

TO: THE EGRET'S LANDING HOA
& WHOM IT MAY CONCERN

8/19/25

FROM: ROBERT & DEBRA DUNCAN
4863 SHANNOCK AVE, MERRITT ISLAND, FL. 32953

WE ARE SUBMITTING THIS LETTER (I USE CAPS; JUST A THING) IN SUPPORT AND WITHOUT CONDITIONS (OTHER THAN THOSE IMPOSED BY THE H.O.A.) RE: MIKE AND KRISTY LEMONIE @ 4905 HEBRON DR. MERRITT ISLAND, FL. 32953.

MR. AND MRS. LIMONE HAVE OUR BLESSING TO PLACE A FENCE IN ANY MANNER THEY WISH BETWEEN OUR PROPERTIES. THAT INCLUDES ATTACHING TO ANY PART OF OUR EXISTING SHARED FENCE.

WE ARE POSITIVE THAT WITH THE ADDITION TO THE FAMILY AND PETS, THIS WILL CREATE A SAFE BARRIER FOR OUTDOOR PLAY AND TIME FOR THE FAMILY.


SHOULD THER BE ANY QUESTIONS REGARDING THIS MATTER, YOU MAY CONTACT US AT _____ OR AT THE ADDRESS STATED ABOVE.

SINCERELY;



ROBERT DUNCAN


DEBRA DUNCAN

From: Randy Torres rtorres21@yahoo.com 
Subject: We Approve of you fence for Brevard County
Date: November 1, 2025 at 14:43
To: mike.lemonie@gmail.com

Hi Mike,

You can share this notice that I Randy Torres of 4872 Shannock Ave, Merritt Island who lives across the street from where your fence will be built do approve of it. If I am needed for contact my email address is rtorres21@yahoo.com and my phone number is 813-545-6454.

Randy Torres

From: Karen McGuckin karmcgaz@gmail.com 
Subject: Variance notice 25V00051 - 4905 Hebron Dr. Merritt Island, FL
Date: November 5, 2025 at 05:56
To: Mike Lemonie mike.lemonie@gmail.com

To the County Zoning Official,

I am writing this email as a response after reading the variance posted for the Lemonie/Quaranto property 4905 Hebron Dr. As a neighbor in the community of Egrets Landing, I believe this request should be granted.

I walk this neighborhood nearly every day. Many other homes have the same fencing that is being requested. Property fences bring security and safety to the homeowner. I believe that it is very important for individual homeowners to have their own privacy. I think a 4 foot fence would be inappropriate as it would not provide safety, security or privacy for the homeowner. In my opinion, a shorter fence seems out of place as the norm throughout the neighborhood is the standard 6 foot white fencing.

Please allow Mike Lemonie and Kristy Quaranto to fence their home as they wish.

Karen McGuckin
4830 Hebron Dr
623-256-5290

Sent from my iPhone

November 7, 2025

To Whom It May Concern:

We are writing to express our full support for the variance request submitted by our neighbors, **Mr. Mike Lemonie and Mrs. Christy Lemonie**, to allow the construction of a **six-foot (6')** fence along the **Shannock Avenue** side and rear boundaries of their property.

We know Mike and Christy to be considerate, responsible homeowners who maintain their property to a high standard. The installation of a uniform six-foot fence around their yard will enhance their family's **privacy, safety, and enjoyment of their property**. It will also create a more cohesive appearance than a fence that must step down to four feet along Shannock Avenue.

Based on our knowledge of the street and sightlines along Shannock, we do not believe the requested fence height will create any adverse impacts on traffic, pedestrian visibility, or neighboring properties. In our view, the variance is **reasonable**, consistent with the character of the neighborhood, and aligned with the intent of Brevard County's regulations to allow for practical site-specific solutions.

For these reasons, we respectfully urge the County to **approve** the Lemonies' variance request.

Sincerely,

Chris & Josie Steinmetz

Chris and Josie Steinmetz
4915 Hebron Drive
Merritt Island, FL