vehicles on the small neighborhood road.

I respectfully disagree with you about this going forward being " the highest and best use of this property". I think that for you it might be, but not for our neighborhood, our streets, our traffic or our infrastructure.

I would also like to bring up that you putting 8 houses onto our electric grid that feeds our neighborhood might over load the tiny wire that feeds us all. Which would make our electric outages happen more frequent than they already do. That is already an issue and cramming 8 homes onto one property adding that much load to the tiny worn out wire system we have is not a good idea.

Scott Dwyer

On Thu, Feb 16, 2023, 8:46 AM Jason Steele <jasonsteele@me.com> wrote:

Hi Scott , I read your concerns in regards to my wife Lori Halbert's zoning request. First, let me politely say that we are not requesting 15 units, it's 8 , the Future Land Use Plan calls for RU 2-15 zoning.

I am available in person or by phone to discuss, 321-258-8993. This request is good for the area and is highest and best use for the property.

My best, Jason

JASON STEELE, BROKER
Jason Steele Real Estate/Real Estate Expert Witness Testimony
JLJ Importing, Inc
(French Wine Importers)
PO Box 33970
Indialantic, Florida 32903
321-258-8993
jasonsteele@me.com
www.floridarealestateexpertwitness.com

From: [Christopher Walden](#)
To: [Jones, Jennifer](#)
Subject: ID# 22Z00066 Letter of concern
Date: Tuesday, February 14, 2023 4:15:25 PM

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

Ms. Jones,

Thank you for taking time to read my letter. I received a courtesy notice in regards to the property that Lori Ann Halbert owns on East Coral Way. I live in this neighborhood and this road is a main access point to A1A for all of us. I would like to voice my disapproval over the request for a multi family residential building to be built. As I am sure you are well aware, there are many condos, multifamily buildings and hotels going up everywhere, with no additional infrastructure to support these types of dwellings. We are already overflowing with traffic, street parking has become a hazard, and most importantly, the increase in pedestrian/ biking accidents beachside is concerning to us all. The drainage in this area is inadequate and floods with heavy rains. This impacts our access and impacts our ocean. Bottom line: our infrastructure is not able to handle this continued growth.

I am writing this to oppose the request for the zoning change. We respectfully request that the zoning board consider current residents' safety and concerns over that of the owner who will profit from this sale and does not have to deal with the impacts to our neighborhood.

Respectfully,
Christopher Walden
127 Sand Pine Rd
Indialantic FL 32903

ID#22Z00066

From: [Jason Steele](#)
To: christophermwalden@gmail.com
Cc: [Jones, Jennifer](#)
Subject: 124 Coral Way
Date: Wednesday, February 15, 2023 5:21:07 PM

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

Christopher,

I received a copy of your letter that was sent to the county in regards to my wife Lori Halbert's zoning request.

We appreciate your concerns and respectfully disagree on your concerns. The Future Land Use Plan calls for 15 units per acre, and that section of Coral Way is long overdue for some upscale housing.

Please do not hesitate to call me if you wish to discuss.

Thanks, Jason Steele

JASON STEELE, BROKER
Jason Steele Real Estate/Real Estate Expert Witness Testimony
JLJ Importing, Inc
(French Wine Importers)
PO Box 33970
Indialantic, Florida 32903
321-258-8993
jasonsteele@me.com
www.floridarealestateexpertwitness.com

From: christophermwalden@gmail.com
To: [Jason Steele](#)
Cc: [Jones, Jennifer](#)
Subject: Re: 124 Coral Way
Date: Wednesday, February 15, 2023 5:31:40 PM

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

Jason,

Thanks for the quick response. What infrastructure upgrades will be done to support the Future Land Use Plan on Coral Way? Is that available to the public? In the current state the plan to add that many units per acres will only add to the conditions I noted in my letter.

Respectfully,
Christopher Walden

On Feb 15, 2023, at 5:21 PM, Jason Steele <jasonsteele@me.com> wrote:

Christopher,

I received a copy of your letter that was sent to the county in regards to my wife Lori Halbert's zoning request.

We appreciate your concerns and respectfully disagree on your concerns. The Future Land Use Plan calls for 15 units per acre, and that section of Coral Way is long overdue for some upscale housing.

Please do not hesitate to call me if you wish to discuss.

Thanks, Jason Steele

JASON STEELE, BROKER

Jason Steele Real Estate/Real Estate Expert Witness Testimony

JLJ Importing, Inc

(French Wine Importers)

PO Box 33970

Indialantic, Florida 32903

321-258-8993

jasonsteele@me.com

www.floridarealestateexpertwitness.com

From: [Jason Steele](#)
To: christophermwalden@gmail.com
Cc: [Jones, Jennifer](#)
Subject: Re: 124 Coral Way
Date: Wednesday, February 15, 2023 5:40:13 PM

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

The only way you can build multiple units on that site is to run the sewer line from A1A to the site. That will have to be done prior to building. Once again I will be more than happy to discuss in person or over the phone.

JASON STEELE, BROKER
Jason Steele Real Estate/Real Estate Expert Witness Testimony
JLJ Importing, Inc
(French Wine Importers)
PO Box 33970
Indialantic, Florida 32903
321-258-8993
jasonsteele@me.com
www.floridarealestateexpertwitness.com

On Feb 15, 2023, at 5:31 PM, christophermwalden@gmail.com wrote:

Jason,
Thanks for the quick response. What infrastructure upgrades will be done to support the Future Land Use Plan on Coral Way? Is that available to the public? In the current state the plan to add that many units per acres will only add to the conditions I noted in my letter.

