

## Jackson, Desiree

---

**From:** Susan Rodgers <susanrr55@yahoo.com>  
**Sent:** Tuesday, November 19, 2024 6:54 PM  
**To:** AdministrativeServices  
**Subject:** Fwd: Opposition to Future Land Use Amendment Request ID# 24SS00013

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

Sent from my iPhone

>  
> To:  
> Paul.alfrey@mlbfl.org;  
> Yvonne.minus@mlbfl.org; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org;  
> Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org;  
> Julie.kennedy@mlbfl.org  
>  
> Re: Opposition to Future Land Use Amendment Request ID# 24SS00013  
>  
> Dear Elected and Zoning Leaders of Brevard County,  
>  
> I am a nearby owner, and I am writing to express my strong opposition  
> to the proposed Future Land Use Amendment Request ID# 24SS00013 for  
> the property at 5610 Highway A1A Unit 1, Melbourne, owned by  
> Christopher L. Espanet.  
>  
> This request to increase residential density from Residential 1 to  
> Residential 2 raises serious concerns, including environmental risks  
> as the property is located on the Brevard Barrier Island Area of  
> Critical State Concern, and the amendment would threaten the fragile  
> Indian River Lagoon ecosystem that has become increasingly threatened.  
> The proposal also fails to address storm surge risks, septic issues,  
> groundwater intrusion, and the cumulative impact on marine and coastal  
> environments.  
>  
> Non-Compliance with the Comprehensive Plan: Brevard County's Coastal  
> Management Policy 7.1 explicitly prohibits increasing residential  
> density in this area, and approval would directly contradict this  
> policy.  
>  
> Community Character: our area is predominantly low-density,  
> single-family communities. This amendment would disrupt the  
> established character of our neighborhood and set a dangerous  
> precedent for future high-density developments.  
>  
> I respectfully urge you to deny this proposed re-zoning to protect the  
> environment, uphold the Comprehensive Plan, and preserve the character  
> of our community.  
>

> Thank you for your attention to this matter. Please feel free to  
> contact me if you have any questions or require additional  
> information.

>

> Sincerely,  
Susan Rodgers Unit 166

November 15, 2024

Board of County Commissioners  
Brevard County Government Center  
2725 Judge Fran Jamieson Way  
Viera, Florida 32940

RE: Objection to Future Land Use Amendment Request **ID# 24SS00013** Property: 5610 Highway A1A Unit 1, Melbourne

Dear Board Members,

We, the Board of Directors of **Hidden Cove Condominium Association**, strongly object to the request by Christopher L. Espanet to change the Future Land Use designation from Residential 1 to Residential 2 on the 0.7-acre parcel located at 5610 Highway A1A Unit 1, Melbourne. Our opposition is based on several critical factors:

**Statutory Non-Compliance**

The subject property lies within the Area of Critical State Concern – Brevard Barrier Island Area (Section 380.0553, Florida Statutes). The requested change directly contradicts the Coastal Management Element Policy 7.1 of the Comprehensive Plan, which explicitly states that "Brevard County shall not increase residential density designations for properties located on the barrier island between the southern boundary of Melbourne Beach and the Sebastian Inlet."

**Environmental Vulnerability**

The property's location between the Indian River Lagoon and Atlantic Ocean makes it particularly susceptible to natural disasters, which have increased in frequency and intensity. The applicant's materials fail to address:

- Rising sea levels and storm surge risks
- Increased hurricane intensity and flooding potential
- Impact on the already stressed Indian River Lagoon ecosystem
- Groundwater intrusion concerns

Furthermore, our objection is based on the following substantive grounds:

**Critical State Concern Designation**

The aforementioned Area of Critical State Concern within which the subject property lies requires heightened scrutiny of any density increases, particularly given the increasing frequency of natural disasters and the documented deteriorating condition of the Indian River ecosystem.

**Comprehensive Plan Inconsistency**

The requested change would constitute an increase in residential density, which directly contradicts Policy 7.1 of the Coastal Management Element of the Comprehensive Plan. This

policy explicitly states that "Brevard County shall not increase residential density designations for properties located on the barrier island between the southern boundary of Melbourne Beach and the Sebastian Inlet."

**Improper Use of Binding Development Plan (BDP)**

Expert opinion confirms that using a BDP under these circumstances is improper. Per Section 62-1157, Brevard County Code, BDPs are intended to address conditions imposed on rezoning or conditional use permits, not to restrict density associated with Future Land Use Map amendments.

**Inadequate Environmental Impact Assessment**

We find significant deficiencies in the applicant's responses to the guiding principles for development:

On behalf of the Hidden Cove Condominium Association Owners:

Paul Bayer, President  
153 Hidden Cove Drive  
Melbourne Beach, FL 32951

cc: Planning and Zoning Board Planning & Development Department, and local elected officials

## Jackson, Desiree

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**From:** Robert Gondola <robert.gondola@gmail.com>  
**Sent:** Friday, November 15, 2024 12:22 PM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** Opposition to Future Land Use Amendment Request ID# 24SS00013

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Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including:

**Environmental Risks:** The property is located in the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

**Non-Compliance with the Comprehensive Plan:** Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

**Community Character:** our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,  
Bobby Gondola, Lighthouse Cove  
144 Casseekee Trail Melbourne Beach, FL 32951

**Jackson, Desiree**

---

**From:** ebquest <ebquest@protonmail.com>  
**Sent:** Friday, November 15, 2024 12:27 PM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** ID#24SS00013 OBJECTION to changing land use designation from RES 1 to RES2

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

**FROM:** Edna Ber  
LHC (Lighthouse Cove) Unit #126-6

**TO:** [administrativeservices@brevardfl.gov](mailto:administrativeservices@brevardfl.gov)  
[Paul.alfrey@mlbfl.org](mailto:Paul.alfrey@mlbfl.org)  
[Yvonne.minus@mlbfl.org](mailto:Yvonne.minus@mlbfl.org)  
[Tim.Thomas@mlbfl.org](mailto:Tim.Thomas@mlbfl.org)  
[mark.larusso@mlbfl.org](mailto:mark.larusso@mlbfl.org)  
[Rachael.bassett@mlbfl.org](mailto:Rachael.bassett@mlbfl.org)  
[Mimi.hanley@mlbfl.org](mailto:Mimi.hanley@mlbfl.org)  
[Julie.kennedy@mlbfl.org](mailto:Julie.kennedy@mlbfl.org)

**RE:** **ID#24SS00013** Property: 5610 Highway A1A Unit 1, Melbourne  
**OBJECTION** to changing land use designation from RES 1 to RES2

**DATE:** 11/15/24

To members of the Planning and Zoning Boards and local Elected Officials:

As a unit owner at LHC (#126-6) for the last 32 years, I have seen the devastating changes and concomitant adverse impacts that rapid development along A1A has caused over a very short span of time. This past decade especially has been marked by rapid clearing of land beachside and along the river to build homes that are erected at lightning speeds, built on angles to crack

and pack as many densely populated units onto small pieces of land, despite designations all along segments of A1A reading "Archie Carr Nature Preserve." This was the primary reason we bought our home in Melbourne Beach in 1992 believing this area will not fall prey to voracious developers destroying our natural environment, which attracted us here in the first instance.

This proposal is nothing short of yet another land grab by greedy developers who do not reside in the area, have no vested interest in preserving the quality of life- factors that attracted the inhabitants to this area, and of course corrupt politicians all too eager to collude with rapacious developers seeking land easements to line their pockets at the expense of their constituents, riding rough shod over their express will.

As you are all well aware, Brevard county has been designated by the state of FL as one of 6 critical infrastructure areas for the preservation of our fragile ecosystem as both a Barrier Island and a unique turtle nesting ground. (**Section 380.0553, Florida Statutes**). The aforementioned proposal for consideration before you not only is not in keeping with preservation but is an effort to upend and materially harm these objectives. This proposal specifically states it "is not anticipated to enhance natural scenic resources which would promote the aesthetic benefits of the natural environment. Enhancing natural scenic resources involves a combination of conservation, restoration, and sustainable management of the natural environment."

The rezoning request before you proposes changing residential land use designation from **RES1 to RES2 (FLUE Policy 1.8)**. What this will enable is the construction of "low-density" residential development; in essence permitting 2 dwellings per acre lot (vs) the current requirement of 1 dwelling per acre property. With this oxymoron term of "low-density," aka doubling the number of units, also comes the permission to erect buildings as high as 35ft above ground. This will clearly obstruct ocean views and also permit these new units to overlook LHC bedrooms and clubhouse/pool, robbing residents of their privacy and aesthetic benefits of their natural environment with new neighbors crammed in their backyards overseeing their every move.

In addition, section 7.1 of the Coastal Management Comprehensive Plan expressly forbids: ..."Brevard County **shall not** (mandatory not permissive language) **increase residential density designations** for properties located on the barrier island between the southern boundary of Melbourne Beach and the Sebastian Inlet..." Moreover, this proposal ignores the perilous traffic conditions caused along A1A as a DIRECT RESULT of overdevelopment beachside. Two deaths, in the past two years alone, resulted from traffic accidents right in front of the extant property at issue; a pedestrian residing at South Shores was killed walking across the street, the second fatality occurred by a car striking a cyclist in front of LHC. So clearly the rezoning request of the property at issue, proposing to build **two multi-family units** will materially impact additional traffic, congestion, and perils to cyclists and pedestrians. More residents in an already congested area will only contribute to more traffic problems, higher noise levels,

increased lighting adversely impacting turtle habitats, and a general diminishing of quality of life, quiet enjoyment of the neighborhood, and general public safety concerns. No where mentioned in this proposal are there any express prohibitions on the owners of this property to use it for purposes of Air B&Bs, which has been a huge issue vehemently opposed by the very same residents this proposal impacts. Residents of the south beaches have resoundingly let our elected officials know that we are **unequivocally opposed** to a transitory population (revolving door renters and spring break vacationers) entering our lives who have no interest in our environment, communities, or regard for our public safety.

For all the aforementioned reasons and in consideration thereof, **I respectfully request that the application for re-zoning the property at 5610 Highway A1A Unit 1, from RES1 to RES2 be denied.**

Sincerely,

Edna Ber

LHC,

126-6 Casseekee Trail

Melbourne Beach, FL 32951

Sent with [Proton Mail](#) secure email.



