

Re: Rezoning from single-family (RU-1-11) to multi-family (RU-2-12): 107 Franklyn Ave

Dear Members of the Planning and Zoning Board,

My husband Denis and I, Alena Knoepfler are the owners of 109 Franklyn Ave, which is next door to 107 Franklyn Ave, which applied for a rezoning.

All 5 single-family homes 107, 109, 111, 113 and 115 Franklyn Ave (incl. the subject property at 107 Franklyn Ave) are double-lots of the county jurisdiction but adjacent to the Town of Indialantic.

For this reason, your decision will influence not only the character and density of the neighborhood but also the consistency and combability in regards to the community of the Town of Indialantic:

- 1) The two rezoned properties at Franklyn Ave (21Z00033 and 22Z00069) were approved but not yet constructed. So, there is no reference property in place which was rezoned and build within a 750ft radius within the last three years. This includes the Town of Indialantic. One rezoned naked land, 117 Franklyn Ave (21T00033), was restricted with a BDP to a duplex.
- 2) For 35+ years, the whole neighborhood consists of 1-story-homes only - 80% are detached single family homes, 20% are duplexes, again one story maximum. (The Commercial zoned spots at the A1A are of course higher density zones)
- 3) With formerly two others approved rezonings at Franklyn, one of them was a spot zoning in the middle of single-family homes, you would transform the street and the neighborhood into a "multi-family transition zone" – where lots would be combined to high-rise buildings.

However, we understand the wish to upzone and sell to thrive for the highest outcome possible: For this reason, we would support the rezoning on one hand, on the other, we would urge the P&Z Board to consider the following three BDP restrictions:

- 1) No resort dwelling should be allowed: To protect the workers and families of Brevard County and the Town of Indialantic.
- 2) One driveway to Franklyn Ave and one to Grosse Pointe - to have equal traffic to both streets.
- 3) With reference to the size of the lot, the required setbacks, and the outcome of the rezoning at 117 Franklyn Ave, we would support one duplex or max. one triplex with one story. This would allow equal density/combability according to the nature of the 0.36 acre lot. Also, this would allow a smooth transition into the one-story homes of the neighborhood.

Please see attached the aerials of the subject property in the area.
We appreciate your consideration, thank you.

Alena & Denis Knoepfler
109 Franklyn Ave
Indialantic, Fl, 32903

Capacity / Combability: single family homes
or duplexes with 1 (!) story only

Subject property is a
single family home
- one story

Franklyn Ave

All single family homes

Grosse Pointe

Within 500-foot radius and within the past 3 years - 2 rezoning approved
RU-2-12 - but not yet constructed or developed



Jones, Jennifer

From: Dave Mack <dmack@pathfindergroupllc.com>
Sent: Sunday, April 2, 2023 11:38 PM
To: Jones, Jennifer
Subject: Reference: 22Z00067 - rezoning of 107 Franklyn Ave

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

Ms Jones,

I live at 219 Grosse Pointe Avenue just a couple of houses west of 107 Franklyn Ave. Rezoning 107 Franklyn Ave property to be multi-family buildings would create added congestion to Franklyn and Grosse Pointe streets and neighborhoods. The neighborhood on Franklyn are single family houses. Grosse Pointe Ave is quite busy and is already dense with through traffic, building multi-family buildings will only increase our side street traffic. The density and traffic will be troublesome for our community. Thank you for your consideration. You can contact me through the email or by telephone at (847)274-7604.

David E. Mack
Pathfinder Group
dmack@pathfindergroupllc.com
(847)274-7604



From: [Carol Fisher](#)
To: [Jones, Jennifer](#)
Subject: Rezoning for 107 Franklyn Avenue
Date: Monday, April 3, 2023 3:57:22 PM

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Ms. Jones,

I'm writing to express my hope that you will oppose (or limit) the rezoning of 107 Franklyn Ave in Indialantic. We are a neighborhood of ONE STORY HOMES and would prefer to keep it that way. As it is, Grosse Pointe gets a lot of traffic because it is the street with the stop light. Adding multiple homes to a space originally designed for one, would unnecessarily increase the traffic on an already busy street where many people walk and many kids ride their bikes.

Please remember to take the desires of your constituents into consideration when making your decision. That is supposed to be part of the job and would be much appreciated..

Thank you,
Carol Fisher
224 Grosse Pointe Ave

Objection
22Z00067
Kleefisch

From: [Mark Vorwaller](#)
To: [Jones, Jennifer](#)
Subject: Reference: 22Z00067
Date: Monday, April 3, 2023 8:14:51 PM

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I have been a resident of Franklyn Avenue for 33 years. I oppose rezoning 107 Franklyn Ave to multi-family buildings. The barrier island is already overpopulated -- we should not be engaged in actions that make it worse.

Best regards,

Mark Vorwaller

From: [John Reynolds](#)
To: [Jones, Jennifer](#)
Subject: 22Z00067
Date: Tuesday, April 4, 2023 2:31:46 PM
Attachments: [image001.png](#)

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Commissioner Jones,

I would like you to know that I do not support rezoning 107 Franklyn Ave. Indialantic Fl. 32903, (unincorporated Brevard County) to multi-family / multi-storied buildings.