Respectfully,
Christopher Walden

On Feb 15, 2023, at 5:21 PM, Jason Steele <jasonsteele@me.com>
wrote:

Christopher,
I received a copy of your letter that was sent to the county in regards
to my wife Lori Halbert's zoning request.
We appreciate your concerns and respectfully disagree on your
concerns. The Future Land Use Plan calls for 15 units per acre, and
that section of Coral Way is long overdue for some upscale housing.
Please do not hesitate to call me if you wish to discuss.
Thanks, Jason Steele

JASON STEELE, BROKER
Jason Steele Real Estate/Real Estate Expert Witness
Testimony
JLJ Importing, Inc
(French Wine Importers)
PO Box 33970
Indialantic, Florida 32903
321-258-8993
jasonsteele@me.com
www.floridarealestateexpertwitness.com

From: [Christopher Walden](#)
To: [Jason Steele](#)
Cc: [Jones, Jennifer](#)
Subject: Re: 124 Coral Way
Date: Thursday, February 16, 2023 10:55:18 AM

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

Jason,

I understand according to the rezoning law you are required to try and resolve these differences before the BOCC meets. Thank you for offering to speak over the phone. However, that will not be fruitful in that only you and I will be present to hear what is being said. Running a sewer line to A1A again does not address the problems myself and my neighbors have brought to Zoning Board attention. We will continue to elicit more support in opposition from those who live in this neighborhood and have to endure the already concerning issues brought forth below.

I respectfully disagree that adding 8 "upscale" as you call them living units is right for this small street. There is already about 16 units being built directly across from Coral Way exit onto A1A that will add even more congestion to the area. I realize that you are representing your wife in this matter, and we will continue to agree to disagree but I do ask that you respectfully consider those of us that live here over the additional revenue this sale will generate for your family.

Respectfully,
Christopher Walden

On Wed, Feb 15, 2023 at 5:40 PM Jason Steele <jasonsteele@me.com> wrote:

The only way you can build multiple units on that site is to run the sewer line from A1A to the site. That will have to be done prior to building. Once again I will be more than happy to discuss in person or over the phone.

JASON STEELE, BROKER
Jason Steele Real Estate/Real Estate Expert Witness Testimony
JLJ Importing, Inc
(French Wine Importers)
PO Box 33970
Indialantic, Florida 32903
321-258-8993
jasonsteele@me.com
www.floridarealestateexpertwitness.com

On Feb 15, 2023, at 5:31 PM, christophermwalden@gmail.com wrote:

Jason,

Thanks for the quick response. What infrastructure upgrades will be done to support the Future Land Use Plan on Coral Way? Is that available to the public? In the current state the plan to add that many units per acres will only add to the conditions I noted in my letter.

Respectfully,
Christopher Walden

On Feb 15, 2023, at 5:21 PM, Jason Steele <jasonsteele@me.com> wrote:

Christopher,

I received a copy of your letter that was sent to the county in regards to my wife Lori Halbert's zoning request.

We appreciate your concerns and respectfully disagree on your concerns. The Future Land Use Plan calls for 15 units per acre, and that section of Coral Way is long overdue for some upscale housing.

Please do not hesitate to call me if you wish to discuss.

Thanks, Jason Steele

JASON STEELE, BROKER
Jason Steele Real Estate/Real Estate Expert Witness
Testimony
JLJ Importing, Inc
(French Wine Importers)
PO Box 33970
Indialantic, Florida 32903
321-258-8993
jasonsteele@me.com

From: [Jason Steele](#)
To: [Christopher Walden](#)
Cc: [Jones, Jennifer](#)
Subject: Re: 124 Coral Way
Date: Thursday, February 16, 2023 11:54:47 AM

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

I am available to speak to you or any of the homeowners in the area in person at any reasonable time before the meeting. Thanks, Jason

JASON STEELE, BROKER
Jason Steele Real Estate/Real Estate Expert Witness Testimony
JLJ Importing, Inc
(French Wine Importers)
PO Box 33970
Indialantic, Florida 32903
321-258-8993
jasonsteele@me.com
www.floridarealestateexpertwitness.com

On Feb 16, 2023, at 10:55 AM, Christopher Walden
<christophermwalden@gmail.com> wrote:

Jason,
I understand according to the rezoning law you are required to try and resolve these differences before the BOCC meets. Thank you for offering to speak over the phone. However, that will not be fruitful in that only you and I will be present to hear what is being said. Running a sewer line to A1A again does not

address the problems myself and my neighbors have brought to Zoning Board attention. We will continue to elicit more support in opposition from those who live in this neighborhood and have to endure the already concerning issues brought forth below.

I respectfully disagree that adding 8 "upscale" as you call them living units is right for this small street. There is already about 16 units being built directly across from Coral Way exit onto A1A that will add even more congestion to the area. I realize that you are representing your wife in this matter, and we will continue to agree to disagree but I do ask that you respectfully consider those of us that live here over the additional revenue this sale will generate for your family.

Respectfully,
Christopher Walden

On Wed, Feb 15, 2023 at 5:40 PM Jason Steele <jasonsteele@me.com> wrote:
The only way you can build multiple units on that site is to run the sewer line from A1A to the site. That will have to be done prior to building. Once again I will be more than happy to discuss in person or over the phone.

JASON STEELE, BROKER
Jason Steele Real Estate/Real Estate Expert Witness Testimony
JLJ Importing, Inc
(French Wine Importers)
PO Box 33970
Indialantic, Florida 32903
321-258-8993
jasonsteele@me.com
www.floridarealestateexpertwitness.com

On Feb 15, 2023, at 5:31 PM, christophermwalden@gmail.com
wrote:

Jason,

Thanks for the quick response. What infrastructure upgrades will be done to support the Future Land Use Plan on Coral Way? Is that available to the public?

In the current state the plan to add that many units per acres will only add to the conditions I noted in my letter.