## Jackson, Desiree

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**From:** Guillaume Bagal <guillaume.r.bagal@gmail.com>  
**Sent:** Friday, November 15, 2024 12:30 PM  
**To:** AdministrativeServices  
**Cc:** Julie.kennedy@mlbfl.org; Mimi.hanley@mlbfl.org; Paul.alfrey@mlbfl.org; Rachael.bassett@mlbfl.org; Tim.Thomas@mlbfl.org; Minus-External, Yvonne; mark.larusso@mlbfl.org  
**Subject:** Opposition to Future Land Use Amendment Request ID# 24SS00013

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Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at [5610 Highway A1A Unit 1](#), Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

**Non-Compliance with the Comprehensive Plan:** Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

**Community Character:** our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Guillaume, Lighthouse Cove  
[144 Casseekee Trail Melbourne Beach, FL 32951](#)

## Jackson, Desiree

---

**From:** Tracy Heins <tracy.heins@gmail.com>  
**Sent:** Friday, November 15, 2024 1:05 PM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** Opposition to Future Land Use Amendment Request ID# 24SS00013

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> Thank you for your attention to this matter. Please feel free to  
> contact me if you have any questions or require additional  
> information.  
>  
> Sincerely,

- > Tracy K. Heins, Lighthouse Cove
- > 182 Casseekee Trail Melbourne Beach, FL 32951

November 15, 2024

Board of County Commissioners Brevard County Government Center 2725 Judge Fran Jamieson Way Viera, Florida 32940

RE: **Objection** to Future Land Use Amendment Request **ID# 24SS00013** Property: 5610 Highway A1A Unit 1, Melbourne

Dear Zoning Board Members and Local Leadership:

We, the owners of Lighthouse Cove Condominium Association, strongly object to the request by Christopher L. Espanet to change the Future Land Use designation from Residential 1 to Residential 2 on the 0.7-acre parcel located at 5610 Highway A1A Unit 1, Melbourne.

Our opposition is based on several critical factors:

**1. Statutory Non-Compliance**

The subject property lies within the Area of Critical State Concern – Brevard Barrier Island Area (Section 380.0553, Florida Statutes). The requested change directly contradicts the Coastal Management Element Policy 7.1 of the Comprehensive Plan, which explicitly states that "Brevard County shall not increase residential density designations for properties located on the barrier island between the southern boundary of Melbourne Beach and the Sebastian Inlet."

**2. Environmental Vulnerability**

The property's location between the Indian River Lagoon and Atlantic Ocean makes it particularly susceptible to natural disasters, which have increased in frequency and intensity. The applicant's materials fail to address:

- Rising sea levels and storm surge risks
- Increased hurricane intensity and flooding potential
- Impact on the already stressed Indian River Lagoon ecosystem
- Groundwater intrusion concerns

*Furthermore, our objection is based on the following substantive grounds:*

- 1. Critical State Concern Designation** The aforementioned Area of Critical State Concern within which the subject property lies requires heightened scrutiny of any density increases, particularly given the increasing frequency of natural disasters and the documented deteriorating condition of the Indian River ecosystem.
- 2. Comprehensive Plan Inconsistency** The requested change would constitute an increase in residential density, which directly contradicts Policy 7.1 of the Coastal Management Element of the Comprehensive Plan. This policy explicitly states that "Brevard County shall

not increase residential density designations for properties located on the barrier island between the southern boundary of Melbourne Beach and the Sebastian Inlet."

3. **Improper Use of Binding Development Plan (BDP)** Expert opinion confirms that using a BDP under these circumstances is improper. Per Section 62-1157, Brevard County Code, BDPs are intended to address conditions imposed on rezoning or conditional use permits, not to restrict density associated with Future Land Use Map amendments.
4. **Inadequate Environmental Impact Assessment** We find significant deficiencies in the applicant's responses to the guiding principles for development:

a) **Sea Turtle Habitat (Principle A)** The assertion of "minimal impacts" based solely on distance from shoreline is overly simplistic. Light pollution from additional residential units can affect sea turtle nesting behavior even from inland locations.

b) **Water Quality (Principles B & C)** The response acknowledges potential nutrient contribution impacts from additional septic systems but fails to address cumulative effects. The property's location within the Indian River Lagoon Nitrogen Reduction Overlay demands stricter scrutiny of density increases.

c) **Environmental Solutions (Principle D)** The complete absence of nature-based solutions in the development plan demonstrates a lack of commitment to environmental stewardship.

d) **Storm Surge Risk (Principle E)** The property's location in a Category 4 Storm Surge area poses significant public safety risks. Increasing density in such an area contradicts prudent coastal management practices.

e) **Marine Resource Protection (Principle F)** The response fails to consider the cumulative impact of increased density on marine ecosystems, particularly regarding stormwater runoff and groundwater quality.

f) **Upland Resources (Principle G)** The claim of no upland resources ignores the interconnected nature of barrier island ecosystems.

g) **Water Quality Impact (Principle H)** The acknowledgment of Type 3 Aquifer Recharge soils and the need for additional septic systems raises serious concerns about water quality impacts.

h) **Scenic Resources (Principle I)** The potential 35-foot height allowance would negatively impact existing ocean views and the natural aesthetic of the area.

i) **Compatibility (Principle J)** The response cherry-picks higher-density developments while ignoring the predominant single-family character of the immediate vicinity.

5. **Environmental Vulnerability** Given the increasing frequency and intensity of storms affecting Florida's coast, allowing density increases on the barrier island contradicts sound planning principles and puts additional residents at risk.

The application also fails to satisfy multiple criteria required by FLUE Policy 1.8 including:

Response to Criterion A: The applicant acknowledges "there is no existing RES 2 in the surrounding area." This admission directly undermines their request as it confirms the incompatibility with existing land use patterns.

Response to Criterion B: The applicant's statement that "The request could be considered an introduction of Res 2" actually supports our opposition. Their acknowledgment that surrounding areas maintain RES 1 designation (except for distant RES 4 parcels) demonstrates this change would disrupt established land use patterns rather than provide transition.

Response to Criterion C: The applicant's "Not applicable" response further demonstrates failure to meet policy requirements.

Response to Criterion D: The applicant's response reinforces our position by acknowledging Policy 7.1's prohibition of density increases in this area with a primarily subjective plan to address guidelines pertaining to Area of Critical State Concern.

Precedent Setting Approval of this request would:

- Set a dangerous precedent for future density increases in the barrier island
- Undermine the integrity of the Comprehensive Plan
- Contradict the area's historical development pattern
- Potentially trigger similar requests that could cumulatively impact the barrier island's carrying capacity

The applicant has failed to demonstrate how this density increase would serve the public interest or protect the barrier island's unique ecosystem. Their own responses to the criteria repeatedly highlight the proposal's incompatibility with existing regulations and land use patterns.

We respectfully request that the Board deny this Future Land Use amendment request as it:

- Contradicts established coastal management policies
- Poses environmental risks to sensitive ecosystems
- Sets a dangerous precedent for future density increases in the Area of Critical State Concern
- Fails to adequately address the guiding principles for development

Sincerely,

Larry Gerry

Board President of Lighthouse Cove Condominium Association

on behalf of the following Lighthouse Cove Condominium Association Owners:

Sean Oakhem, unit 101

John and Christiane Schaufert, unit 103

Daniel and Elizabeth Burden, unit 105

Michael Fitzgerald, unit 110

Lourdes Lecours, unit 112

Steve and Jerilyn Cary, unit 114

Betty Lenhart, unit 115

Jean Bayer, unit 120

Kathleen Sexton, unit 121

Doug and Kim Page, unit 122

Susan Hultenius, unit 123

Wilma and Donald Schmitt, unit 124

Elaine Ber, unit 126

Tuesday Lantgios, unit 127

Guy Penny, unit 132

Richard and Dennette Virock, unit 135

Suzanne and Joseph Rizzo, unit 136

Walter and Noreen Sherman, unit 138

Jay Carlin, unit 143

Guillaume Bagal, Dr. Robert Gondola, unit 144

Denise and Dr. David Mannino, unit 146

Grace and Richard Drapeau, unit 147

Margaret and Shawn Clifford, unit 148

Jim and Gayle Riddle, 155

Ingrid and Paul Phenix, unit 161

Michele Rosicke and Bogdan Chojnacki, unit 164

Cathy Bryant, unit 165

Susan Rogers, unit 166

Phyllis and Delbert Sellers, unit 167

Karen Haydon, unit 169

Lisa Kalbach, unit 170

Sarah and Robert Rizzo, unit 175

Larry and Gail Gerry, unit 179

Robert and Liz Martina Swearsky, unit 180

Tracy Heins, unit 182

Kathleen Kodl, Douglas Beardmore, unit 183

Kathy Kodl and Doug Beardman, unit 183

Margaret Brown, unit 184

cc: Planning and Zoning Board Planning & Development Department, and local elected officials



November 15, 2024

Board of County Commissioners  
Brevard County Government Center  
2725 Judge Fran Jamieson Way  
Viera, Florida 32940

RE: Objection to Future Land Use Amendment Request ID# 24SS00013 Property: 5610 Highway A1A Unit 1, Melbourne

Dear Board Members,

We, the Owners of South Shores Riverside Homeowners Association, a community totaling 138 homeowners, strongly object to the request by Christopher L. Espanet to change the Future Land Use designation from Residential 1 to Residential 2 on the 0.7-acre parcel located at 5610 Highway A1A Unit 1, Melbourne. Our opposition is based on several critical factors:

**Statutory Non-Compliance**

The subject property lies within the Area of Critical State Concern – Brevard Barrier Island Area (Section 380.0553, Florida Statutes). The requested change directly contradicts the Coastal Management Element Policy 7.1 of the Comprehensive Plan, which explicitly states that "Brevard County shall not increase residential density designations for properties located on the barrier island between the southern boundary of Melbourne Beach and the Sebastian Inlet."

**Environmental Vulnerability**

The property's location between the Indian River Lagoon and Atlantic Ocean makes it particularly susceptible to natural disasters, which have increased in frequency and intensity. The applicant's materials fail to address:

- Rising sea levels and storm surge risks
- Increased hurricane intensity and flooding potential
- Impact on the already stressed Indian River Lagoon ecosystem
- Groundwater intrusion concerns
- Impact on local water supply and sewer systems that are nearing capacity, especially in light of new Federal and State regulations that are significant for this area where non-public systems must provide water and sewer services

Furthermore, our objection is based on the following substantive grounds:

**Critical State Concern Designation**

The aforementioned Area of Critical State Concern within which the subject property lies requires heightened scrutiny of any density increases, particularly given the increasing frequency of natural disasters and the documented deteriorating condition of the Indian River ecosystem.

In addition, the difficult traffic situation with Route A1A being the only through road in this area, numerous traffic accidents and pedestrian deaths of our residents and others, have occurred exactly at this location in the past several years. Furthermore, the number of elderly and handicapped residents in our community are impacted negatively by this problem and are the ones who have died recently due to the fast-moving traffic on A1A right at this location.

