

From: [M.Teresa](#)
To: [Commissioner, D1](#)
Cc: [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [Tony Wassef](#)
Subject: P&Z Meeting on 4/20/26 Item Tax Account 2801649 Item H.1. Request for CUP SFR 2nd kitchen facility
Date: Tuesday, May 5, 2026 3:06:42 AM
Attachments: [image.png](#)
[J&J Equipment Advertisement.pdf](#)

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Dear Board of County Commissioners,

The purpose of this letter is to inform you of some unfair practices that were carried out at the above referenced Planning and Zoning Meeting, as well as some discriminatory and unethical actions that were carried out by some neighbors who objected to our application for a CUP for a second kitchen facility.

First, there was undeniable evidence of conflict of interest. Mr. Robert Brothers (member of P&Z/LPA) admitted that his nephew was Kenneth O’Kelly. This is significant because Kenneth O’Kelly resides at 2341 Arizona St. and objected to the CUP kitchen. Meanwhile, Robert Brothers does not object (nor report) that his nephew Kenneth O’Kelly runs a mechanic shop from the 2341 Arizona St. residence. For Mr. Robert Brothers running a mechanic shop (repairing cars, trucks and mowers) at a SFR does not constitute a zoning violation. Mr. Brothers is also probably not bothered by the failure to report income from this cash automotive repair business (a potential cause for an IRS audit) nor for the business traffic and nuisance caused by said operations. If a board member is aware of a Zoning Violation (commercial mechanic shop) and fails to report it because it is a related party then can the public really trust them? Pictures of multiple cars that were being repaired at 2341 Arizona are attached.

Second, Jonathan & Jodie Traylor objected to the CUP, but yet they reside and operate their commercial business J AND J MOBILE EQUIPMENT REPAIR INC from 2340 Arizona Street. Jonathan and Jodie Traylor complained of the “Hispanics neighbors” living at 2361 Arizona St. but they have been running a *heavy industrial equipment* repair shop right in front of our home (2361 Arizona St). Clearly, they do not object to the disturbances and nuisances caused by their heavy equipment business nor to the various illegal activities that shall be reported to the proper agencies. Moreover, it is important to note that they have had a previous violation at 1307 Waterway St SW Palm Bay, FL 32908 for nuisance. While they claimed to object to the CUP application in order to keep the SFR neighborhood, the actual *root cause of their objection is “Hispanic neighbors.”* It is important to note that they engaged in collusion and agitation of neighbors. They spread false information to neighbors in order to get as many people as possible to object to the CUP application. Documentation is available substantiating the above referenced information.

The reader may wonder why the zoning violations of the Kenneth O’Kelley & Jonathan Traylor are relevant to the present application for a CUP. They are certainly relevant because these two people presented negative public comment claiming they wanted to keep the SFR neighborhood. Meanwhile, both of them hypocritically run commercial businesses from their homes on Arizona Street (mechanic repair shop and industrial equipment repair). They claim to object based on wanting to keep SFR, but in actuality they objected based upon a fear/dislike of perceived “Hispanic neighbors.” This means that they are not being transparent about the real reasons for their objections and hence lack credibility. Moreover, the collusion to agitate neighbors and spread false information online against

the applicants of the CUP application is certainly questionable from an ethical perspective.

Thirdly, the drawing that was used during the hearing and shown below was a confusing drawing. There is a magenta solid line *obscuring* the *dotted line* that shows that the areas of the home are open to each other. There were many better and clearer drawings submitted to the building department. It is odd that the drawing that makes the dotted line unclear would be selected and presented to the P&Z board. Risking repetition, but ensuring clarity-there is no wall that completely separates the existing kitchen from the new proposed kitchen. We hope that the County of Melbourne would be fair in their processes and procedures as the applicants seek to get approval for a kosher kitchen.

As a consequence of the conflict of interest, the negative public comment from neighbors of dubious credibility who spread false information and agitated other neighbors (collusion), as well as the confusing drawings that were presented to board members - there was a recommendation to deny the CUP application. This recommendation was based upon biased and inaccurate information.

The whole purpose of the adding the kosher kitchen is to make the house fit the owners' needs and make it work so that it does not become necessary to rent. It is the intent of the owners to use the house mainly during the summers and holidays for family gatherings. This represents a minimal use that is not going to affect the neighbors negatively. In fact, it will be beneficial for them. We even let one neighbor park the vehicles of their guests on our property (2361 Arizona St.) when they had a party because we were not there. Again, the areas of the house are open to each other. All living areas share utilities. We have done everything to ensure neighbors are not bothered. For example, we received notification on July 4, 2025 that there were two families living in the house (through unauthorized subletting), but by July 31, 2025 there was no one living in the house. While it was not necessary to let the tenants go, the owners voluntarily let the tenants go and kept the property vacant until the present. The owners used a lot of time and resources to end the subletting even with the limitations imposed upon them by landlord tenant laws. In addition, an engineer and a general contractor were hired to help us with the approval process. We are doing our best to make it so that the property is usable by the owners so that it is not necessary to rent it.

See drawing that follows and attachments for evidence.

Thank you for your time and attention to this matter.

Sincerely,

Antoun & Monica Wassef