Respectfully,

Christopher Walden

On Feb 15, 2023, at 5:21 PM, Jason Steele
<jasonsteele@me.com> wrote:

Christopher,

I received a copy of your letter that was sent to the county in regards to my wife Lori Halbert's zoning request.

We appreciate your concerns and respectfully disagree on your concerns. The Future Land Use Plan calls for 15 units per acre, and that section of Coral Way is long overdue for some upscale housing.

Please do not hesitate to call me if you wish to discuss.

Thanks, Jason Steele

JASON STEELE, BROKER
Jason Steele Real Estate/Real Estate
Expert Witness Testimony
JLJ Importing, Inc
(French Wine Importers)
PO Box 33970
Indianapolis, Florida 32903
321-258-8993
jasonsteele@me.com
www.floridarealestateexpertwitness.com

From: [Christopher Walden](#)
To: [Jason Steele](#); [Jones, Jennifer](#)
Subject: Re: 124 Coral Way
Date: Thursday, February 16, 2023 12:58:49 PM

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

Jason,

With all due respect, unless you can address all the issues we have brought up speaking to you will not be beneficial. Your intent is to say you spoke to us, not to withdraw your request for rezoning of your wife's property.

The zoning board should take into consideration the facts in the matter, respectfully align with the best interest of the neighborhood and vote against the rezoning.

Respectfully,
Chris Walden

On Thu, Feb 16, 2023 at 11:54 AM Jason Steele <jasonsteele@me.com> wrote:

I am available to speak to you or any of the homeowners in the area in person at any reasonable time before the meeting. Thanks, Jason

JASON STEELE, BROKER
Jason Steele Real Estate/Real Estate Expert Witness Testimony
JLJ Importing, Inc
(French Wine Importers)
PO Box 33970
Indialantic, Florida 32903
321-258-8993
jasonsteele@me.com
www.floridarealestateexpertwitness.com

On Feb 16, 2023, at 10:55 AM, Christopher Walden

<christopherwalden@gmail.com> wrote:

Jason,

I understand according to the rezoning law you are required to try and resolve these differences before the BOCC meets. Thank you for offering to speak over the phone. However, that will not be fruitful in that only you and I will be present to hear what is being said. Running a sewer line to A1A again does not address the problems myself and my neighbors have brought to Zoning Board attention. We will continue to elicit more support in opposition from those who live in this neighborhood and have to endure the already concerning issues brought forth below.

I respectfully disagree that adding 8 "upscale" as you call them living units is right for this small street. There is already about 16 units being built directly across from Coral Way exit onto A1A that will add even more congestion to the area. I realize that you are representing your wife in this matter, and we will continue to agree to disagree but I do ask that you respectfully consider those of us that live here over the additional revenue this sale will generate for your family.

Respectfully,
Christopher Walden

On Wed, Feb 15, 2023 at 5:40 PM Jason Steele <jasonsteele@me.com> wrote:

The only way you can build multiple units on that site is to run the sewer line from A1A to the site. That will have to be done prior to building. Once again I will be more than happy to discuss in person or over the phone.

JASON STEELE, BROKER
Jason Steele Real Estate/Real Estate Expert Witness Testimony
JLJ Importing, Inc
(French Wine Importers)
PO Box 33970
Indialantic, Florida 32903
321-258-8993
jasonsteele@me.com
www.floridarealestateexpertwitness.com

On Feb 15, 2023, at 5:31 PM, christophermwalden@gmail.com wrote:

Jason,
Thanks for the quick response. What infrastructure upgrades will be done to support the Future Land Use Plan on Coral Way? Is that available to the public?
In the current state the plan to add that many units per acres will only add to the conditions I noted in my letter.

Respectfully,
Christopher Walden

On Feb 15, 2023, at 5:21 PM, Jason Steele
<jasonsteele@me.com> wrote:

Christopher,
I received a copy of your letter that was sent to the county in regards to my wife Lori Halbert's zoning request.
We appreciate your concerns and respectfully disagree on your concerns. The Future Land Use Plan calls for 15 units per acre, and that section of Coral Way is long overdue for some upscale housing.
Please do not hesitate to call me if you wish to discuss.
Thanks, Jason Steele

JASON STEELE, BROKER
Jason Steele Real Estate/Real Estate
Expert Witness Testimony
JLJ Importing, Inc
(French Wine Importers)
PO Box 33970
Indianapolis, Florida 32903
321-258-8993
jasonsteele@me.com

From: [Christopher Walden](#)
To: [Jones, Jennifer](#)
Cc: [Scott Newman](#); [Garnett dwyer](#)
Subject: Fwd: 124 Coral Way
Date: Thursday, February 16, 2023 10:59:35 AM

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

Ms. Jones,
On behalf of myself and my neighbors we would appreciate your support in ensuring our voices are heard at the Zoning Board meeting.
Please advise.
Thank you for your time.
Chris

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

From: Christopher Walden <christophermwalden@gmail.com>
Date: Thu, Feb 16, 2023 at 10:55 AM
Subject: Re: 124 Coral Way
To: Jason Steele <jasonsteele@me.com>
Cc: Jennifer Jones <jennifer.jones@brevardfl.gov>

Jason,
I understand according to the rezoning law you are required to try and resolve these differences before the BOCC meets. Thank you for offering to speak over the phone. However, that will not be fruitful in that only you and I will be present to hear what is being said. Running a sewer line to A1A again does not address the problems myself and my neighbors have brought to Zoning Board attention. We will continue to elicit more support in opposition from those who live in this neighborhood and have to endure the already concerning issues brought forth below.

I respectfully disagree that adding 8 "upscale" as you call them living units is right for this small street. There is already about 16 units being built directly across from Coral Way exit onto A1A that will add even more congestion to the area. I realize that you are representing your wife in this matter, and we will continue to agree to disagree but I do ask that you respectfully consider those of us that live here over the additional revenue this sale will generate for your family.