**Comprehensive Plan Inconsistency**

The requested change would constitute an increase in residential density, which directly contradicts Policy 7.1 of the Coastal Management Element of the Comprehensive Plan. This policy explicitly states that "Brevard County shall not increase residential density designations for properties located on the barrier island between the southern boundary of Melbourne Beach and the Sebastian Inlet."

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Expert opinion confirms that using a BDP under these circumstances is improper. Per Section 62-1157, Brevard County Code, BDPs are intended to address conditions imposed on rezoning or conditional use permits, not to restrict density associated with Future Land Use Map amendments.

**Inadequate Environmental Impact Assessment**

We find significant deficiencies in the applicant's responses to the guiding principles for development:

On behalf of the following South Shores Homeowners Association Owners:

Dr. Ralph Stocker and Marnie Cooper, President of the South Shores Homeowners Association Board of Directors

5731 Sea Lavender Place, Melbourne Beach, FL 32951, Tel: 860-202-2000

Lisa Thimas, Secretary of the South Shores Homeowners Association Board of Directors

193 Oceanway Drive, Melbourne Beach, FL 32951, Tel: 508-737-8914

At-Large:

Dawn Penny, 5535 Cord Grass Lane, Melbourne Beach, FL 32951

Cynthia and Robert Pennington, 5661 Sea Lavender Place, Melbourne Beach, FL 32951

Katherine Odom, 5721 Sea Lavender Place, Melbourne Beach, FL 32951

Bruce and Rita Molloy, 108 Sophora Place, Melbourne Beach, FL 32951

cc: Planning and Zoning Board Planning & Development Department, and local elected officials

## Jackson, Desiree

---

**From:** Jay Mastromarino <jay.mastromarino@gmail.com>  
**Sent:** Friday, November 15, 2024 3:42 PM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** Opposition to Future Land Use Amendment Request ID# 24SS00013

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Re: Opposition to Future Land Use Amendment Request ID# 24SS00013

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This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

Non-Compliance with the Comprehensive Plan: Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

Community Character: our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Jay & Susan Mastromarino  
160 Casseeke Trail  
Melbourne Beach FL 32951

## Jackson, Desiree

---

**From:** lhcvp179@gmail.com  
**Sent:** Friday, November 15, 2024 4:08 PM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
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This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

**Non-Compliance with the Comprehensive Plan:** Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

**Community Character:** our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Lawrence Gerry  
179 Casseekee Trail  
Melbourne Beach, FL 32951

## Jackson, Desiree

---

**From:** karen giuliano <karengiuliano1@gmail.com>  
**Sent:** Friday, November 15, 2024 4:27 PM  
**To:** AdministrativeServices  
**Subject:** Opposed

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

Re: Opposition to Future Land Use Amendment Request ID# 24SS00013

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

**Non-Compliance with the Comprehensive Plan:** Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

**Community Character:** our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Karen & James Giuliano  
Indian Landing

Sent from my iPhone

## Jackson, Desiree

---

**From:** Karyn Daniel <karynpdaniel@yahoo.com>  
**Sent:** Friday, November 15, 2024 4:27 PM  
**To:** Julie.kennedy@mlbfl.org; AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; mark.larusso@mlbfl.org  
**Subject:** Opposition to Future Land Use Amendment Request ID# 24SS00013

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

> Dear Elected and Zoning Leaders of Brevard County,  
>  
> I am a nearby owner, and I am writing to express my strong opposition  
> to the proposed Future Land Use Amendment Request ID# 24SS00013 for  
> the property at 5610 Highway A1A Unit 1, Melbourne, owned by  
> Christopher L. Espanet.  
>  
> This request to increase residential density from Residential 1 to  
> Residential 2 raises serious concerns, including environmental risks  
> as the property is located on the Brevard Barrier Island Area of  
> Critical State Concern, and the amendment would threaten the fragile  
> Indian River Lagoon ecosystem that has become increasingly threatened.  
> The proposal also fails to address storm surge risks, septic issues,  
> groundwater intrusion, and the cumulative impact on marine and coastal  
> environments.  
>  
> Non-Compliance with the Comprehensive Plan: Brevard County's Coastal  
> Management Policy 7.1 explicitly prohibits increasing residential  
> density in this area, and approval would directly contradict this  
> policy.  
>  
> Community Character: our area is predominantly low-density,  
> single-family communities. This amendment would disrupt the  
> established character of our neighborhood and set a dangerous  
> precedent for future high-density developments.  
>  
> I respectfully urge you to deny this proposed re-zoning to protect the  
> environment, uphold the Comprehensive Plan, and preserve the character  
> of our community.  
>  
> Thank you for your attention to this matter. Please feel free to  
> contact me if you have any questions or require additional  
> information.  
>  
> Sincerely,  
Karyn and Patrick Daniel  
#130 Casseekee Tr.

## Jackson, Desiree

---

**From:** lkalbach@gmail.com  
**Sent:** Friday, November 15, 2024 4:33 PM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** Re: Opposition to Future Land Use Amendment Request ID# 24SS00013

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

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

**Non-Compliance with the Comprehensive Plan:** Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

**Community Character:** our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,  
Lisa Kalbach  
170 Casseekee Trl  
Melbourne Beach, FL 32951



## Jackson, Desiree

---

**From:** Gerry Ryan <gryan@emeralddocument.com>  
**Sent:** Friday, November 15, 2024 4:34 PM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne;  
Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org;  
Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** Re: Opposition to Future Land Use Amendment Request ID# 24SS00013

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

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

Non-Compliance with the Comprehensive Plan: Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

Community Character: our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Gerard Ryan  
116 Casseekee Trail  
Melbourne Beach FL 32951

## Jackson, Desiree

---

**From:** Bob Swearsy <rswearsy@gmail.com>  
**Sent:** Friday, November 15, 2024 4:43 PM  
**To:** AdministrativeServices  
**Subject:** Opposition to Future Land Use Amendment Request ID# 24SS00013

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

Thanks, Bob

Begin forwarded message:

**From:** Robert Gondola <robert.gondola@gmail.com>  
**Date:** November 15, 2024 at 4:32:28 PM EST  
**To:** rswearsy@gmail.com  
**Subject:** **Opposition to Future Land Use Amendment Request ID# 24SS00013**

administrativeservices@brevardfl.gov; Paul.alfrey@mlbfl.org;  
Yvonne.minus@mlbfl.org; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org;  
Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org;  
Julie.kennedy@mlbfl.org

Re: Opposition to Future Land Use Amendment Request ID# 24SS00013

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

Non-Compliance with the Comprehensive Plan: Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

Community Character: our area is predominantly low-density,

single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Robert Swarsky  
180 Casseekee Trail  
Melbourne Beach, FL 32951

## Jackson, Desiree

---

**From:** Richard Virock <huntermn628@gmail.com>  
**Sent:** Friday, November 15, 2024 4:46 PM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** Future Land Use Amendment Request ID#24SS00013

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

Dear Elected and Zoning Leaders of Brevard County:

We are nearby owners, and we are writing to express our strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including:

**Environmental Risks:** The property is located in the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

**Non-Compliance with the Comprehensive Plan:** Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

**Community Character:** our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

We respectfully urge you to deny this proposed rezoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact us if you have any questions or require additional information.

Sincerely,  
Richard and Dennette Virock  
135 Casseekee Trail Melbourne Beach, FL 32951

## Jackson, Desiree

---

**From:** Larry Krieger <lkrieger445@gmail.com>  
**Sent:** Friday, November 15, 2024 4:56 PM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** Re: Opposition to Future Land Use Amendment Request ID# 24SS00013

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

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

**Non-Compliance with the Comprehensive Plan:** Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

**Community Character:** our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter.

Sincerely,  
Lawrence and Kathleen Krieger  
171 Casseekee Trail  
Melbourne Beach, Florida 32951

## Jackson, Desiree

---

**From:** John and Chris Schaufert <jcammee@aol.com>  
**Sent:** Friday, November 15, 2024 4:57 PM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** Opposition to Future Land Use Amendment Request ID# 24SS00013

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

Re: Opposition to Future Land Use Amendment Request ID# 24SS00013

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at [5610 Highway A1A Unit 1](#), Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

Non-Compliance with the Comprehensive Plan: Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

Community Character: our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

John and Gertrude Schaufert  
103 Casseekee Trl.  
Melbourne Beach, Fl  
32951



**Jackson, Desiree**

---

**From:** Robert Gondola <robert.gondola@gmail.com>  
**Sent:** Friday, November 15, 2024 5:23 PM  
**To:** AdministrativeServices  
**Cc:** LHC Board  
**Subject:** Re: Opposition to Future Land Use Amendment Request ID# 24SS00013

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

Thank you, for your service. The following owners asked to be added to the Lighthouse Cove opposition letter:

Linda Taylor, unit 178  
Gayle Riddle, unit 155

Bobby Gondola, Jr., Ph.D.

On Fri, Nov 15, 2024 at 5:00 PM AdministrativeServices <administrativeservices@brevardfl.gov> wrote:

>  
> Public comment received.  
>  
>  
>  
>  
>  
> Main: (321) 724-1230  
> Brevard County Planning & Development Department  
> 2725 Judge Fran Jamieson Way  
> Building A, Room 114  
> Viera, FL 32940  
>  
>  
> This office can only provide zoning and comprehensive plan information. You may wish to contact other County agencies to fully determine the development potential of this property. This letter does not establish a right to develop or redevelop the property and does not constitute a waiver to any other applicable land development regulations. At the time of development, this property will be subject to all such regulations. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

>  
>  
> -----Original Message-----  
> From: Robert Gondola <robert.gondola@gmail.com>  
> Sent: Friday, November 15, 2024 12:22 PM  
> To: AdministrativeServices <administrativeservices@brevardfl.gov>;  
> Paul.alfrey@mlbfl.org; Minus-External, Yvonne  
> <yvonne.minus@mlbfl.org>; Tim.Thomas@mlbfl.org;  
> mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org;  
> Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
> Subject: Opposition to Future Land Use Amendment Request ID# 24SS00013  
>

> [EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.  
>  
> Dear Elected and Zoning Leaders of Brevard County,  
>  
> I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.  
>  
> This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including:  
>  
> Environmental Risks: The property is located in the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.  
>  
> Non-Compliance with the Comprehensive Plan: Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.  
>  
> Community Character: our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.  
>  
> I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.  
>  
> Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.  
>  
> Sincerely,  
> Bobby Gondola, Lighthouse Cove  
> 144 Casseekee Trail Melbourne Beach, FL 32951

--  
Bobby

## Jackson, Desiree

---

**From:** Betty Lenhart <bettyski63@gmail.com>  
**Sent:** Friday, November 15, 2024 5:27 PM  
**To:** AdministrativeServices  
**Subject:** Re: Opposition to Future Land Use Amendment Request ID# 24SS00013

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

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at [5610 Highway A1A Unit 1](#), Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

Non-Compliance with the Comprehensive Plan: Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

Community Character: our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,  
Beata Lenhart

115 Casseekee trl  
Melbourne Beach, fl 32951

## Jackson, Desiree

---

**From:** Margaret Ahrweiler <ahrweiler.clifford@gmail.com>  
**Sent:** Friday, November 15, 2024 5:39 PM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** RE: Opposition to Future Land Use Amendment Request ID# 24SS00013

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

Dear Elected and Zoning Leaders of Brevard County,

I live in Lighthouse Cove in the south beaches area, one of the neighborhoods adjacent to the land in question for Future Land Use Amendment Request ID# 24SS00013. I am writing to express my strong opposition to the proposed zoning amendment of Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

As Florida residents and voters, we have watched with alarm over the decades as so much property in our beloved Melbourne Beach and South Beaches has become overdeveloped without concern for proportion, protection or preservation.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including *environmental risks* as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly damaged. The property is home to several burrows of threatened gopher tortoises as well. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

*Non-Compliance with the Comprehensive Plan:* Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy and set a dangerous precedent for future requests.

