

**From:** [Jeff Duncan](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Rezoning notice number 22Z00033 comments for planning and zoning board meeting on Aug.-15  
**Date:** Friday, August 12, 2022 1:24:46 PM

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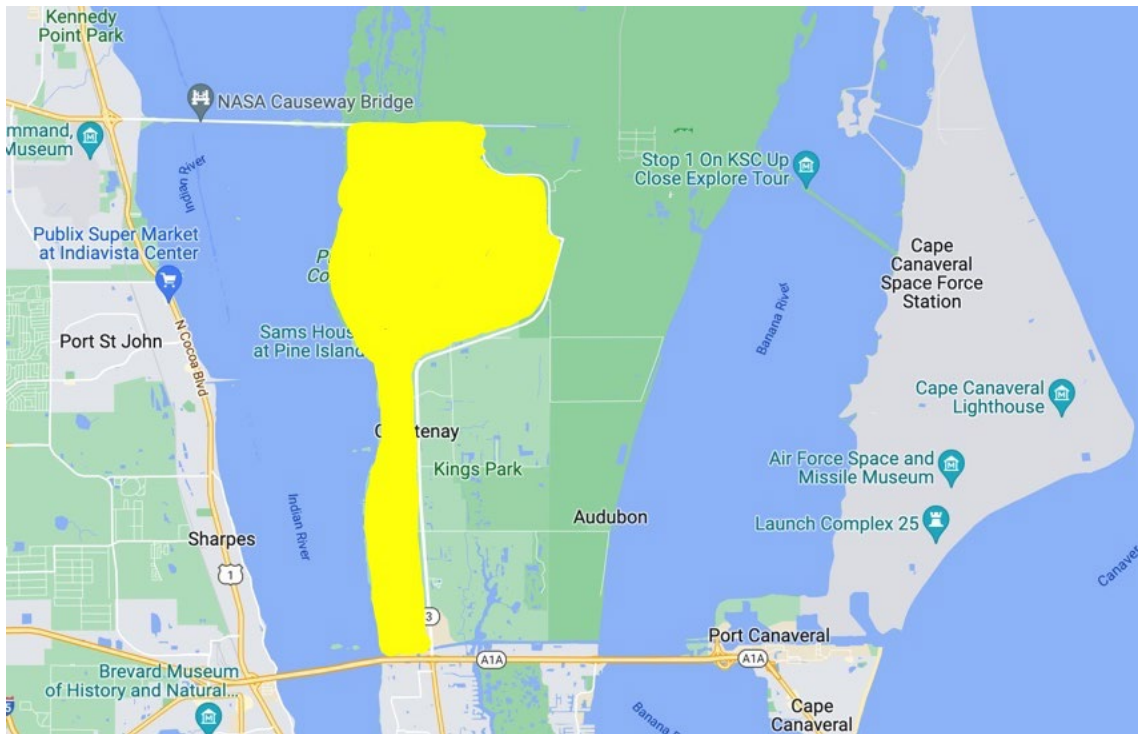
**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Jennifer,

In response to rezoning notice number 22Z00033 I would like to submit the below listed comments:

### **Issue No. 1**

- Using the Brevard County Zoning & Future Land Use Web App site to determine the actual zoning for each parcel of land, if you look at Merritt Island from SR-528 north to the Nasa Causeway and Courtenay Parkway (SR-3) west to the Indian river (yellow highlighted area) the only instance of the RU-1-13 zoning being employed is for the entire *River Island Estates* development which is 2.3 miles away from the 4850 N Tropical trail property. Aside from the *River Island Estates* development there are no examples of the RU-1-13 zoning being utilized in the yellow highlighted section of Merritt Island which encompasses the property in question.
- The absence of any RU-1-13 zoning being utilized for a stand-alone property as mentioned above, demonstrates the unprecedented and out-of-character nature for the requested zoning change.
- I hope that you will give this information due consideration and disapprove this one zoning change because it is proof and clearly demonstrates that the requested zoning change is not appropriate for this part of Merritt Island.



## **Issue No. 2**

- In addition, although we appreciate all the County Commissioners, we would like this zoning request to be put on hold until after the elections and we have a District 2 County Commissioner in place.

Thank you

Jeff and Kathy Duncan

**From:** [Mary Gonzales](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Rezoning request for 8/15 meeting, agenda item H.3  
**Date:** Friday, August 12, 2022 5:16:43 PM

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

Dear Ms Jones:

RE: agenda item H.3 Daren T. and Regina M. Dempsey request a change of zoning classification from AU (22Z00033) (Tax Account 2318342)(District 2) File #4879

I live at 4990 N. Tropical Trail, Merritt Island 3 properties north of 4850 N. Tropical Trail which has requested their property to be rezoned from AU to RU-1-13 which allows for 5 single family homes per acre. I am asking that this request be denied for the following reasons:

- the requested zoning is unnecessary. The applicant says that she only wants to build one additional home on the property and preserve the existing home. This property could be rezoned SR to accommodate her. According to the published zoning codes, SR requires 1300 sq ft of living space on a 1/2 acre lot. The existing house is 1379 sq ft. The lot is 1.41 acres and could be split to accommodate a second home of equal size
- the existing pattern of housing in the surrounding area is agricultural residential zoning and estate zoning on lots ranging in size of 0.34 to 3+ acres. To the north are 4 properties that are a minimum 2.5 acres. There are no lots with 5 houses per acre in existence currently. Introduction of a new zoning code of RU 1-13 is inconsistent with the current and historical land use of the area.
- the requested zoning of RU 1-13 (5 houses per acre) is not only inconsistent with the area but is far too dense.
- introduction of a new zoning code in this area will set a precedent for future property sales in the area and open it to very dense housing.
- North Merritt Island is a rural area with large lots and the residents would like it to stay that way
- There has not been any actual development in the area in the last 3 years
- there has not been any development approved but not yet constructed in the last 3 years
- the Future Land Use for the property and surrounding lots is RES 4 . 4 homes per lot is already more dense than anything in this area so allowing even more houses is unnecessary and unwanted.
- the NMISDS recommended that the current zoning request be denied and proposed the SR zoning as an alternative that we as neighbors can agree with
- the applicant wanted the townhouse development on Courtney Parkway that is being built by Crisafulli to be considered for her increased density zoning request. That development should not be considered because it is being built on Courtney Parkway which is a commercial/residential corridor. North Tropical Trail is strictly a residential area with NO commercial property. The two areas are dissimilar in all ways

- Finally, we would like to have this issue delayed until we can have a District 2 commissioner appointed or elected. It is unfair to all of us that we are not represented on an issue that so greatly affects our community and sets a precedent for the future.

Thank you for your consideration,  
Mary Gonzales

**From:** [Pam Felski Gmail](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** public comment for P&Z/LPA meeting 8/15/22  
**Date:** Friday, August 12, 2022 7:23:38 PM

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

Re: File# 4879  
Parcel ID: 23-36-34-00-8  
Address: 4850 N. Tropical Trail, Merritt Island, FL 32953 (District 2)

Public Hearings H.3. Darren T. and Regina Dempsey requests a change of zoning classification from AU to RU-1-13.

(22Z00033) (Tax Account 2318342) (District 2)

I would like to make a public comment opposing the above change of zoning classification request. As a 20 year plus homeowner in this immediate area, the RU-1-13 classification is completely out of character with the existing neighborhood and area. It would negatively impact the value of the adjacent AU properties, as well as, the EU properties across the street. The change to RU-1-13 is inconsistent with the historical land use patterns in the area and is incompatible with the surrounding area.

I would like to suggest that since the owner has stated their desire to have 2 residences on the 1.41 acre lot, a more appropriate change of zoning classification for this area would be to Suburban Residential. With a minimum lot size of ½ acre and a minimum floor area of 1300 sf living area, the SR zone classification would provide what the owners are asking for and be compatible with the surrounding area. In fact, 3 neighborhoods south on Tropical Trail is a neighborhood with that designation. Anything denser than that is simply not consistent with this area.

Given the impact that this decision will have to this area, it would be greatly appreciated if this could be tabled until we have a District 2 representative.

Thank you for your consideration,

Pam Felski

361 Treasure Lagoon Lane, Merritt Island 32953

**From:** [mlyoung@netzero.net](mailto:mlyoung@netzero.net)  
**To:** [Jones, Jennifer](#)  
**Subject:** Strongly disagree with zoning change request ID# 22Z00033  
**Date:** Monday, August 15, 2022 10:23:40 AM

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Jennifer Jones

I strongly disagree with allowing the parcel of land to be rezoned from AU to RU-1-13. The area is a small parcel in the middle of properties zoned AU that are scheduled to be considered EU. Lots are consistently 1/3 of an acre or larger per homestead consistent with an EU classification. Homes in this area are large.

The RU-1-13 would allow significantly smaller homesteads into the area which will hurt the property values in our neighborhood, significantly increase the density, and would be inconsistent with the area. RU-1-13 allows 7500 sq ft or a 1/6 of an acre and homes of 1300 sq ft. Our neighborhood consists of homes >2000 sq ft on 1/3 (15000 sq ft) or larger lots. To allow this is not in the best interests of well over 100 surrounding homesteads.

Please do not allow this zoning change.

Thank you

Mary Young

Mary Louise E Young, CPA CMA  
1353 N Courtenay Parkway, Suite O  
Merritt Island, FL 32953  
321.454.4480

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**From:** [Denise Bailey](#)  
**To:** [Jones, Jennifer](#)  
**Cc:** [Denise Bailey](#)  
**Subject:** 4850 Tropical Trail  
**Date:** Tuesday, August 23, 2022 8:49:10 AM

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

Hello Jennifer,

I am writing in regard to the notice I received about rezoning this property to allow for multiple homes to be constructed on the 1.41 acres. This is inconsistent with how the property up in this area was zoned, and, why I purchased the almost 3 acres I currently own, which is close to this property. I am very much against changing the zoning as it will change the density here, and, once one person does it, it opens the doors for others with large parcels to do the same, diminishing our rural lifestyle. There are many large lots in this area and if rezoning became a trend for property owners up here it would be like a city being built around those of us who opted to live on the last large parcels of land giving us the open and rural lifestyle we wanted. My vote is to NOT allow the zoning change to happen and ruin the little “country” living we have left. If someone wants to develop land to create a subdivision, let them start with an area that doesn’t back up to or surround properties on large parcels of land with estates built for that open, country atmosphere.

We are already being inundated with townhomes on the corner of Porcher and Courtney and I would hate to have this sort of density all around me, boxing me in, not to mention the roads are not built to support so much traffic.

Please keep me posted on this situation if at all possible.

Respectfully,  
Denise L. Bailey  
290 McGill Lane