Respectfully,
Christopher Walden

On Wed, Feb 15, 2023 at 5:40 PM Jason Steele <jasonsteele@me.com> wrote:

The only way you can build multiple units on that site is to run the sewer line from A1A to the site. That will have to be done prior to building. Once again I will be more than happy to discuss in person or over the phone.

JASON STEELE, BROKER
Jason Steele Real Estate/Real Estate Expert Witness Testimony
JLJ Importing, Inc
(French Wine Importers)
PO Box 33970
Indialantic, Florida 32903
321-258-8993
jasonsteele@me.com
www.floridarealestateexpertwitness.com

On Feb 15, 2023, at 5:31 PM, christophermwalden@gmail.com wrote:

Jason,
Thanks for the quick response. What infrastructure upgrades will be done to support the Future Land Use Plan on Coral Way? Is that available to the public? In the current state the plan to add that many units per acres will only add to the conditions I noted in my letter.

Respectfully,
Christopher Walden

On Feb 15, 2023, at 5:21 PM, Jason Steele <jasonsteele@me.com> wrote:

Christopher,
I received a copy of your letter that was sent to the county in regards to my wife Lori Halbert's zoning request.
We appreciate your concerns and respectfully disagree on your concerns. The Future Land Use Plan calls for 15 units per acre, and that section of Coral Way is long overdue for some upscale

housing.

Please do not hesitate to call me if you wish to discuss.

Thanks, Jason Steele

JASON STEELE, BROKER

Jason Steele Real Estate/Real Estate Expert Witness

Testimony

JLJ Importing, Inc

(French Wine Importers)

PO Box 33970

Indialantic, Florida 32903

321-258-8993

jasonsteele@me.com

www.floridarealestateexpertwitness.com

From: [Garnett dwyer](#)
To: [Jones, Jennifer](#)
Subject: Coral Way property concern
Date: Thursday, February 16, 2023 11:24:56 AM

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

Good morning Jennifer,

Thank you for taking time to read my letter.

I received a courtesy notice in regards to the property that Lori Ann Halbert owns on East Coral Way. We are residents on East Coral Way, as well. I would like to voice my concern over a multi family residential area being built in our neighborhood. As I'm sure you were well aware, there are many condos going up everywhere on A1A. We are already overflowed with traffic, and the concern for pedestrian safety is becoming more and more prevalent. There are so many other big buildings going up around us, and it is causing an influx of people in our already overflowed community.

More importantly, as I already mentioned, the safety of our community is becoming more and more of a concern. There are WAY TOO MANY pedestrian accidents. More people in our community is not the answer.

Thank you again for your time.

Aloha, Garnett Dwyer

ID#22Z00066

From: [Jason Steele](#)
To: garnettdwyer808@gmail.com
Cc: [Jones, Jennifer](#)
Subject: 124 E Coral Way
Date: Thursday, February 16, 2023 4:09:37 PM

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

Thank you for your comments. I am surprised that you think this is going to be some big building, it's not. The height limitations is 35' and the Future Land Use Plan calls for RU 2-15



As you can see this is a multi family neighborhood.
I appreciate your comments and am open to further discussions.

My best, Jason

JASON STEELE, BROKER
Jason Steele Real Estate/Real Estate Expert Witness Testimony
JLJ Importing, Inc
(French Wine Importers)
PO Box 33970
Indialantic, Florida 32903
321-258-8993
jasonsteele@me.com
www.floridarealestateexpertwitness.com

From: [Buffy Walsh](#)
To: [Jones, Jennifer](#)
Subject: 124 Coral Way zoning hearing
Date: Thursday, February 16, 2023 1:54:35 PM

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

Hi Ms. Jones,

I'm writing to ask you to please support our neighborhood against the rezoning at 124 Coral Way in unincorporated Indialantic.

We strongly feel that adding more units to the street will cause more traffic troubles to an already busy area and also more drainage issues. When we have a decent rainfall the street floods and becomes impassable for some time. I know the people who want to rezone are saying they will add drainage but another drainage line connected to the main line will not solve this issue. Much more must be invested to correct this issue.

Thank you,
Buffy Walsh

From: [Jason Steele](#)
To: buffymwalsh@gmail.com
Cc: [Jones, Jennifer](#)
Subject: 124 E Coral Way
Date: Thursday, February 16, 2023 2:42:58 PM

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

Buffy, thank you for your comments in regards to our zoning request on 124 E Coral Way. The future land use plan calls for RU 2-15 zoning and the area is really not suitable for a single family home, the surrounding neighborhood is mostly multi family . I have replied to anyone who has concerns that I would be more than happy to meet them and discuss their concerns.

Please do not hesitate to call me if you have any questions.

My best, Jason Steele

JASON STEELE, BROKER
Jason Steele Real Estate/Real Estate Expert Witness Testimony
JLJ Importing, Inc
(French Wine Importers)
PO Box 33970
Indialantic, Florida 32903
321-258-8993
jasonsteele@me.com
www.floridarealestateexpertwitness.com

From: [Jason Steele](#)
To: [Buffy Walsh](#)
Cc: [Jones, Jennifer](#)
Subject: Re: 124 E Coral Way
Date: Thursday, February 16, 2023 3:32:20 PM

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

I appreciate being able to talk to you on this issue. I am open to meeting with the neighbors at anytime before the next meeting. Thanks, Jason

JASON STEELE, BROKER
Jason Steele Real Estate/Real Estate Expert Witness Testimony
JLJ Importing, Inc
(French Wine Importers)
PO Box 33970
Indialantic, Florida 32903
321-258-8993
jasonsteele@me.com
www.floridarealestateexpertwitness.com

On Feb 16, 2023, at 3:05 PM, Buffy Walsh <buffymwalsh@gmail.com> wrote:

Thanks, I'll call you.