*Community Character:* Our South Beaches area is predominantly low-density, single-family communities, and multi-family PUDs such as the adjoining Lighthouse Cove and South Shores are low-profile and considerably lower density than more recent PUDs such as Harbor Island Beach Club. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Margaret Ahrweiler Clifford  
Shawn P. Clifford

145 Casseeke Trail  
Melbourne Beach FL 32951

## Jackson, Desiree

---

**From:** Mungo, Ana <Ana.Mungo@srz.com>  
**Sent:** Friday, November 15, 2024 5:50 PM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Cc:** Ana Mungo  
**Subject:** Opposition to Future Land Use Amendment Request ID# 24SS00013

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

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

Non-Compliance with the Comprehensive Plan: Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

Community Character: our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Ana McGrane-Mungo and Mark Maciuch  
153 Casseekee Trl

**Ana McGrane-Mungo**

Associate

T: +1 212.756.2142

E: [Ana.Mungo@srz.com](mailto:Ana.Mungo@srz.com)

Schulte Roth & Zabel LLP  
919 Third Avenue, New York, NY 10022

[srz.com](http://srz.com) | [LinkedIn](#) | [Twitter](#)



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## Jackson, Desiree

---

**From:** Doug Page <dougp99@icloud.com>  
**Sent:** Friday, November 15, 2024 6:05 PM  
**To:** Julie.kennedy@mlbfl.org; Mimi.hanley@mlbfl.org; AdministrativeServices; Rachael.bassett@mlbfl.org; mark.larusso@mlbfl.org; Paul.alfrey@mlbfl.org; Tim.Thomas@mlbfl.org; Minus-External, Yvonne  
**Subject:** Opposition to Future Land Use Amendment Request ID# 24SS00013

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

Non-Compliance with the Comprehensive Plan: Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

Community Character: our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Douglas and Kimberly Page  
122 Casseekee Trail  
Melbourne Beach, FL 32951

## Jackson, Desiree

---

**From:** Grace Drapeau <grace.drapeau@compass.com>  
**Sent:** Friday, November 15, 2024 6:07 PM  
**To:** AdministrativeServices  
**Subject:** 24SS00013

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

Sent from my iPhone Re: Opposition to Future Land Use Amendment Request ID# 24SS00013

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

**Non-Compliance with the Comprehensive Plan:** Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

**Community Character:** our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Always,  
Grace and Richard Drapeau  
#147 Casseekee Trail  
Melbourne Beach, FL 32951

## Jackson, Desiree

---

**From:** cathy bryant <cb9804876@gmail.com>  
**Sent:** Friday, November 15, 2024 6:26 PM  
**To:** AdministrativeServices  
**Subject:** Fwd: Opposition to Future Land Use Amendment Request ID# 24SS00013

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

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

From: Cathy Bryant  
[cb9804876@gmail.com](mailto:cb9804876@gmail.com)  
Lighthouse Cove unit 165  
Date: Fri, Nov 15, 2024 at 4:44 PM  
Subject: Fwd: Opposition to Future Land Use Amendment Request ID# 24SS00013

To:  
[administrativeservices@brevardfl.gov](mailto:administrativeservices@brevardfl.gov); [Paul.alfrey@mlbfl.org](mailto:Paul.alfrey@mlbfl.org);  
[Yvonne.minus@mlbfl.org](mailto:Yvonne.minus@mlbfl.org); [Tim.Thomas@mlbfl.org](mailto:Tim.Thomas@mlbfl.org); [mark.larusso@mlbfl.org](mailto:mark.larusso@mlbfl.org);  
[Rachael.bassett@mlbfl.org](mailto:Rachael.bassett@mlbfl.org); [Mimi.hanley@mlbfl.org](mailto:Mimi.hanley@mlbfl.org);  
[Julie.kennedy@mlbfl.org](mailto:Julie.kennedy@mlbfl.org)

Re: Opposition to Future Land Use Amendment Request ID# 24SS00013

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at [5610 Highway A1A Unit 1](#), Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

Non-Compliance with the Comprehensive Plan: Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

**Community Character:** our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

## Jackson, Desiree

---

**From:** Ted Cooper <tecooper31@yahoo.com>  
**Sent:** Friday, November 15, 2024 6:52 PM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** Fw: Opposition to Future Land Use Amendment Request ID# 24SS00013

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

To:  
administrativeservices@brevardfl.gov; Paul.alfrey@mlbfl.org;  
Yvonne.minus@mlbfl.org; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org;  
Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org;  
[Julie.kennedy@mlbfl.org](mailto:Julie.kennedy@mlbfl.org)

Re: Opposition to Future Land Use Amendment Request ID# 24SS00013

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

Non-Compliance with the Comprehensive Plan: Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

Community Character: our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to

contact me if you have any questions or require additional information.

Sincerely,

Ted & Mary Cooper  
137 Casseekee Trl  
Melbourne Beach , FL

## Jackson, Desiree

---

**From:** Dorine Zimmerman <dorinez10@gmail.com>  
**Sent:** Friday, November 15, 2024 7:25 PM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** Opposition to Future Land Use Amendment Request ID#24SS00013

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

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

Non-Compliance with the Comprehensive Plan: Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

Community Character: our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Edward and Dorine Zimmerman

Lighthouse Cove Unit 186

Registered voters



## Jackson, Desiree

---

**From:** susan hultenius <slh53@hotmail.com>  
**Sent:** Friday, November 15, 2024 7:49 PM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** Fw: Opposition to Future Land Use Amendment Request ID# 24SS00013

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

To:  
administrativeservices@brevardfl.gov; Paul.alfrey@mlbfl.org;  
Yvonne.minus@mlbfl.org; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org;  
Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org;  
Julie.kennedy@mlbfl.org

Re: Opposition to Future Land Use Amendment Request ID# 24SS00013

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

Non-Compliance with the Comprehensive Plan: Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

Community Character: our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,  
Susan Hultenius  
123 Casseekee Trail  
Lighthouse Cove  
Melbourne Beach, FL



Virus-free [www.avast.com](http://www.avast.com)

## Jackson, Desiree

---

**From:** Suzanne Rizzo <suzanne.rizzo@yahoo.com>  
**Sent:** Friday, November 15, 2024 9:33 PM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** Re: Opposition to Future Land Use Amendment Request ID# 24SS00013

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

Sent from my

>

> Re: Opposition to Future Land Use Amendment Request ID# 24SS00013

>

> Dear Elected and Zoning Leaders of Brevard County,

>

> I am a nearby owner, and I am writing to express my strong opposition  
> to the proposed Future Land Use Amendment Request ID# 24SS00013 for  
> the property at 5610 Highway A1A Unit 1, Melbourne, owned by  
> Christopher L. Espanet.

>

> This request to increase residential density from Residential 1 to  
> Residential 2 raises serious concerns, including environmental risks  
> as the property is located on the Brevard Barrier Island Area of  
> Critical State Concern, and the amendment would threaten the fragile  
> Indian River Lagoon ecosystem that has become increasingly threatened.  
> The proposal also fails to address storm surge risks, septic issues,  
> groundwater intrusion, and the cumulative impact on marine and coastal  
> environments.

>

> Non-Compliance with the Comprehensive Plan: Brevard County's Coastal  
> Management Policy 7.1 explicitly prohibits increasing residential  
> density in this area, and approval would directly contradict this  
> policy.

>

> Community Character: our area is predominantly low-density,  
> single-family communities. This amendment would disrupt the  
> established character of our neighborhood and set a dangerous  
> precedent for future high-density developments.

>

> I respectfully urge you to deny this proposed re-zoning to protect the  
> environment, uphold the Comprehensive Plan, and preserve the character  
> of our community.

>

> Thank you for your attention to this matter. Please feel free to  
> contact me if you have any questions or require additional  
> information.

>

> Sincerely,

Suzanne and Joe Rizzo  
Lighthouse Cove  
136 Casseekee Trail  
Melbourne Beach, Florida 32951  
suzanne.rizzo@yahoo.com

## Jackson, Desiree

---

**From:** Irgerry@aol.com  
**Sent:** Saturday, November 16, 2024 8:56 AM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** FW: Opposition to Future Land Use Amendment Request ID# 24SS00013

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

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

Non-Compliance with the Comprehensive Plan: Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

Community Character: our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,  
Gail B. Gerry  
179 Casseekee Trail  
Melbourne Beach Florida

## Jackson, Desiree

---

**From:** Windstream <laverrob@windstream.net>  
**Sent:** Saturday, November 16, 2024 9:45 AM  
**To:** AdministrativeServices  
**Cc:** Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Julie.kennedy@mlbfl.org; Mimi.hanley@mlbfl.org  
**Subject:** Opposition to Future Land Use Amendment Request ID# 24SS00013

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

>  
> To:  
> administrativeservices@brevardfl.gov; Paul.alfrey@mlbfl.org;  
> Yvonne.minus@mlbfl.org; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org;  
> Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org;  
> Julie.kennedy@mlbfl.org  
>  
> Re: Opposition to Future Land Use Amendment Request ID# 24SS00013  
>  
> Dear Elected and Zoning Leaders of Brevard County,  
>  
> I am a nearby owner, and I am writing to express my strong opposition  
> to the proposed Future Land Use Amendment Request ID# 24SS00013 for  
> the property at 5610 Highway A1A Unit 1, Melbourne, owned by  
> Christopher L. Espanet.  
>  
> This request to increase residential density from Residential 1 to  
> Residential 2 raises serious concerns, including environmental risks  
> as the property is located on the Brevard Barrier Island Area of  
> Critical State Concern, and the amendment would threaten the fragile  
> Indian River Lagoon ecosystem that has become increasingly threatened.  
> The proposal also fails to address storm surge risks, septic issues,  
> groundwater intrusion, and the cumulative impact on marine and coastal  
> environments.  
>  
> Non-Compliance with the Comprehensive Plan: Brevard County's Coastal  
> Management Policy 7.1 explicitly prohibits increasing residential  
> density in this area, and approval would directly contradict this  
> policy.  
>  
> Community Character: our area is predominantly low-density,  
> single-family communities. This amendment would disrupt the  
> established character of our neighborhood and set a dangerous  
> precedent for future high-density developments.  
>  
> I respectfully urge you to deny this proposed re-zoning to protect the  
> environment, uphold the Comprehensive Plan, and preserve the character  
> of our community.

