

OBJECTION
19PZ00124
DOC1

ID# 19PZ00124

It appears the property located at 159 Atlantic Ave, Indialantic, FL 32903 is already being used at a multi-family residence.

We are strongly opposed to this being changed from Single family to multi-family.

We feel this will bring down the property values. Also, it has been our experience that rental property is faced with many problems. The property is not kept up, devaluing property around it. Transient renters are less stable and more likely to mean that the risk of having a trouble maker tenant is higher.

It also appears that the owner already requested the change of zoning and was denied. It appears that they went ahead and built a multi-unit property anyway.

We are strongly opposed this to become multi-family.

Sincerely

A handwritten signature in blue ink that reads "RE DuB".

Ronald DuBois

A handwritten signature in blue ink that reads "Margot DuBois".

Margot DuBois

OBJECTION!
19PZ 00124
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BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

From: James & Brenda Baker

158 Atlantic Ave

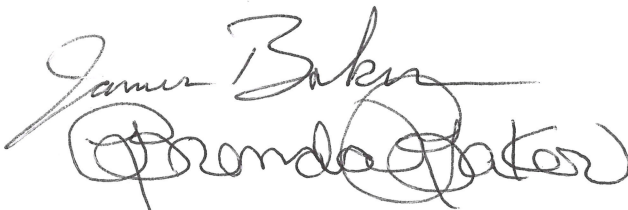
Indianapolis, FL 32903

Subject: Atlantic Ave Zoning Request RU-2-12

To Whom it may concern,

We strongly suggest against any zoning changes that would allow for multi-family or duplex housing on Atlantic Ave. Reference house is 159 Atlantic Ave which was built with the intention of becoming a duplex home after construction and includes identical side by side kitchens, two family rooms and two bedrooms. The front access way was left open but with the addition of a wall will turn this home into a duplex. Should the commission decide to grant zoning change we will consider litigation to prevent this from occurring. We spent two years in search of the perfect lot and street and decided on Atlantic Avenue to build a new home which was completed in August of 2019. We would not have considered this location if new homes were allowed to be duplexes as this would decrease our property values.

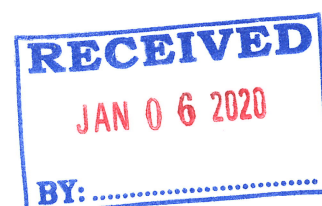
Sincerely,

Handwritten signatures of James and Brenda Baker. The signature for James is written above the signature for Brenda. Both signatures are in cursive and are written in black ink.

James & Brenda Baker

(321) 890-4347

jimmyozone@icloud.com



To Brevard City Planning Zoning
Re: ID 19P200124

OBJECTION
19P200124
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My name is Fred Sibert and live (own) a home at 1106 ATLANTIC AVE, INDIAN LANTIC FL 32903. I have lived on ATLANTIC since 1980. I am responding and strongly opposing zoning change from single to multi family. Most of our problems over years has come from multi family / Rental prop's. IT is appear that this situation is ^{OR WAS} totally planned. There is a lot of reasons I do NOT want this to be passed along with the obvious IT was not supposed to be.

Thank
You
Fred Sibert

OBJECTION
19PZ00124
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January 4th, 2020

Dear Brevard County Planning and Zoning Commissioners,

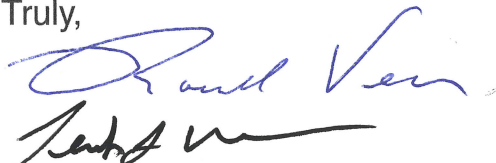
RE: ID#19PZ00124 Zoning change from Single-Family Residential to Medium Density Multi-Family Residential

We reside at 163 Atlantic Avenue, Indialantic, FL 32903

We strongly oppose this Zoning change for the following reasons:

