

From: [Alain Carpentier](#)
To: [Jones, Jennifer](#)
Subject: ID#21Z00042 / Change of Zoning /Public hearing
Date: Monday, January 3, 2022 12:33:50 PM

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Planning and Zoning Board and Panel,

In regards to the subject line; our property is directly in back (4550 Deanna Court) of the rezone request. Unfortunately, we are out of town and are unable to attend the hearing, in person. However, we do have some concerns:

1. Storm Water runoff. Will there be retention ponds added? There is a drainage ditch on my property and flows through several neighbors properties, however, it shall not be used for this construction. There is already enough pressure in the ditch and it is eroding my property.
2. Request the panel make the rezoning binding, to prohibit further construction.
3. Request large trees be planted on dividing property line to eliminate/lessen the view of the townhomes. Keeping some of the nature preserve that currently exists. We do have wildlife (alligators, turtles, cranes, egrets, and spoonbills) that live in the preserve, there is concern if that area is eliminated.

Thank you for taking this under consideration. We are available for questions, if needed. We will be attending the next hearings, in person.

Regards,
Alain & Sandy Carpentier
(904)631-1752

Sent from my iPhone

Dear Board Members -

I am Phil Bennardo, presenting the voted opinion of the North Merritt Island Homeowners Association, P.O. Box 542372, Merritt Island, FL 32954-2372.

Regarding the request of the Hayes' to change their lots of N. Courtenay Pkwy from agricultural residential zoning to multiple-family zoning that would instead allow 10 rental units,

considering Brevard County's development policies, namely as sited in Admin Policy 3 -

This requested increase in residential density is incompatible with existing land use because

- A. The increased lighting, noise levels, traffic and site activity would significantly diminish the enjoyment of, safety and quality of life in existing neighborhoods in the area.
- B. The proposed use would cause a material reduction in the value of existing abutting lands.
- C. The proposed use is inconsistent with existing/emerging patterns of surrounding development considering
 - 1. historic land use patterns;
 - 2. actual development over preceding three years.

and as in Admin Policy 4:

The character of the neighborhoods will be materially/adversely affected by this proposed rezoning, considering:

- A. it will materially and adversely impact the surrounding established residences and abutting neighborhoods by substantially increasing the intensity of traffic not already present.

As in Admin Policy 6:

The proposed use is inconsistent with (a) some of the written land development policies set forth in these administrative policies.

and in Admin Policy 7:

A huge concern is that the proposed use will substantially aggravate existing substantial drainage problems on surrounding properties and will also negatively impact the adjoining natural ground water flow and wetlands on this and abutting properties.

Thus as in Admin Policy 8:

Considering the

- (1) character of the land use of the property surrounding the proposed rezoning,
- (2) the change in the conditions of the adjoining land use of property surrounding the proposed rezoning,
- (3) the impact of it on traffic patterns and the established character of the surrounding property,

(4) the incompatibility of the proposed zoning classification with existing land use,
(5) therefore how inappropriate this use would be based on consideration of public health, safety and welfare of the neighbors,
this request should be denied as written.

and under Factors to Consider, Section 62-1151(c), for the same reasons, considering

(1) the character of the land use of the surrounding properties,
(2) the change in conditions of the land use of the property being considered verses the surrounding properties,

(3) the impact of the proposed zoning substantially aggravating existing substantial drainage problems on surrounding properties and also negatively impacting the adjoining natural ground water flow and wetlands on this and abutting properties.

(4) the proposed zoning classification's incompatibility with existing land use, and
(5) the inappropriateness of this use based on consideration of public health, safety and welfare of the neighbors,

this proposal should be denied as written.

An alternative use would be to develop these lots to a density of an average of 1 unit per acre, in keeping with the history, flood-prone tendencies and character of this and the surrounding properties.

We respect your consideration. Thank you.











Objection
21Z00042
Hayes
(submitted by Don Barker 01-06-22)
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