On Thu, Feb 16, 2023 at 2:42 PM Jason Steele <jasonsteele@me.com> wrote:
| Buffy, thank you for your comments in regards to our zoning request on 124 E

Coral Way. The future land use plan calls for RU 2-15 zoning and the area is really not suitable for a single family home, the surrounding neighborhood is mostly multi family . I have replied to anyone who has concerns that I would be more than happy to meet them and discuss their concerns.
Please do not hesitate to call me if you have any questions.
My best, Jason Steele

JASON STEELE, BROKER

Jason Steele Real Estate/Real Estate Expert Witness Testimony

JLJ Importing, Inc

(French Wine Importers)

PO Box 33970

Indialantic, Florida 32903

321-258-8993

jasonsteele@me.com

www.floridarealestateexpertwitness.com

From: [Buffy Walsh](#)
To: [Jason Steele](#)
Cc: [Jones, Jennifer](#)
Subject: Re: 124 E Coral Way
Date: Thursday, February 16, 2023 3:40:51 PM

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

Ok, Great. While I certainly would rather not have another multi-family development in the neighborhood, I do understand why you are looking to build them.
Maybe one of you can tell me-- Will there be a final disclosure on the number of units that will be built before the hearing in March or will that not be public knowledge?
And it might help you (Jason) with the other neighbors here if you could provide a rendering of what you are planning to build.
Perhaps showing them your vision would ease their minds.

Sincerely,
Buffy Walsh

On Thu, Feb 16, 2023 at 3:32 PM Jason Steele <jasonsteele@me.com> wrote:

I appreciate being able to talk to you on this issue. I am open to meeting with the neighbors at anytime before the next meeting. Thanks, Jason

JASON STEELE, BROKER
Jason Steele Real Estate/Real Estate Expert Witness Testimony
JLJ Importing, Inc
(French Wine Importers)
PO Box 33970
Indialantic, Florida 32903
321-258-8993
jasonsteele@me.com
www.floridarealestateexpertwitness.com

On Feb 16, 2023, at 3:05 PM, Buffy Walsh <buffymwalsh@gmail.com> wrote:

Thanks, I'll call you.

On Thu, Feb 16, 2023 at 2:42 PM Jason Steele <jasonsteele@me.com> wrote:

Buffy, thank you for your comments in regards to our zoning request on 124 E Coral Way. The future land use plan calls for RU 2-15 zoning and the area is really not suitable for a single family home, the surrounding neighborhood is mostly multi family . I have replied to anyone who has concerns that I would be more than happy to meet them and discuss their concerns.

Please do not hesitate to call me if you have any questions.

My best, Jason Steele

JASON STEELE, BROKER

Jason Steele Real Estate/Real Estate Expert Witness Testimony

JLJ Importing, Inc

(French Wine Importers)

PO Box 33970

Indialantic, Florida 32903

321-258-8993

jasonsteele@me.com

www.floridarealestateexpertwitness.com

From: [Sandi Bradley](#)
To: [Commissioner, D5](#)
Cc: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); jasonsteele@me.com
Subject: Rezoning request ID#22Z00066
Date: Thursday, February 2, 2023 9:50:16 AM

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

Dear Kristine Zonka,

On behalf of SK Coastal LLC, owner of 116 East Coral Way, I am writing to express support for the rezoning of 124 East Coral Way to RU-2-15.

Currently, the neighborhoods of Eden Estates and Stuart Terrace are in decline due to lack of maintenance/upkeep by most of the homeowners. In fact, several have been the focus of county code enforcement action over the past year with little to no improvement. Given their proximity to the ocean and beachside amenities, these neighborhoods should instead be a region of pride for the county. The rezoning of 124 East Coral Way to RU-2-15 will encourage new investment in affordable multi-family homes that will meet current county codes and community standards as well as provide a reliable source of tax revenue for the county.

As part of its support for this rezoning, SK Coastal respectfully requests that the Brevard County Board of Commissioners take action to install a sewer line on East Coral Way. As these neighborhoods were built in the 1950's and 1960's, the homes have septic tanks and tile drain fields, most of which are now failing. The Indian River Lagoon is an important ecological and economic resource for our community. SK Coastal believes that it is crucial to reduce the nitrogen impacts on the lagoon, and that installing a sewer line on East Coral Way would be a step in the right direction.

In summary, SK Coastal supports the rezoning of 124 Coral Way to RU-2-15 and believes that it would be consistent with the county's goals of promoting sustainable development and protecting our natural resources. The proposed sewer line would also benefit current and future residents of Eden Estates and Stuart Terrace by providing them with a safe and reliable alternative for waste water treatment.

Sincerely,

Sandra K Bradley

President SK Coastal, LLC

From: [Martha Russo](#)
To: [Jones, Jennifer](#)
Subject: Indialantic rezoning
Date: Friday, February 17, 2023 1:17:41 PM

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

I object to any rezoning in Indialantic. I am a resident here & traffic & too many housing is just not good is residents
Please reconsider this possibility
Martha Russo

Sent from my iPhone

From: [scott.fee](#)
To: [Jones, Jennifer](#)
Subject: 124 Coral Way East 32903 rezoning
Date: Friday, February 17, 2023 1:47:04 PM

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

I do not agree with the rezoning of this property. I live on 144 Coral Way E.

We already experience serious flooding in the streets and every cul-de-sac has water half way up our driveways when we get anything greater than a shower. Rainwater travels East to West, then severely floods Coral Way West. Where will all the water shed go with a multifamily development? Most likely in homes to the West.

2nd, The entire East end of this street is septic tanks, no sewer. Is that property getting sewer or giant septic tanks further trashing our environment?