- 1.) Multi-family rental housing has a negative effect on single family home property values.
- 2.) The property in question lacks proper setbacks, plumbing, electrical and septic specifications for multi family use,
- 3.) The west side of the dwelling lacks legal setback requirements from our single-family residence and home. A multi-family rental property as opposed to an owner occupied dwelling will have a substantially larger noise and foot traffic impact on our quality of life. The current setback was intended for a single-family home and we strongly oppose any variance be granted regarding this matter.
- 4.) The traffic load on Atlantic Avenue is currently at 100% capacity.
In recent years many new homes have been added to our diminished and narrow county road. Any additional vehicular traffic poses a safety risk to pedestrian traffic. If this property were to be rezoned it will exacerbate this issue further and set a detrimental precedent.
The ability of fire rescue, public safety and other county and city service vehicles will be compromised in their ability to access and service Atlantic Avenue. Decades ago, this street was never conceived with this population load and environmental impact. Enough is enough!
- 5.) The single-family building permit for this property was granted as such. The request to already convert the zoning on the heels of its recent completion bring into question whether the owners misrepresented their ultimate intent, and were less than transparent with our zoning process.

Truly,



Ronald and Leah Veser

OBJECTION
19P200124
Doc i

Roger and Nancy Sowerbutts

160 Atlantic Avenue

Indialantic,

Florida, 32903

Brevard County Planning and Zoning Commission

Planning and Development Department

2725 Judge Fran Jamieson Way, Building A

Viera, Florida 32940

January 6th 2020

To Whom it May Concern,

It has come to our attention that there has been a request for rezoning of the property located at 159 Atlantic Avenue, directly opposite our property.

We purchased our house with a long term plan to retire to a small community with a very personal feel, good neighbor's and a secure, safe and stable environment. When the property opposite was being built we raised questions as to the intended use when we noted two virtually identical sides to the house and the home plan indicated a two family intent. The zoning was clearly for a single family home, however, it was explained that it was the same family, just parents and son who would be sharing so the zoning was correct for the intent.

Now the request for re-zoning has come up it raises many issues for us as property owners, firstly was this the owners long term goal to build under a single family zoning and then try to rezone knowing full well the zoning status at the time? The possibility of having short term rentals in a single family neighborhood is concerning. Parking at 159 is a huge concern as it takes up the whole lot size with no garage, which would affect our property opposite with driveway access. The additional traffic on our narrow street, the possibility of an unknown number of renters, plumbing and drainage issues due to the size of the septic system, as well as the general effect on the environment are a concern to us and many neighbors.

We respectfully request that the board maintain the current zoning as was the intent for this area of Indiatlantic and continue with a logical and sensible approach to population growth and density for areas determined a long time ago to be for single family use.

Sincerely

Rn and Nancy Sowerbutts

Roger and Nancy Sowerbutts

Mailing address:



Roger Sowerbutts
9762 SW Santa Monica Dr
Palm City, FL 34990

January 5, 2020

OBJECTION
Doc
19PZ00124

To: Brevard County Planning and Zoning Commissioners

RE: ID#19PZ00124 Zoning change from Single-Family Residential to Medium Density Multi Family Residential

Current owners of

100 Atlantic Ave, 102 Atlantic Ave, 106 Atlantic Ave. 108 Atlantic Ave and 110 Atlantic Ave

I have resided at 102 Atlantic Ave for 56 years. With additional family living on the street since 1947. I was also the developer of 117 Atlantic Ave two years ago, which at that time, I was not allowed to build a multi-family residential building.

My family and I have many concerns with additional traffic and the sheer fact that a house that was built within the last two years already has the appearance of a multi-family residence, and now they are trying get a variance for density codes which were already in place at the time of construction. Additionally, it is my understanding that two families are residing there at the property now and that the residence has two kitchens. It appears to me, that they are now asking for forgiveness instead of permission which was denied during the original permitting process.

Here are some additional concerns

- Additional noise and car traffic resulting from multi-family residence. Atlantic Ave is a narrow, dead end county street that already has significant traffic.
- Concerns of Fire rescue and other county vehicles to safely reach the existing properties on the street. If the property in question does not have sufficient parking for multi-family, cars would be parking on the street which would impact service vehicles as well as current residents.
- Additional traffic concerns for foot traffic and safety for current residents who walk/bike/run to the beach and nearby since the street has virtually no sidewalks forcing residents to use the road and share with vehicles.