>  
> Thank you for your attention to this matter. Please feel free to  
> contact me if you have any questions or require additional  
> information.

>  
> Sincerely,  
> Robert and Roberta Laver  
> 5522 cord grass lane  
> Melbourne Beach, FL 32951



## Jackson, Desiree

---

**From:** lademore@zoominternet.net  
**Sent:** Saturday, November 16, 2024 10:21 AM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** FW: Opposition to Future Land Use Amendment Request ID# 24SS00013

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

168 Casseekee Trail

-----Original Message-----

**From:** Robert Gondola <robert.gondola@gmail.com>  
**Sent:** Friday, November 15, 2024 4:24 PM  
**To:** 168 Lou & Bonnie DeMore <lademore@zoominternet.net>  
**Subject:** Fwd: Opposition to Future Land Use Amendment Request ID# 24SS00013

Lou and Bonnie,

Can you personally please forward the following email, today please, - be sure to add your name and unit number

**To:** administrativeservices@brevardfl.gov; Paul.alfrey@mlbfl.org; Yvonne.minus@mlbfl.org; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org

**Re:** Opposition to Future Land Use Amendment Request ID# 24SS00013

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

**Non-Compliance with the Comprehensive Plan:** Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

**Community Character:** our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

## Jackson, Desiree

---

**From:** delbert sellers <delbosellers@gmail.com>  
**Sent:** Saturday, November 16, 2024 11:15 AM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** Future Land Use Amendment Request ID# 24SS00013

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

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner on Casseekee Trail, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

**Non-Compliance with the Comprehensive Plan: Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.**

Community Character: our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you and expect you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,  
Delbert Sellers  
167 Casseekee Trail

Melbourne Beach

**Jackson, Desiree**

---

**From:** DonThimas <donthimas@yahoo.com>  
**Sent:** Saturday, November 16, 2024 11:15 AM  
**To:** AdministrativeServices; Minus-External, Yvonne; Tim.thomas@mlbfl.org; mark.larusso@mlbfl.org; mimi.hanley@mlbfl.org; julie.kennedy@mlbfl.org; paul.alfrey@mlbfl.org; rachael.bassett@mlbfl.org  
**Cc:** Donald H Thimas  
**Subject:** PROPOSED LAND USE CHANGE ID#24SS00013

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

November 16, 2024

Board of County Commissioners  
Brevard County Government Center  
2725 Judge Fran Jamieson Way  
Viera, Florida 32940

RE: Objection to Future Land Use Amendment Request **ID# 24SS00013** Property: 5610 Highway A1A Unit 1, Melbourne

Dear Board Members,

As executive leader of the South Shores Utility Association, I write with serious concern and opposition to the request by Christopher L. Espanet to change the Future Land Use designation from Residential 1 to Residential 2 on the 0.7-acre parcel located at 5610 Highway A1A Unit 1, Melbourne. Our opposition is based on several critical factors:

**Statutory Non-Compliance**

The subject property lies within the Area of Critical State Concern – Brevard Barrier Island Area (Section 380.0553, Florida Statutes). The requested change directly contradicts the Coastal Management Element Policy 7.1 of the Comprehensive Plan, which explicitly states that "Brevard County shall not increase residential density designations for properties located on the barrier island between the southern boundary of Melbourne Beach and the Sebastian Inlet."

**Environmental Vulnerability**

The property's location between the Indian River Lagoon and Atlantic Ocean makes it particularly susceptible to natural disasters, which have increased in frequency and intensity. The applicant's materials fail to address:

- Rising sea levels and storm surge risks
- Increased hurricane intensity and flooding potential
- Impact on the already stressed Indian River Lagoon ecosystem
- Groundwater intrusion concerns
- Impact on local water supply and sewer systems that are nearing capacity, especially in light of new Federal and State regulations that are significant for this area where non-public systems must provide water and sewer services.

Furthermore, our objection is based on the following substantive grounds:

### **Critical State Concern Designation**

The aforementioned Area of Critical State Concern within which the subject property lies requires heightened scrutiny of any density increases, particularly given the increasing frequency of natural disasters and the documented deteriorating condition of the Indian River ecosystem.

In addition, the difficult traffic situation with Route A1A being the only through road in this area, numerous traffic accidents and pedestrian deaths of our residents and others, have occurred exactly at this location in the past several years. Furthermore, the number of elderly and handicapped residents in our community are impacted negatively by this problem and are the ones who have died recently due to the fast-moving traffic on A1A right at this location.

### **Comprehensive Plan Inconsistency**

The requested change would constitute an increase in residential density, which directly contradicts Policy 7.1 of the Coastal Management Element of the Comprehensive Plan. This policy explicitly states that "Brevard County shall not increase residential density designations for properties located on the barrier island between the southern boundary of Melbourne Beach and the Sebastian Inlet."

### **Improper Use of Binding Development Plan (BDP)**

Expert opinion confirms that using a BDP under these circumstances is improper. Per Section 62-1157, Brevard County Code, BDPs are intended to address conditions imposed on rezoning or conditional use permits, not to restrict density associated with Future Land Use Map amendments.

### **Inadequate Environmental Impact Assessment**

We find significant deficiencies in the applicant's responses to the guiding principles for development:

Signed respectfully,  
Donald Thimas  
President - South Shores Utility Association Inc.

cc: Planning and Zoning Board Planning & Development Department, and local elected officials

November 15, 2024

Board of County Commissioners  
Brevard County Government Center  
2725 Judge Fran Jamieson Way  
Viera, Florida 32940

RE: Objection to Future Land Use Amendment Request ID# 24SS00013 Property: 5610 Highway A1A Unit 1, Melbourne

Dear Board Members,

We, the Owners of South Shores Oceanside Condominium Association, strongly object to the request by Christopher L. Espanet to change the Future Land Use designation from Residential 1 to Residential 2 on the 0.7-acre parcel located at 5610 Highway A1A Unit 1, Melbourne. Our opposition is based on several critical factors:

**Statutory Non-Compliance**

The subject property lies within the Area of Critical State Concern – Brevard Barrier Island Area (Section 380.0553, Florida Statutes). The requested change directly contradicts the Coastal Management Element Policy 7.1 of the Comprehensive Plan, which explicitly states that "Brevard County shall not increase residential density designations for properties located on the barrier island between the southern boundary of Melbourne Beach and the Sebastian Inlet."

**Environmental Vulnerability**

The property's location between the Indian River Lagoon and Atlantic Ocean makes it particularly susceptible to natural disasters, which have increased in frequency and intensity. The applicant's materials fail to address:

- Rising sea levels and storm surge risks
- Increased hurricane intensity and flooding potential
- Impact on the already stressed Indian River Lagoon ecosystem
- Groundwater intrusion concerns
- Impact on local water supply and sewer systems that are nearing capacity, especially in light of new Federal and State regulations that are significant for this area where non-public systems must provide water and sewer services

Furthermore, our objection is based on the following substantive grounds:

**Critical State Concern Designation**

The aforementioned Area of Critical State Concern within which the subject property lies requires heightened scrutiny of any density increases, particularly given the increasing frequency of natural disasters and the documented deteriorating condition of the Indian River ecosystem.



In addition, the difficult traffic situation with Route A1A being the only through road in this area, numerous traffic accidents and pedestrian deaths of our residents and others, have occurred exactly at this location in the past several years. Furthermore, the number of elderly and handicapped residents in our community are impacted negatively by this problem and are the ones who have died recently due to the fast-moving traffic on A1A right at this location.

**Comprehensive Plan Inconsistency**

The requested change would constitute an increase in residential density, which directly contradicts Policy 7.1 of the Coastal Management Element of the Comprehensive Plan. This policy explicitly states that "Brevard County shall not increase residential density designations for properties located on the barrier island between the southern boundary of Melbourne Beach and the Sebastian Inlet."

**Improper Use of Binding Development Plan (BDP)**

Expert opinion confirms that using a BDP under these circumstances is improper. Per Section 62-1157, Brevard County Code, BDPs are intended to address conditions imposed on rezoning or conditional use permits, not to restrict density associated with Future Land Use Map amendments.

**Inadequate Environmental Impact Assessment**

We find significant deficiencies in the applicant's responses to the guiding principles for development:

On behalf of the following South Shores Oceanside Condominium Association Owners:

cc: Planning and Zoning Board Planning & Development Department, and local elected officials

Thank you for valuing our opinion and  
our community.

Regards,

Micco Turpin

President, South Shores Oceanside HOA

5635 S. Highway A-1A

Representing 28 Units / Owners

## Jackson, Desiree

---

**From:** Sarah Rizzo <rizzo1342@gmail.com>  
**Sent:** Saturday, November 16, 2024 11:59 AM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** Opposition to Future Land Use Amendment Request ID# 24SS00013

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

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

Non-Compliance with the Comprehensive Plan: Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

Community Character: our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed rezoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,  
Robert and Sarah Rizzo  
Lighthouse Cove Unit 175

## Jackson, Desiree

---

**From:** Kathy Odom <katherineodom@cfl.rr.com>  
**Sent:** Saturday, November 16, 2024 1:47 PM  
**To:** Ball, Jeffrey  
**Cc:** AdministrativeServices; Champion, Kristen  
**Subject:** Planning and Zoning Board Agenda Item H.1 re. SSCPA24SS00013 - Espanet Property Located at 5610 Hwy A1A

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

Dear Planning and Zoning Board of Brevard County, FL

I am a resident of South Shores Riverside. Our community is a PUD which is adjacent to (North of) this proposed FLU change. I would like to see the Board deny the request for the zoning change. The proposed use from RES 1 to RES 2 would make this lot incompatible with surrounding lots. It would also open up the possibility of increased traffic on our only road in and out of the South Beaches, Highway A1A. Further the change in density is against The Brevard County Comp Plan, Coastal Residential Densities, Policy 7.1 *"Brevard County shall not increase residential density designation for properties located on the barrier island between the southern boundary of Melbourne Beach and the Sebastian Inlet."*

Please hold firm on your decision (letter to applicant dated 8/15/24) to deny the applicants request for a Zoning change from RES 1 to RES 2.