3rd Traffic on our street is already an autobahn, with cars doing 35mph or more in a 20. Traffic at Coral Way and A1A is already terrible and about to be worse when the new condo on the beach is done. I absolutely am against the rezoning request of 124 Coral Way E.

C. Scott Fee
144 Coral Way E.
32903
321-698-2568

[Sent from AT&T Yahoo Mail on Android](#)

From: [Donna Peters](#)
To: [Jones, Jennifer](#)
Cc: [Matt Peters](#)
Subject: Rezoning on Coral Way?
Date: Tuesday, February 21, 2023 10:01:44 PM

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

Hello Ms Jones,

As 16 year residents of Coral Way, we beg you not to put higher density housing on our street. It will be a very unpopular decision.

The increase in traffic, because it is a thru street, the added difficulty of turning left onto A1A, and flooding after rains, are all reasons not to further develop that stretch of road way. We are already concerned about the added stress of the condos on A1A and the dangers of sharing the turn lanes with yet more condo owners directly across the street.

Also, many many acres of land between Coral Way and Eau Gallie have been developed over the past several years, and the density is becoming higher than our local infrastructure can handle. Eau Gallie is now one of the most dangerous roadways in Brevard County. Turning out of Publix has become a hazard and parents like ourselves have been telling their teenage and young adult drivers to avoid it whenever possible. The parking lots are stressed (have you tried going to Thai Thai or Bunkys for dinner lately?) And now more high density housing is proposed? At the end of our street? How much more development can our little island handle? Our beachside communities are in danger of losing their charm. At every turn.

Zoning boards (and developers) seem to be more interested in profits than the safety and quality of life of the residents who have long called the Coral Way community home. It needs to stop somewhere.

Please reconsider this highly unpopular idea.

Thank You,
Matt and Donna Peters
212 Coral Way S

Sent from my iPhone

From: [Roig, Janette](#) on behalf of [Commissioner, D5](#)
To: [D5 Users](#)
Cc: [Jones, Jennifer](#)
Subject: FW: March 2, 2023 Re-Zoning request for 124 E. Coral Way, Indialantic, FL 32903 (Lori Ann Halbert). File #22Z00066
Date: Wednesday, February 22, 2023 1:02:06 PM
Attachments: [Brevard County Building Official ltr 02.21.2023.docx](#)

D5

From: Gilbert Russell <Gilbert.Russell@seacoastbank.com>
Sent: Wednesday, February 22, 2023 12:55 PM
To: Commissioner, D5 <D5.Commissioner@brevardfl.gov>
Cc: gilbert.russell56@gmail.com
Subject: March 2, 2023 Re-Zoning request for 124 E. Coral Way, Indialantic, FL 32903 (Lori Ann Halbert). File #22Z00066

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

Commissioner Zonka (Kristine):

The **Stuart Terrace neighborhood is opposed** to the re-zoning request to convert a .57-acre parcel of land from RU-1-13 to RU-2-15. You will be receiving a copy of a signed letter from some of my neighbors that is also being sent to the Government Center to the attention of Jennifer Jones, prior to the March 2nd meeting (2nd reading).

I hope you can support our efforts to decline this re-zoning application for several reasons detailed in the letter. It is not conforming with the neighborhood that exists and does not make any sense.

A copy of the un-signed letter is attached for your review. I am walking the letter around the neighborhood tonight and mailing it signed to you by February 23rd.

Thank you,

Gil Russell



Gilbert Russell | Vice President/Commercial Banker I | NMLS #806814
340 N. Harbor City Blvd. Melbourne, FL 32935
Gilbert.Russell@SeacoastBank.com | C: 321.848.6181 | O: 321.953.2265

Internal Ext: 20723



IMPORTANT NOTICE Please be advised that e-mail is not a secure form of communication and should not be used to communicate personal information. Seacoast Bank will never send an e-mail message requesting confidential information, such as account numbers, passwords, social security numbers, or Personal Identification Numbers (PINs). E-mail should not be considered a reliable means of conducting business transactions. Any financial transaction instruction or inquiry should be made by calling our telephone banking center at 800-706-9991 or visiting your local Seacoast Bank office. This e-mail and the attachments may contain legally privileged confidential information. It is intended solely for the use of the addressee. If you are not the intended recipient, any reading, dissemination, copying, or other use of this message or its attachments is prohibited. If you have received this message in error, please notify the sender immediately and delete this message and all copies.

Brevard County Building Official- Jennifer Jones
Planning & Zoning Board
Brevard County Government Center
2725 Judge Fran Jamieson Way
Melbourne, Florida 32940

February 22, 2023

RE: **March 2, 2023**, second reading of re-zoning request for vacant residential lot located at 124 E Coral Way, Indialantic, Florida 32903. **22Z00066** from current zoning of **RU-1-13** (Single Family) to **RU-2-15** (Medium Density, Multi-Family) Stuart Terrace Subdivision. Property owner is Lori Ann Halbert.

The Stuart Terrace subdivision of mostly single-family residences is opposed to the re-zoning of this property as non-conforming due to the following-

- All the other multi-family zoned properties on East Coral Way have a density of no more than 4-5 units for .57 acres. This re-zoning request would allow over 12 units.
- Existing 6 condo units on .85 acres at 101 E. Coral Way including a pool conforms to zoning
- Existing 9 condo units on .90 acres at 100 E. Coral Way without a pool conforms to zoning
- Most of the neighborhood living on Coral Way East is opposed to this re-zoning (see signatures)
- We are concerned that other vacant parcels will be grandfathered under this re-zoning and the neighborhood will completely change its character.
- The Stuart Terrace neighborhood is primarily single-family homes built in the mid to late 60's. It was not platted for multi-family originally.
- Already high traffic count since Coral Way is a through street from Riverside Drive to Highway A1A
- During heavy rains and hurricane events, the storm water system in the neighborhood is unable to properly handle the amount of water runoff. We have flooding at A1A and Coral Way East and flooding on Coral Way West at Riverside Drive (even with the lift station). Many of the multiple cul-de-sacs in the neighborhood flood with heavy rain as well.
- Almost all the homes in the neighborhood are on septic systems. We should not add more than the currently zoned number of units to provide proper capacity for septic systems. This is a hot button on the barrier island according to Brevard County Zoning and the DEP.

