

September 1, 2022

Paul Moran

6340 S Highway A1a

Melbourne Beach, FL 32951

To: Brevard County Zoning Board

Subject: Zoning Change request 22Z00039, RR-1 to RU-2-4

My wife Cynthia and I are owners of 2 parcels ID 29-38-23-00-3.2 and 29-38-23-00-3 (tax ID 2955626, 2955624) approximately 2 acres combined, zoned single family, located directly west from subject parcel requesting zoning reclassification in file 22Z00039. We request zoning reclassification 22Z00039 be denied due to following reasons:

- This subject parcel acts as a buffer to the condominiums developed on parcels abutting to north and south on the east side of A1a. Both condominium developments were developed between 1980 and 1986, maximum density under zoning codes. Granting additional zoning density to this subject parcel will only add to congestion and safety concerns on Highway A1a. While FL Dot indicates that A1a has an average vehicle load at about 20% max capacity (24 hrs.) the fact remains, A1a in the South Beaches has experienced numerous accidents and traffic fatalities in the last year. I have personally witnessed, many times vehicles pulling into the abutting condominium complexes from A1a stop the A1a traffic flow, impatient driver's pass using the multipurpose pathway on the west side of A1a, creating a dangerous situation. Presently, FL DOT is evaluating improved ways to manage traffic flows on traffic A1a but is uncommitted on a solution.
- The average residential parcel in the immediate area is .95 acres. Granting the request of 22Z00039 to RU-2-4 would increase the density of this parcel to be 4 times greater as compared to other immediate residential area parcels, a much broader sample of lots the east side of A1a as the average is more in the .68 acres per residential lot which is 2.5 times density. Excluding existing condo developments. There is no need to grant the zoning density to 4 units per acre as requested, as there are several of other residential lots available in the immediate area for sale.
- In 1998 this parcel was rezoned from RU-2-4 to RR-1, the development over the last 25 years in the South Beaches area has been exponential which questions the impact of rezoning to RU-2-4. Coastal Management Element Policy 7.1 "States Brevard County shall not increase residential density designations for properties located on the barrier island between the southern boundary of Melbourne Beach and the Sebastian Inlet." Increasing the density of the subject property would be in direct conflict with Coastal Management Policy.
- The current owner purchased subject parcel as a RR-1 zoned lot, 10 years ago and now wants a rezone as the property has a pending sales contract on it for the last 6 months. Why would the present owner want to rezone if he has a sales contract on the property?
- My wife and I enjoy being Brevard County residents since 2013, purchased this property 9 years ago and our house in 2016, a gated single family 5100 ft² house on 2 acres, with residential parcels in the immediate area all zoned single family. Granting rezoning of abutting lots to

increase density has the potential of a greater 5% negative impact on market value of our property.

- While each rezoning request is handled on an individual merit basis granting the zoning density of this request will only set precedence for other developers to follow suit on properties in the immediate area further adding to the over development. Specifically parcel id 29-38-23-00-14.2 and 29-38-23-00-14 (tax ids 2959157 and 2961222) which are single family 1+acre lots located within 300ft to the south of subject parcel on the east side of A1a, presently owned by out of county developers.

My wife and I, fully support the development of the subject parcel at the current RR-1, as the current owner purchased the parcel several years ago as single family residential, now has a sale contract on it as it was marketed as a potential RU-2-4.

Regards,

Paul and Cynthia Moran

Email: 6340pem@gmail.com

Phone: 6076433052

Property Details

Attention OCEANFRONT Lovers! Beautifully located parcel over 1 acre. Zoned RR-1 perfect for your beachside single-family home (no HOA). But this lot has more to offer re-zoning up to 4 units per acre (RU-2-4) according to Melbourne building & zoning dept. upon request/application. Please reconfirm during buyers' due diligence. Super close to great surf break, awesome fishing, and wide sandy unpopulated beach. Natural Wildlife Refuge just minutes away. Great schools, close to shopping and restaurants. Quiet laid-back community just north of Vero Beach in a natural setting only a 20 min. drive to Melbourne International Airport and 1.5-hour drive to Orlando! Directions: East over New Haven 192 Bridge, Right on A1A, Left on Ocean Ave, slight Right to A1A, approx. 8.75 miles to Gullhouse Condos. The parcel is nestled between Gull House and Sterling House condominiums.



From: [Calkins, Tad](#)
To: [Jones, Jennifer](#)
Subject: FW: Community Opposition to increased density/re-zoning on South Beaches: Notice # 22Z00039
Date: Friday, September 9, 2022 9:26:23 AM

FYI

From: sea <seabomds@aol.com>
Sent: Thursday, September 8, 2022 3:43 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>
Cc: Calkins, Tad <tad.calkins@brevardfl.gov>; McGee, Darcie A <Darcie.Mcgee@brevardfl.gov>
Subject: Community Opposition to increased density/re-zoning on South Beaches: Notice # 22Z00039

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Dear Commissioners,

This is about the **first** re-zoning request on the south beaches that we have seen in many, many years.

Subject: Increasing RR-1 zoning to a RU-2-4 zoning (22Z00039).

Location: 6345 S. A1A

Public Zoning Hearing: **Monday , Sept. 12th at 3 pm**

FINAL Commission Meeting: **Thursday Oct. 6th at 5 pm**

We at BIPPA believe this is a bad idea, not to mention, just **bad precedence** that needs to be stopped so other development requests do not follow. The attorney or owner will most likely say it should be approved because multi-family is already adjacent. Using that logic, this up-zoning will creep up and down the entire island and eventually engulf every home, destroying the fabric of neighborhoods and families that have lived peacefully for generations.

There is no hardship as the adjacent multi-family property the applicant will mention was there for years before the current owner bought the property in 2012.

He was well aware of the restriction of RR-1 zoning when he purchased, which should immediately disqualify him as having a hardship.

Further, there is already too much density in the south beaches for evacuations, flooding, natural habitat, day-to-day traffic, infrastructure and preservation of Sea Turtle nesting.

WE DO NOT NEED MORE DENSITY

Satellite Beach began with small up-zoning like this and now look what they have. Quite a mess!
Miami Beach started with small up-zoning like this and were soon at 125 units per acre! Crazy!

This will aggravate our residents by disrupting the current balance of population and natural habitat and wildlife.

Lets not have another "vacation rental" scenario if we can help it.

Please express these concerns to whomever you think is necessary. If you have any questions, feel free to call me anytime at 321-733-6123.

Thank You,

Mark Shantzis, President

Barrier Island Preservation and Protection Association (BIPPA)

"Leading Efforts To Preserve The Balance of Population Growth, Wildlife and Habitat on the Barrier Islands for over 40 Years"