

**Donald T. Glenn, Jr. CMC**  
Certified Management Consultant

Objection  
22V00012  
Indian River Colony Club

July 31, 2022

Board of Adjustment  
Brevard County  
Planning and Development  
2725 Judge Fran Jamieson Way  
Melbourne, Florida 32940

PZ#: 22V00012

Board of Adjustment;

Thank you for your time and consideration for this matter.

Am the homeowner at 1521 Valley Forge Lane, 32940, at IRCC (corner of my house is about 50 yards across the street from the current bocce and shuffleboard courts) and a tennis player.

Am vehemently opposed to the variance request PZ#: 22V00012.

The proposed variance request is ill advised, planned, and timed.

Ill-advised:

- 1) Am not aware that any of the property owners immediately adjacent, tennis players, bocce and shuffleboard players were contacted formally as groups during the process, so far, for their input, comments, and suggestions.
- 2) Will adversely affect “quality of life” for homeowners on two sides by moving activity and noise too much closer to homes.
- 3) Adjacent home property values will drop accordingly.

Ill-planned:

- 1) Are trying to cram “too much into too small an area” (flow congestion, not pleasing to the eye, and uncomfortable feeling).
- 2) Pickleball noise is not something a homeowner, other sports players, or people at the pool want to have disturb the enjoyment of their home, activity, and/or relaxation (a serious problem for the sport).

- 3) Not enough green space.
- 4) Not enough walkway access for tennis, pickleball, bocce and shuffleboard.
- 5) Not enough space between (a) tennis courts and (b) fence barriers.
- 6) Not enough space for tennis court rotation shelters.
- 7) Covered shelter not big enough for all activities (present shelter size accommodates tennis, bocce, shuffleboard, and or resident entertainment activities).

Ill-timed:

- 1) With current and future homeowner fee increases being what they are, funds are better utilized elsewhere.

Please contact me if you need to, and I do plan attending the variance request hearing on 8/17.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Donald T. Glenn, Jr.", is written over a light blue rectangular background.

Donald T. Glenn, Jr.

## INDIAN RIVER COLONY CLUB VARINCE NOTICE 22V00012

Scheduled for Board of Adjustment hearing on August 17, 2022 at 1:30P.M.

My property is across the street from the southern border of the IRCC recreational facility. I am opposed to the setback variance requests as they would adversely impact me and neighbors as follows:

**Noise levels** would negatively impact nearby residences resulting in diminished right to quiet enjoyment in our own homes and yards. In addition to adding pickleball courts, tennis & shuffleboard courts would be moved closer to residential parcels.

**Devaluation of properties** as homes will be less desirable for future buyers.

**Views** from homes & yards less desirable as recreation facility is moved closed to residences.

Pickleball will create a nuisance to residents using the pool and other amenities.

My neighbors and I **strongly disagree** with the view stated in line item (6) that “the added facilities will be of direct benefit to surrounding parcels” and feel that the opposite is true. Reducing the setback requirement resulting in fences, tennis courts, bocce ball and shuffle board courts being moved much closer to homes would increase noise pollution and would be a visual distraction. **The proposed redesign will negatively impact owners of surrounding parcels.**

Additional considerations:

Pickleball creates an 85db noise level. To exacerbate the problem the noise has an annoying high pitch. Communities have reported that the pickle ball players are very enthusiastic and create noise problem themselves.

After visiting a pickleball court in a nearby community, I found the noise unacceptable at over 300 feet. My property is less than 100 feet from proposed courts. Noise reductions efforts won't suffice due of the proximity of the courts to nearby parcels.

Residents have said the negative impact will drive them to sell their homes if proposed recreational facility changes are made.

I request that the variance request No. 22v00012 be denied.

A discussion of prerequisite sections # 2 and # 6 follows.

## INDIAN RIVER COLONY CLUB VARIANCE NOTICE 22V00012

### Prerequisites for granting of variances.

- (2) That special conditions and circumstances do not result from the actions of the applicant.*

**The action of rejecting alternative locations resulted in the current proposal.**

When the addition of pickleball was first considered 2-3 years ago, recreation management believed there was not enough space and that noise would be an issue if built in the now proposed location. Management believed there was a better location (near RV parking area) with more space, further away from neighboring residences.

A concern about the RV location was that players would have to drive 2 minutes to get to the clubhouse in their carts/cars after playing. If a 2 minute drive stops someone from playing you have to question the strength of their desire to play and the need to have courts. There may be another location near maintenance that might be less intrusive.

- (6) That the granting of the variance will be in harmony with the general intent and purpose of this chapter and that such use variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

I disagree that this will "be of direct benefit to surrounding parcels" as stated by the applicant. Closer proximity to current owner's properties will have a negative impact. Pickleball is a very loud sport which has caused considerable problems within communities adding courts, sometimes resulting in lawsuits, relocation of the courts and even medical problems for nearby residents. I submit that moving fences & noisy activities closer to residential property lines will make our homes less desirable, reduce property values, ability to sell, diminish **our right to quiet enjoyment**, and be visually undesirable as well.

In addition, other activities enjoyed by the community would be negatively impacted. The pool area is located feet away from the proposed courts. It would be difficult to have a relaxing day at the pool with the constant loud impulsive noise from the pickleball courts. My understanding is that having these courts near tennis courts has made tennis less enjoyable for tennis players too.

I believe that granting of the variance necessitated by the addition of pickleball courts **would be detrimental to our community.**

Respectfully,



Mike Ogden

1513 Valley Forge Lane, Melbourne Fl. 32940

8/1/22