The below signers of this letter are opposed to the re-zoning, and several may appear at the meeting on March 2, 2023. I am copying this letter to our District 5 County Commissioner, Kristine Zonka.

Gilbert & Allison Russell
208 E. Coral Way, Indialantic

Cody & Jennifer Atchison
204 E. Coral Way, Indialantic

Scott & Garnett Dwyer
180 E. Coral Way, Indialantic

James & Grace Marquis
164 E. Coral Way, Indialantic

Michele Rotyliano
112 Jupiter Court, Indialantic

Mark Puchaty & Wendy Tippet
120 Jupiter Court, Indialantic

Matthew & Donna Peters
212 S. Coral Way, Indialantic

James & Cynthia Painter
120 Venus Court, Indialantic

Brevard County Building Official- Jennifer Jones
Planning & Zoning Board
Brevard County Government Center
2725 Judge Fran Jamieson Way
Melbourne, Florida 32940

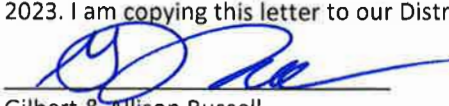
February 22, 2023

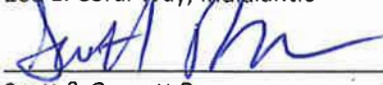
RE: **March 2, 2023**, second reading of re-zoning request for vacant residential lot located at 124 E Coral Way, Indialantic, Florida 32903. **22Z00066** from current zoning of **RU-1-13** (Single Family) to **RU-2-15** (Medium Density, Multi-Family) Stuart Terrace Subdivision. Property owner is Lori Ann Halbert.


The Stuart Terrace subdivision of mostly single-family residences is opposed to the re-zoning of this property as non-conforming due to the following-

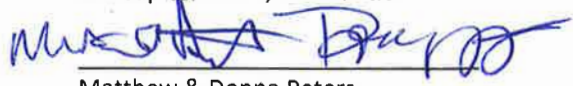
- All the other multi-family zoned properties on East Coral Way have a density of no more than 4-5 units for .57 acres. This re-zoning request would allow over 12 units.
- Existing 6 condo units on .85 acres at 101 E. Coral Way including a pool conforms to zoning
- Existing 9 condo units on .90 acres at 100 E. Coral Way without a pool conforms to zoning
- Most of the neighborhood living on Coral Way East is opposed to this re-zoning (see signatures)
- We are concerned that other vacant parcels will be grandfathered under this re-zoning and the neighborhood will completely change its character.
- The Stuart Terrace neighborhood is primarily single-family homes built in the mid to late 60's. It was not platted for multi-family originally.
- Already high traffic count since Coral Way is a through street from Riverside Drive to Highway A1A
- During heavy rains and hurricane events, the storm water system in the neighborhood is unable to properly handle the amount of water runoff. We have flooding at A1A and Coral Way East and flooding on Coral Way West at Riverside Drive (even with the lift station). Many of the multiple cul-de-sacs in the neighborhood flood with heavy rain as well.
- Almost all the homes in the neighborhood are on septic systems. We should not add more than the currently zoned number of units to provide proper capacity for septic systems. This is a hot button on the barrier island according to Brevard County Zoning and the DEP.


The below signers of this letter are opposed to the re-zoning, and several may appear at the meeting on March 2, 2023. I am copying this letter to our District 5 County Commissioner, Kristine Zonka.

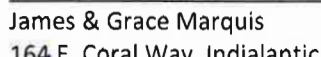

Gilbert & Allison Russell
208 E. Coral Way, Indialantic

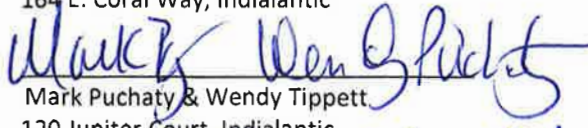

Scott & Garnett Dwyer
180 E. Coral Way, Indialantic

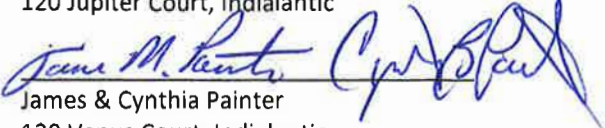

Michele Rotyiano
112 Jupiter Court, Indialantic


Matthew & Donna Peters
212 S. Coral Way, Indialantic


Cody & Jennifer Atchison
204 E. Coral Way, Indialantic


James & Grace Marquis
164 E. Coral Way, Indialantic


Mark Puchaty & Wendy Tippet
120 Jupiter Court, Indialantic


James & Cynthia Painter
120 Venus Court, Indialantic

Printed Name	Property Address	Signature(s)
DAVID LEANSLEY	104 MARS CT.	David Leansley
Catherine Lee	108 Mars Ct	Catherine Lee
Bob Gal A	116 MARS CT.	Robert H. Gal A
Michael Ward	120 Mars Ct.	Michael Ward
Ken Peterson	165 Coral way E	Ken Peterson
Butty Walsh	128 Saturn Ct.	Butty Walsh
MARK BAKER	216 CORAL WAYS	by: M: B: A: C: A: A
CHRISTOPHER	176 E. Coral way	Christopher
Lisa Amy	132 Coral Way East	Lisa Amy
Christopher Scott Fee	144 Coral Way E	Christopher Scott Fee
JEFF MICHAEL	137 CORAL WAY	Jeff Michael
Lisa Soderberg	116 Venus Ct.	Lisa Soderberg
Kyle Shasteen	112 Mercury Ct	Kyle Shasteen
Deb Walclen	127 Sand Pine Rd	Deb Walclen
Mrs O'Neil	262 Sndwr Rd	Mrs O'Neil
Rick London	263 Sand Pine Rd	Rick London
Scott Newman	131 Sand Dollar Rd	Scott Newman
Thomas Greene	124 Jupiter Ct	Thomas Greene