Thank you for your consideration.

Sincerely,  
Katherine M. Odom  
Resident of South Shores Riverside  
5721 Sea Lavender Place  
Melbourne Beach, FL 32951

## Jackson, Desiree

---

**From:** nsherm@charter.net  
**Sent:** Saturday, November 16, 2024 6:42 PM  
**To:** AdministrativeServices  
**Subject:** Opposition to Future Land Use Amendment Request ID# 24SS00013

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

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet. This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including:

**Environmental Risks:** The property is located in the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

**Non-Compliance with the Comprehensive Plan:** Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

**Community Character:** our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments. I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community. Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely, Noreen and Walter Sherman Lighthouse Cove 138 Casseekee Trail, Melbourne Beach, FL 32951

## Jackson, Desiree

---

**From:** llbraven <llbraven@aol.com>  
**Sent:** Saturday, November 16, 2024 10:51 PM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** FW: Request to change land use

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

Re: Opposition to Future Land Use Amendment Request ID# 24SS00013

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

Non-Compliance with the Comprehensive Plan: Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

Community Character: our area is predominantly low-density,

single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter.

Sincerely,

Lenore Devlin

5562 Cord Grass Lane

Melbourne Beach, FL 32951

## Jackson, Desiree

---

**From:** llbraven <llbraven@aol.com>  
**Sent:** Saturday, November 16, 2024 11:18 PM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; tim.thomas@mlbfl.org; Minus-External, Yvonne; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** FW: Request to change land use

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

Sent from my Verizon, Samsung Galaxy smartphone

Re: Opposition to Future Land Use Amendment Request ID# 24SS00013

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

Non-Compliance with the Comprehensive Plan: Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential

density in this area, and approval would directly contradict this policy.

Community Character: our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter.

Sincerely,

Lenore L. Devlin

5562 Cord Grass Lane

Melbourne Beach, FL 32951



## Jackson, Desiree

---

**From:** Dawn Penny <dpenny66@gmail.com>  
**Sent:** Sunday, November 17, 2024 10:03 AM  
**To:** AdministrativeServices; Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** Re: Opposition to Future Land Use Amendment Request ID# 24SS00013

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

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

**This will impede on my privacy and view as this is almost directly behind my property.**

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

Non-Compliance with the Comprehensive Plan: Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

Community Character: our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter.

Sincerely,

Dawn Penny  
5535 Cord Grass Lane

**Jackson, Desiree**

---

**From:** Kathy Odom <katherineodom@cfl.rr.com>  
**Sent:** Sunday, November 17, 2024 8:47 PM  
**To:** AdministrativeServices  
**Cc:** Ball, Jeffrey  
**Subject:** Wrong email addresses used?

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

**The letter authored by a neighbor seems to have mistakenly been sent to members of the City of Melbourne. I see that the email was correctly addressed to the Admin of Brevard County.**

**Please forward it to the appropriate members of the Planning and Zoning Board as a number of my neighbors have signed it in support.**

**Thank you. See text below:**

**Sincerely,  
Katherine Odom  
5721 Sea Lavender Place  
Melbourne Beach FL 32951**

*Opposition to Future Land Use Amendment Request ID# 24SS00013*

*Dear Elected and Zoning Leaders of Brevard County,  
I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.*

*This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.*

*Non-Compliance with the Comprehensive Plan: Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.*

*Community Character: our area is predominantly low-density,*

*single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.*

*I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.*

*Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.*

*Sincerely,*

*Signature of original author*

## Jackson, Desiree

---

**From:** Kathy Odom <katherineodom@cfl.rr.com>  
**Sent:** Sunday, November 17, 2024 9:23 PM  
**To:** Champion, Kristen  
**Cc:** Ball, Jeffrey; AdministrativeServices  
**Subject:** Planning and Zoning Board Agenda Item H.1 re. SSCPA24SS00013 - Espanet Property Located at 5610 Hwy A1A

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

This is from the community of South Shores Riverside. It was erroneously sent to the City of Melbourne staff.

November 15, 2024

Board of County Commissioners  
Brevard County Government Center  
2725 Judge Fran Jamieson Way  
Viera, Florida 32940

RE: Objection to Future Land Use Amendment Request ID# 24SS00013  
Property: 5610 Highway A1A Unit 1, Melbourne

Dear Board Members,

We, the Owners of South Shores Riverside Homeowners Association, a community of 138 homeowners, strongly object to the request by Christopher L. Espanet to change the Future Land Use designation from Residential 1 to Residential 2 on the 0.7-acre parcel located at 5610 Highway A1A Unit 1, Melbourne. Our opposition is based on several critical factors:

### Statutory Non-Compliance

The subject property lies within the Area of Critical State Concern – Brevard Barrier Island Area (Section 380.0553, Florida Statutes). The requested change directly contradicts the Coastal Management Element Policy 7.1 of the Comprehensive Plan, which explicitly states that "Brevard County shall not increase residential density designations for properties located on the barrier island between the southern boundary of Melbourne Beach and the Sebastian Inlet."

### Environmental Vulnerability

The property's location between the Indian River Lagoon and Atlantic Ocean makes it particularly susceptible to natural disasters, which have increased in frequency and intensity. The applicant's materials fail to address:

- Rising sea levels and storm surge risks
- Increased hurricane intensity and flooding potential
- Impact on the already stressed Indian River Lagoon ecosystem
- Groundwater intrusion concerns

- Impact on local water supply and sewer systems that are nearing capacity, especially in light of new Federal and State regulations that are significant for this area where non-public systems must provide water and sewer services. Furthermore, our objection is based on the following substantive grounds:

#### Critical State Concern Designation

The aforementioned Area of Critical State Concern within which the subject property lies requires heightened scrutiny of any density increases, particularly given the increasing frequency of natural disasters and the documented deteriorating condition of the Indian River ecosystem. In addition, the difficult traffic situation with Route A1A being the only through road in this area, numerous traffic accidents and pedestrian deaths of our residents and others, have occurred exactly at this location in the past several years. Furthermore, the number of elderly and handicapped residents in our community are impacted negatively by this problem and are the ones who have died recently due to the fast-moving traffic on A1A right at this location.

#### Comprehensive Plan Inconsistency

The requested change would constitute an increase in residential density, which directly contradicts Policy 7.1 of the Coastal Management Element of the Comprehensive Plan. This policy explicitly states that "Brevard County shall not increase residential density designations for properties located on the barrier island between the southern boundary of Melbourne Beach and the Sebastian Inlet."

#### Improper Use of Binding Development Plan (BDP)

Expert opinion confirms that using a BDP under these circumstances is improper. Per Section 62-1157, Brevard County Code, BDPs are intended to address conditions imposed on rezoning or conditional use permits, not to restrict density associated with Future Land Use Map amendments.

#### Inadequate Environmental Impact Assessment

We find significant deficiencies in the applicant's responses to the guiding principles for development.

On behalf of the following South Shores Homeowners Association Owners:

(for signatures, please see the email sent to [administrativeservices@brevardfl.gov](mailto:administrativeservices@brevardfl.gov) on 11/15/24

Thank you.

## Jackson, Desiree

---

**From:** Mary Anne Minerva <maminerva@gmail.com>  
**Sent:** Monday, November 18, 2024 8:43 AM  
**To:** AdministrativeServices  
**Subject:** Opposition to Future Land Use Amendment Request ID# 24SS00013

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

Dear Elected and Zoning Leaders of Brevard County,

I am a nearby owner, and I am writing to express my strong opposition to the proposed Future Land Use Amendment Request ID# 24SS00013 for the property at 5610 Highway A1A Unit 1, Melbourne, owned by Christopher L. Espanet.

This request to increase residential density from Residential 1 to Residential 2 raises serious concerns, including environmental risks as the property is located on the Brevard Barrier Island Area of Critical State Concern, and the amendment would threaten the fragile Indian River Lagoon ecosystem that has become increasingly threatened. The proposal also fails to address storm surge risks, septic issues, groundwater intrusion, and the cumulative impact on marine and coastal environments.

**Non-Compliance with the Comprehensive Plan:** Brevard County's Coastal Management Policy 7.1 explicitly prohibits increasing residential density in this area, and approval would directly contradict this policy.

**Community Character:** our area is predominantly low-density, single-family communities. This amendment would disrupt the established character of our neighborhood and set a dangerous precedent for future high-density developments.

I respectfully urge you to deny this proposed re-zoning to protect the environment, uphold the Comprehensive Plan, and preserve the character of our community.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,  
Anthony & Mary Anne Minerva  
5681 Sea Lavender Pl  
Melbourne Beach FL 32951

Sent from my iPad

## Jackson, Desiree

---

**From:** delbert sellers <delbosellers@gmail.com>  
**Sent:** Friday, November 15, 2024 11:06 AM  
**To:** AdministrativeServices  
**Cc:** Paul.alfrey@mlbfl.org; Minus-External, Yvonne; Tim.Thomas@mlbfl.org; mark.larusso@mlbfl.org; Rachael.bassett@mlbfl.org; Mimi.hanley@mlbfl.org; Julie.kennedy@mlbfl.org  
**Subject:** ID#24SS00013- opposed to rezoning to multi-family

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

Hello County Board,

I'm writing to express strong opposition to rezoning an undersized parcel to multi family. By your own words you understand this property is located within the Area of Critical State Concern – Brevard Barrier Island Area. The county should be working to decrease the loading on already strained resources, not adding more load/septics. Please do not approve this rezoning - there is no reason except builder greed. Vote on the side of common sense and decency and deny rezoning. No hardship will result to the owner as they knew the zoning when they purchased the parcel (and bulldozed many tortice holes). Let the owner/builder develop a nice single family home as was intended per current zoning. Restoring the Indian River Lagoon will require sensible decision making, not catering to greed.