1. All surrounding residential properties are one story.
2. Franklyn Ave. and Grosse Pointe experience traffic congestion already, this zoning changing would increase the problem.

Thank you,
John Reynolds

John Reynolds

Head Coach Women's Basketball

Florida Tech Athletics

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FloridaTechSports.com

FB: [/Florida Tech Athletics](#) **T:** [@FloridaTechWBB](#) **IG:** [@FloridaTechWBB](#)



Objection
22Z00067
Kleefisch

From: [Allan Guarino](#)
To: [Jones, Jennifer](#)
Subject: Rezoning of 107 Franklyn Ave
Date: Tuesday, April 4, 2023 4:11:22 PM

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Ms Jones,

I am against the rezoning of 107 Franklyn Ave in Indialantic from single family to multi-family. We live in one-story homes and enjoy a friendly and quiet neighborhood. Please vote NO to the rezoning plan.

Thank you.

Al Guarino,
Homeowner
309 Franklyn Ave

Zoning Change ID# 22Z00067

I am the owner of 117 Franklyn Avenue. I fully support Wendy Kleefisch's request to change the property located at 107 Franklyn Avenue to RU-2-12 zoning without any use restrictions. I have attached the relevant zoning map and multi-family comparison.

107 Franklyn Ave. is adjacent to multi-family on all sides including a 48-unit plus a 28-unit, multi-family complex adjacent to the south boundary. While the west boundary property 109 Franklyn Ave. is zoned RA-2-6 which allows for fee simple ownership of individual attached units (multi-family).

In addition, the 107 Franklyn Avenue property boundaries are within a 500-foot radius of 97, 50, 30, 7, 6, unit Condominiums. The 97 unit has a height of 10 floors, the 7 unit has height of 8 floors, the 30 units has a height of 6 floors. Of the 22 parcels located on the 100 block of Franklyn Avenue only three would remain RU-1-11 and all three are adjacent to multifamily on two or more sides.

115 Franklyn Ave. is adjacent to multi-family including RU-2-12 & RU-2-10, plus a 28-unit complex on its south side.

113 Franklyn Ave. is adjacent to multi-family RU-2-10, plus a 28-unit complex on its south side.

111 Franklyn Ave. is adjacent to multi-family RU-2-10 & RA-2-6, plus a 28-unit complex on its south side.

Short term rentals are now being done directly across from 107 Franklyn Ave at 104 & 106. In addition, two more are in process at 119 & 121. Therefore, it would not be reasonable to restrict 107 Franklyn Ave. from this use allowed in RU-2-10 and RU-2-12 zoning.

During the planning and zoning board someone got up and made a comment about traffic being increased by the zoning change. In my opinion this zoning change increases the traffic count by 4 vehicles per day it would be less than 1% increase in traffic.

James Eric Preece
117 Franklyn Ave. Owner

In Favor
22Z00067
Kleefisch

From: [Sharon Gehl](#)
To: [Jones, Jennifer](#); [Sharon Gehl](#)
Subject: Rezoning of 107 Franklyn
Date: Wednesday, April 5, 2023 2:39:24 PM

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Attn: Jennifer

22Z00067 Wendy Kleefisch

I am an owner on Franklyn Avenue for 22 years and know applicant. She has always kept her property clean and I'm sure will do great with her approval. I fully support Wendy Kleefisch's request to change the property located at 107 Franklyn Avenue to RU-2-12 zoning. Whatever she does will increase my property value as we know it will be beautiful. Thank you
Sharon Gehl

[Sent from Yahoo Mail for iPhone](#)

From: [Sallie Trecek](#)
To: [Jones, Jennifer](#)
Subject: Franklyn Ave Zoning (22Z00067)
Date: Wednesday, April 5, 2023 7:12:24 PM

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Dear Commissioners,

My name is Sallie Trecek and I moved to Grosse Pointe a year ago this week. I love living in this town and where I live and yet am alarmed about the new zoning proposal. I am a retired teacher and as I sit in my home at my computer, I see the amount of traffic, especially school traffic which utilizes Grosse Pointe. And I am a daily pedestrian as I walk my dog. I must say, many do not follow the speed limit and don't pay attention to the pedestrians who have to walk in the streets due to the lack of sidewalks for most of the streets.

I see a great deal of pedestrian and vehicular traffic in front of my house, and especially around school hours. I would strongly urge you to deny the zoning request for the multi-family buildings at 107 Franklin. The traffic would be increased exponentially and we already have speeders. And, thinking about people trying to turn left onto A1A would create a nightmare!

As I stated, there is a great deal of pedestrian traffic already due to the schools and the general beach traffic --- and no sidewalks! And adding to that, a great deal of motor vehicle traffic already! It is a wonder there have not been injuries to the pedestrians already ... and adding how many new residences? each one having at least one car, probably two? I'm not a mathematician, but statistics would indicate that there definitely would be over saturation for the neighborhood streets!

Thank you for the consideration for the neighborhood and especially for the safety of our elementary and middle school students! They deserve to be safe on the streets!

Regards,
Sallie Trecek
220 Grosse Point Ave
Indialantic, FL 32903