Dear Property Owner:

ID# 22Z00066

This COURTESY NOTICE is being sent to inform you that your property is within 500 ft. of property owned by **Lori Ann Halbert**, who is requesting a change of zoning classification on 0.57 acres. The property is located on the north side of Coral Way, approx. 685 ft. west of Highway A1A. (124 E. Coral Way, Indialantic)

Current Zoning: RU-1-13 (Single-Family Residential)

Request: RU-2-15 (Medium Density Multi-Family Residential)

A public hearing will be held by the Planning and Zoning Board at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida, on **Monday, February 13, 2023**, beginning at **3:00 p.m.** The final public hearing will be held by the Board of County Commissioners on **Thursday, March 2, 2023**, beginning at **5:00 p.m.**, at the same location.

You are invited to attend these public hearings to voice any comments you may have, or you may also write to the address shown on the front of this card, or email jennifer.jones@brevardfl.gov. Your correspondence or inquiry should refer to the ID# located in the upper right-hand corner of the card. For the complete agenda, you may visit the County's internet site at <https://brevardfl.legistar.com/Calendar.aspx>, approximately one week prior to the first meeting, or call the Planning & Development Department at 321-633-2069. The needs of hearing or visually impaired persons shall be met if the Planning and Development Department is contacted at least five (5) days prior to the public hearing.

CLAIMS attached. I certify that the vehicle's engine, brakes, suspension, steering, and tires.

From: [Sandi Bradley](#)
To: [Commissioner, D5](#)
Cc: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); jasonsteele@me.com
Subject: Rezoning request ID#22Z00066
Date: Thursday, February 2, 2023 9:50:16 AM

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

Dear Kristine Zonka,

On behalf of SK Coastal LLC, owner of 116 East Coral Way, I am writing to express support for the rezoning of 124 East Coral Way to RU-2-15.

Currently, the neighborhoods of Eden Estates and Stuart Terrace are in decline due to lack of maintenance/upkeep by most of the homeowners. In fact, several have been the focus of county code enforcement action over the past year with little to no improvement. Given their proximity to the ocean and beachside amenities, these neighborhoods should instead be a region of pride for the county. The rezoning of 124 East Coral Way to RU-2-15 will encourage new investment in affordable multi-family homes that will meet current county codes and community standards as well as provide a reliable source of tax revenue for the county.

As part of its support for this rezoning, SK Coastal respectfully requests that the Brevard County Board of Commissioners take action to install a sewer line on East Coral Way. As these neighborhoods were built in the 1950's and 1960's, the homes have septic tanks and tile drain fields, most of which are now failing. The Indian River Lagoon is an important ecological and economic resource for our community. SK Coastal believes that it is crucial to reduce the nitrogen impacts on the lagoon, and that installing a sewer line on East Coral Way would be a step in the right direction.

In summary, SK Coastal supports the rezoning of 124 Coral Way to RU-2-15 and believes that it would be consistent with the county's goals of promoting sustainable development and protecting our natural resources. The proposed sewer line would also benefit current and future residents of Eden Estates and Stuart Terrace by providing them with a safe and reliable alternative for waste water treatment.

Sincerely,

Sandra K Bradley

President SK Coastal, LLC

In Favor
22Z00066
Halbert

From: [Charles Green](#)
To: [Jones, Jennifer](#)
Subject: Zoning change request id# 22Z00066
Date: Tuesday, February 28, 2023 11:25:55 AM

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

I own property in the immediate area and am in support of the above referenced zoning request change. There is an immediate main traffic artery for property that allows no addition traffic thru neighborhood. The typical very temporary flooding that rarely occurs on coral way is very common throughout most subdivisions in brevard. These are the only concerns i am aware of.

Best Regards, Charles Green

From: [Thomas Greene](#)
To: [Jones, Jennifer](#)
Subject: 22Z00066
Date: Tuesday, February 28, 2023 8:01:36 PM

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

Good evening Jennifer,

I am writing to voice my opinion on the proposed rezoning of 124 East Coral Way.

As a resident of the neighborhood, I have several reservations about this zoning change:

1. Increase in traffic - our neighborhood roads are already used as a cut-through from Riverside to A1A. Rezoning this parcel to accommodate any more than a single family home will increase the traffic in and out of the neighborhood.
2. There are already multiple multi-family developments at the front of our neighborhood. I'm afraid that a precedent will be set for homeowners towards A1A that they can sell their houses to a developer that will slam the lot full of apartments / condos - further congesting the neighborhood and increasing the traffic.
3. Septic system - this side of the neighborhood is all on septic systems. The large septic system that will be required for a multi-family unit will most likely have a negative impact on the island.

We're already being squeezed by the addition of a hotel next to the Crowne Plaza and another hotel by the Jungle Food Market. I know tax dollars are important, but so is maintaining the charm and lifestyle that attracted current tax paying residents to Indialantic. Growth is one thing, but stacking people on top of each other is another.

Seems to me that Ms. Halbert is trying to secure financial gains at the expense of residents that live here.

I don't think any residents would take issue with her selling that lot for \$500K to a homeowner. After all, this is a single family neighborhood.

Thanks for your time.

--

Thomas Greene