Respectfully,  
Delbert Sellers  
167 Casseekee Trail  
Melbourne Beach FL 32951



## Jackson, Desiree

---

**From:** Pam Hoatson <drpepperlady1@gmail.com>  
**Sent:** Wednesday, November 13, 2024 5:10 PM  
**To:** AdministrativeServices  
**Subject:** ID#24SS00013

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

To the Planning and Zoning Board at the Brevard County Government Center.

My name is Pamela Hoatson. My husband, Robert Hoatson and I live across the street from the property in question at 5635 Highway A1A, #704, Melbourne Beach, FL. 32951.

We have done some research and we would like to respectfully request that the current "FLU: RES 1 (Residential 1) remain unchanged."

Changing the property from a "RES 1 to RES 2" has the potential to have an adverse effect on the value of all our properties.

This kind of zoning change could allow this property owner to put in a mobile home park. There's not a mobile home park within miles of us and we want to keep it that way.

We DO NOT want the property changed to RES 2.

Again, I urge that you deny the request to rezone this property.

Sincerely yours,  
Robert and Pamela Hoatson  
5635 S Hwy A1A, #704  
Melbourne Beach, FL 32951

**From:** [Cindy Hewitt](#)  
**To:** [Commissioner, D4](#)  
**Subject:** Please vote NO on Item H4, the up-zoning of 5610 A1A  
**Date:** Friday, December 6, 2024 9:04:03 AM

---

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

Dear Commissioner,

I'm a proud Brevard resident and I'm asking you to please VOTE NO ON ITEM H4, regarding the up-zoning of 5610 A1A. An increase in density will start a precedent of eroding our quality of life. With this precedent of more density, the island's water, sewer, and evacuation resources will become unmanageable. It is also my understanding that the up-zoning violates the Coastal Management Element Policy 7.1 of the County Comprehensive Plan and Policy 12.1 of the Brevard Barrier Island Amendment approved by the Commission.

Please keep Brevard beautiful and our roads, water, and sewer manageable.

Thank you,

Cynthia Hewitt

**From:** [Edward Moseley](#)  
**To:** [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)  
**Subject:** 5610 A1A Up-Zoning  
**Date:** Thursday, December 5, 2024 8:33:43 PM

---

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

Dear Commissioners,

We are AGAINST item H4 for the up-zoning of: 5610 A1A in South Melbourne Beach. This has been denied previously and should continue to be denied because;

- 1) It will set a precedent that cannot be stopped.
- 2) It violates Coastal Management Element Policy 7.1 of the County Comprehensive Plan.
- 3) It violates Policy 12.1 of the Brevard Barrier Island Area (BBIA) Amendment just approved by the Commission and sent to State Commerce Department on November 7th.
- 4) The island's water, sewer and evacuation resources cannot handle any more density.

We have lived here for decades and we wish to preserve it. There has been tremendous growth over the last several years and further development in this manner will negatively affect our town, resources, infrastructure, as well as our ability to evacuate quickly/safely in the event of an emergency.

Thank you for your attention to this matter!

Helen and Edward Moseley  
144 Bayshore Drive,  
Melbourne Beach,  
FL 32951

**From:** [riabend@gmail.com](mailto:riabend@gmail.com)  
**To:** [riabend@gmail.com](mailto:riabend@gmail.com)  
**Subject:** South Beaches Zoning  
**Date:** Thursday, December 5, 2024 7:09:46 PM  
**Attachments:** [image001.png](#)

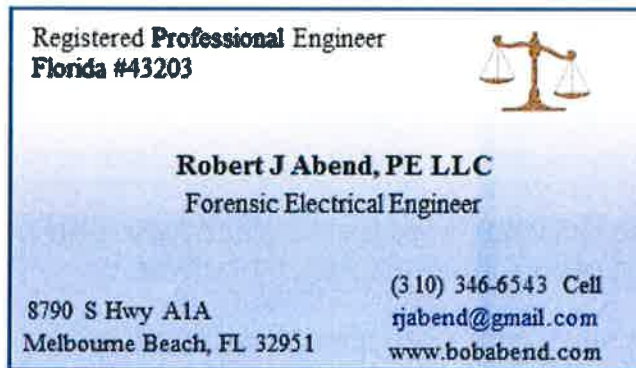
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**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Commissioner,

I received the following email from BIPPA. Before deciding to attend the December 12<sup>th</sup> meeting, I thought I would ask if there are any special reasons for the unit area reduction from 1.7 to 0.7 Acres that I should consider. Thank you in advance for any response to my email inquiry.

Sincerely,



**From:** (BIPPA) Barrier Island Preservation & Protection Assn. <[bippafl@yahoo.com](mailto:bippafl@yahoo.com)>  
**Sent:** Thursday, December 5, 2024 12:14 PM  
**To:** [meegank@hotmail.com](mailto:meegank@hotmail.com)  
**Subject:** Please Email and Call to STOP Increasing Zoning in South Beaches (BBIA)

Brevard Board of County Commissioners, 2725 Judge Fran Jamieson Way Viera, FL 32940.  
Meeting Dec 12, 2024 (next Thursday)  
5PM

**Action Needed:** to preserve our Area of Critical State Concern

5610 Highway A1A zoning change will be brought up again at the county Commission on Dec 12, 2024.

We need a showing of South Beaches support for the Area of Critical State Concern. The applicant has requested an up-zoning change from RES 1 to RES 2. This is a 1.7 acre parcel that is zoned 1 unit/acre and has been divided (subject lot is only .7 acres) to increase density and circumvent the prohibitions of the Comprehensive Plan Policies below.

This zoning request should not happen and should not be allowed. The Brevard County staff recommended the Commissioners to Deny the application, yet here we are again, for the 3rd time, with this request. If allowed, this will set a nasty precedent leading to increased density that we will not be able to stop.

Please show up on December 12 and let the new County Commissioners know that this zoning request should be denied.

Also, Please call and e-mail our 5 commissioners below.

## **AGAINST item H4 for the up-zoning of: 5610 A1A**

- The reasons are:
- 1) It will set a precedent that cannot be stopped.
  - 2) It violates Coastal Management Element Policy 7.1 of the County Comprehensive Plan.
  - 3) It violates Policy 12.1 of the Brevard Barrier Island Area (BBIA) Amendment just approved by the Commission and sent to State Commerce Department on November 7th.
  - 4) The island's water, sewer and evacuation resources cannot handle any more density.

Copy and Paste to:

[d1commissioner@brevardfl.gov](mailto:d1commissioner@brevardfl.gov)

[d2commissioner@brevardfl.gov](mailto:d2commissioner@brevardfl.gov)

[d3commissioner@brevardfl.gov](mailto:d3commissioner@brevardfl.gov)

[d4commissioner@brevardfl.gov](mailto:d4commissioner@brevardfl.gov)

[d5commissioner@brevardfl.gov](mailto:d5commissioner@brevardfl.gov)

CALL: Commissioner: Delaney 321-607-6901  
Goodson 321-454-6601  
Atkinson 321-633-2075  
Feltner 321-633-2044  
Altman 321-253-6611

Please attend the meeting on Thursday, December 12th, at 5pm, it would be very

helpful. Speaking at the dais is optional.

Board of County Commission Chambers (1st floor), 2725 Judge Fran Jamieson Way  
Viera, FL 32940.

Thank You for your continued support to keep our natural habitat preserved.

Mark Shantzis, Executive Director

Barrier Islands Preservation and Protection Association (BIPPA)

"Leading Efforts To Preserve The Balance of Population Growth, Natural Habitat  
and Wildlife on the Barrier Islands for over 30 years"

[bippa@yahoo.org](mailto:bippa@yahoo.org)

**From:** [S. Dunaif](#)  
**To:** [Commissioner, D4](#)  
**Subject:** 4H  
**Date:** Friday, December 6, 2024 3:45:58 PM

---

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

Please

**Vote NO on Zoning Change request for 5610 S Hwy A1A!**

Thank you,  
Shari Smith Dunaif  
Floridana



**From:** [jimfratt233 fratt](#)  
**To:** [Commissioner, D4](#)  
**Subject:** AGAINST item H4 for the up-zoning of: 5610 A1A  
**Date:** Friday, December 6, 2024 2:42:20 PM

---

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

The reasons are: 1) It will set a president that cannot be stopped.  
2) It violates Coastal Management Element Policy 7.1 of the County Comprehensive Plan.  
3) It violates Policy 12.1 of the Brevard Barrier Island Area (BBIA) Amendment just approved by the Commission and sent to State Commerce Department on November 7th.  
4) The island's water, sewer and evacuation resources cannot handle any more density.

James frattarola 233 and 239 camino pl resident  
36 years

**From:** [Denis Freiden](#)  
**To:** [Commissioner, D4](#)  
**Subject:** AGAINST item H4 for the up-zoning of: 5610 A1A  
**Date:** Friday, December 6, 2024 11:41:16 AM

---

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

## AGAINST item H4 for the up-zoning of: 5610 A1A

The reasons are: 1) It will set a precedent that cannot be stopped.

2) It violates Coastal Management Element Policy 7.1 of the County Comprehensive Plan.

3) It violates Policy 12.1 of the Brevard Barrier Island Area (BBIA) Amendment just approved by the Commission and sent to State Commerce Department on November 7th.

4) The island's water, sewer and evacuation resources cannot handle any more density.

**From:** [Mohamad Hussein](#)  
**To:** [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)  
**Subject:** Re: AGAINST item H4 for the up-zoning of: 5610 A1A  
**Date:** Friday, December 6, 2024 10:39:32 AM

---

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

Dear all, apologize for the inconvenience. I failed to include my full name and address and was directed to do so.

Apologize for the inconvenience.

Mohamad Hussein  
8955 S Hwy A1A, Melbourne Beach, FL 32951  
2162353308

Thanks for the opportunity to voice my opposition and reasons against item H4 relative to the up-zoning of 5610 A1A.

A) Allowing item H4 will set a precedence that cannot be stopped.

B) Passing item H4 relative to the up-zoning on 5610 A1A

i- Violates Coastal Management Element Policy 7.1 of the County Comprehensive Plan  
ii- Violates Policy 12.1 of the Brevard Barrier Island Area (BBIA) Amendment just approved by the Commission and sent to State Commerce Department on November 7th 2024.

C) The island's water, sewer and evacuation resources cannot handle any further increase in density.

Appreciate your consideration and attention to this serious matter.

Mohamad

**From:** [helen.stamatacos](#)  
**To:** [Commissioner, D4](#)  
**Subject:** Fw: NO to H4 For up-zoning of: A1A  
**Date:** Thursday, December 5, 2024 5:33:12 PM

---

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

Dear Commissioners,

We urge you to please please vote AGAINST H4 for the up-zoning of 5616 A1A, Melbourne Beach.

We have fought so hard to try to maintain the treasure that is for all to enjoy AND PROTECT.

If zoning keeps changing for "special reasons" presented by the owners -we are unprotected. Why is this zoning request happening ? Actually this should not even be an issue to discuss. WHY? This is a precedent that we as a community cannot have.

We are an area designated as an AREA OF CRITICAL STATE CONCERN. This means EVERYTHING on how to treat all new zoning issues.

You all know and have heard over and over again what the community wants other than those whose self interests do not align with the plans in place.

This up-zoning violates the Coastal Management Element Policy 7.1 of the County Comprehensive Plan.

It also violates Policy 12.1 of the Brevard Barrier Island Area Amendment just approved by the Commission (THANKFULLY) and sent to State Commerce department last month.

We are not against development. We need to continue low density with respect for the neighborhood and the creatures sharing this space.

Thank you .

Sincerely,

Helen Stamatacos  
Charles Magal, MD

9010 S A1A  
Melbourne Beach, FL 32951

717-830-0065

**From:** Kathleen Conway  
**To:** [Commissioner, D4](#)  
**Subject:** H4 for the up-zoning of 5610 A1A Highway  
**Date:** Sunday, December 8, 2024 11:34:45 AM

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

Good Morning Commissioner,

I am against the approval of item H4 for the up-zoning of 5610 A1A Highway. I have been in this area of the beach since 1988. I hope you will not approve this item. Thank you for all that you do for our county.

The reasons are: 1) It will set a precedent for future development that cannot be stopped.  
2) It violates Coastal Management Element Policy 7.1 of the County Comprehensive Plan.  
3) It violates Policy 12.1 of the Brevard Barrier Island Area (BBIA) Amendment just approved by the Commission and sent to State Commerce Department on November 7th.  
4) The island's water, sewer and evacuation resources cannot handle any more density.

Best Regards,

Kathleen Conway

**From:** [Kristie Ferriell](#)  
**To:** [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)  
**Subject:** AGAINST item H4 for the up-zoning of: 5610 A1A  
**Date:** Saturday, December 7, 2024 5:30:19 PM

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

Dear Commissioners,

I live south of Melbourne Beach and am concerned about the request for an up-zoning change from Res 1 to Res 2.

This zoning request should not happen and should not be allowed. The Brevard County staff recommended the Commissioners to Deny the application, yet here we are again, for the 3rd time, with this request. If allowed, this will set a nasty precedent leading to increased density that we will not be able to stop.

Please don't allow this upgrade. Please don't circumvent the prohibitions of the Comprehensive Plan Policies.

Thank you,  
Kristie A Ferriell  
167 Tramore Place  
Melbourne Beach.

**From:** Gary  
**To:** [Commissioner, D-4](#)  
**Subject:** AGAINST ITEM H4  
**Date:** Friday, December 6, 2024 6:40:48 AM

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

AGAINST item H4 for the up-zoning of: 5610 A1A

The reasons are: 1) It will set a precedent that cannot be stopped.

2) It violates Coastal Management Element Policy 7.1 of the County Comprehensive Plan.

3) It violates Policy 12.1 of the Brevard Barrier Island Area (BBIA) Amendment just approved by the Commission and sent to State Commerce Department on November 7th.

4) The island's water, sewer and evacuation resources cannot handle any more density.

**From:** [terry.gill](#)  
**To:** [Commissioner, D4](#)  
**Subject:** AGAINST item H4 for the up-zoning of: 5610 A1A  
**Date:** Saturday, December 7, 2024 3:52:00 PM

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

**AGAINST item H4 for the up-zoning of: 5610 A1A**

Terry



**From:** [glvprop@bellsouth.net](mailto:glvprop@bellsouth.net)  
**To:** [Commissioner, D2](#); [Commissioner, D4](#); [Commissioner, D5](#); [Commissioner, D1](#); [Commissioner, D3](#)  
**Subject:** Dec 12 Meeting Agenda item H4  
**Date:** Saturday, December 7, 2024 9:09:31 AM

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

Good Morning Commissioners;

RE: SSCPA24SS00013-Espanet Property, 5610  
Highway A1A

On December 12, 2024 Agenda item H4 will come before you. I ask you to vote No on the zoning change request. This request has been brought before the previous Commissioners and it was denied. Why is it being presented again?

This request goes against the new State designated Critical Area of State Concern (CASC). The property is only .7 acres. The CASC specifically calls for no increase in density.

Please vote No on this request for rezoning.

Beth Glover

321-726-0800

Melbourne Beach, Fl 32951

**From:** [Jodie Irish](#)  
**To:** [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)  
**Subject:** AGAINST item H4 for the up-zoning of: 5610 A1A  
**Date:** Friday, December 6, 2024 6:26:56 PM

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

The reasons are as follows:

- 1) It will set a precedent that cannot be stopped
- 2) It violates Coastal Management Element Policy 7.1 of the County Comprehensive Plan.
- 3) It violates Policy 12.1 of the Brevard Barrier Island Area (BBIA) Amendment just approved by the Commission and sent to State Commerce Department on November 7th.
- 4) The island's water, sewer and evacuation resources cannot handle any more density.

It's unbelievable that we are here for a 3rd time on the same zoning issue.

Sincerely,  
Jodie Hager  
325 Hiawatha Way  
Melbourne Beach, FL 32951

**From:** [charlesrhardin@aol.com](mailto:charlesrhardin@aol.com)  
**To:** [Commissioner, D1](#); [Commissioner, D2](#); [d3.commissioner@bervardfl.gov](mailto:d3.commissioner@bervardfl.gov); [Commissioner, D4](#); [Commissioner, D5](#)  
**Subject:** Zoning request for 5610 S Highway A1A  
**Date:** Monday, December 9, 2024 7:03:05 AM

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

Dear Commissioners Delaney, Goodson, Adkinson, Feltner, and Altman:

I am writing this email to inform you that I am **highly against** any changes in the zoning of the South Beaches for the property at 5610 S Highway A1A. In my opinion there is no justification for increasing the density allowances in the south beaches as "we" have been designated as an Area of Critical State Concern.

**ANY** increase in the density would be counterproductive to the preservation of the nature of our area and would also set a dangerous precedent for other property owners to pursue. In addition it would be in violation of current Coastal Management Policies.

Preservation of the South Beaches should be a priority not only with respect to the designation of it as an Area of Critical Concern but also in light of how other coastal areas in Brevard County have been developed "to the hilt" with the obviously concomitant traffic and pedestrian safety concerns. In addition it is my understanding that Brevard County Staff has already recommended that this zoning change request be denied.

Please do not add to the demise of one of the most beautiful (and bountiful) areas of Brevard County by allowing this zoning change request. It would not, in my opinion, be in the best interests of your constituents nor to those who visit here.

Thank you for your kind attention and consideration.

Sincerely,

C. Roger Hardin  
290 Heron Dr.  
Melbourne Beach, FL 32951  
321-431-6779

**From:** [tim kloc](#)  
**To:** [Commissioner, D4](#)  
**Subject:** Vote NO on Zoning Change request for 5610 S Hwy A1A  
**Date:** Friday, December 6, 2024 4:10:02 PM

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

Pls vote no  
Sent from my iPhone

**From:** [Richard Magin](#)  
**To:** [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)  
**Subject:** Please vote No on Item H4 for the up-zoning of: 5610 A1A  
**Date:** Friday, December 6, 2024 8:55:36 PM

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

TO:

Brevard Board of County Commissioners, 2725 Judge Fran Jamieson Way Viera, FL 32940.

Meeting Dec 12, 2024 (next Thursday)

5PM

I am sorry that we can not attend the Dec. 12 meeting. Nevertheless, as a member of the Barrier Islands Preservation and Protection Association (BIPPA), I urge you to vote no on Item H4 for the up-zoning of: 5610 A1A to preserve our Area of Critical State Concern.

The applicant has requested an up-zoning change from RES 1 to RES 2.

This is a 1.7 acre parcel that is zoned 1 unit/acre and has been divided (subject lot is only .7 acres) to increase density and circumvent the prohibitions of the Comprehensive Plan Policies below.

This zoning request should not happen and should not be allowed. The Brevard County staff recommended to the Commissioners that they Deny the application, yet here we are again, for the 3rd time, with this request. If allowed, this reclassification will set a precedent leading to increased density that we may not be able to prevent.

Additional reasons are:

2) It violates Coastal Management Element Policy 7.1 of the County Comprehensive Plan.

3) It violates Policy 12.1 of the Brevard Barrier Island Area (BBIA) Amendment just approved by the Commission and sent to the State Commerce Department on November 7th.

4) The island's water, sewer and evacuation resources cannot handle any more density.

Thank you for your attention to this issue.

Richard and Karen Magin

(Personal Note: We were married on a sand dune just down the beach at 8085 A1A in 1979. Our four grandchildren now live on South Ivory Dr, Melbourne Beach, just a mile up the road from the lots at 5610 A1A. We hope that 10-15 years from now that they can be married on a fully protected barrier island.)

**From:** [Fred Seleman](#)  
**To:** [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)  
**Subject:** Vote NO on Zoning Change request for 5610 S Hwy A1A  
**Date:** Monday, December 9, 2024 9:29:02 AM

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

All:

Please vote NO on the request for a zoning change for 5610 South Highway A1A, Melbourne Beach. Thank you.

Fred Seleman  
7617 Kiawah Way  
Melbourne Beach, FL 32951



**From:** [Catherine Stamatacos](#)  
**To:** [Commissioner, D4](#)  
**Subject:** Re: AGAINST item H4 for the up-zoning of: 5610 A1A  
**Date:** Sunday, December 8, 2024 8:19:12 PM

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

With my address added below, thank you.  
(125 Rue de Nancy)  
Sent from my iPhone

On Dec 8, 2024, at 8:10 PM, Catherine Stamatacos <[cstamatacos@yahoo.com](mailto:cstamatacos@yahoo.com)> wrote:

Dear Commissioner,

Please vote AGAINST item H4.

The reasons are: 1) It will set a precedent that cannot be stopped.  
2) It violates Coastal Management Element Policy 7.1 of the County Comprehensive Plan.  
3) It violates Policy 12.1 of the Brevard Barrier Island Area (BBIA) Amendment just approved by the Commission and sent to State Commerce Department on November 7th.  
4) The island's water, sewer and evacuation resources cannot handle any more density.

Thank you for your consideration,  
Catherine Stamatacos

125 Rue de Nancy

Melbourne Beach  
321-726-9853

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