Regards,



William G. Ponader III

Liliana A. Ponader

January 5, 2020

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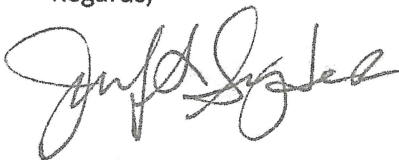
To: Brevard County Planning and Zoning Commissioners

RE: ID#19PZ00124 Zoning change from Single-Family Residential to Medium Density Multi Family Residential

I reside at 117 Atlantic Avenue and oppose the above referenced zoning change.

- Multi-family homes have a negative effect on Single Family property values
- Atlantic Ave is a narrow street with no sidewalks, multi-family homes on lots permitted for single family residences will add more traffic to an already congested street.
- Multi-family homes on lots designed for single family creates situations where more cars are parked on the streets. This raises concerns for fire, rescue and other county vehicles to safely reach the existing properties on the street. As well as concerns for current residents who walk, bike, run and share the road with vehicles.

Regards,



Jennifer L Snyder

OBJECTION
19P200124
DOC!

Dear Board of County Planning & Zoning Commission

RE: ID# 19P2 00124 Zoning change from
Single-Family Residential to Medium
Density Multi-Family Residential

We reside at 155 Altitude Ave, Andover,
Massachusetts, 01903, since September 1970.

We are opposed to this zoning change.

Thank you
Tanya J. J.

January 5, 2020

OBJECTION
19PZ00124
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Dear Brevard County planning and zoning commissioner:

RE:ID number 19PZ0012 for zoning change from single-family residential to medium density city multi family residential.

I live at Palm Colony condominiums in Indialantic, FL. I have multiple friends and family that live on Atlantic Ave and I visit them often. I am opposed to the zoning change as I have many concerns with additional traffic in that street. Due to the narrow 2 lane street, traffic is burdensome to begin with. Parking is also an issue when there are commercial/residential contractors doing work on any of these properties. Thank you for your consideration,

Marisol Masferrer

in favor of Marisol Masferrer

145

OBJECTION
19PZ00124
Doc:

January 10th, 2020

Dear Brevard County Planning and Zoning Board and Commissioners,

RE: ID#19PZ00124 Zoning change from Single-Family Residential to Medium Density Multi-Family Residential

We strongly oppose this Zoning change for the following reasons:

- 1.) Multi-family rental housing has a negative effect on single family home property values and the character of Atlantic Avenue.
- 2.) The property in question lacks proper setbacks, plumbing, electrical and septic specifications for multi family use,
- 3.) The west side of the dwelling lacks multiple legal setback requirements from other single-family residences. A multi-family rental property as opposed to an owner occupied dwelling will have a substantially larger noise and foot traffic impact on their quality of life. The current setback was intended for a single-family home and we strongly oppose any variance be granted regarding this matter.
- 4.) The traffic load on Atlantic Avenue is currently at 100% capacity. In recent years many new homes have been added to our diminished and narrow county road. Any additional vehicular traffic poses a safety risk to pedestrian traffic. If this property were to be rezoned it will exacerbate this issue further and set a detrimental precedent. The ability of fire rescue, public safety and other county and city service vehicles will be compromised in their ability to access and service Atlantic Avenue. Decades ago, this street was never conceived with this population load and environmental impact. Enough is enough!
- 5.) The single-family building permit for this property was granted as such. The request to already convert the zoning on the heels of its recent completion bring into question whether the owners misrepresented their ultimate intent, and were less than transparent with the Brevard County zoning process and it's agents.

Truly,

Print Name: Michael Kearney

Sign Name:



Address:

167 Atlantic Ave

Indialantic FL 32903

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January 10th, 2020

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Truly,

Print Name:

Donna L. Hubbell

Sign Name:



Address:

169 Atlantic Ave
Indianapolis Fla.
32903

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January 10th, 2020

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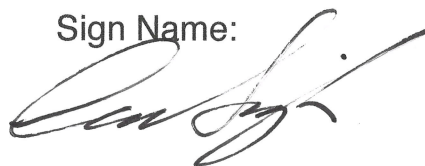
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Truly,

Print Name:

Annamarie Zink

Sign Name:



Address:

*140 Atlantic Ave.
Indialantic, FL. 32903*

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19PZ00124
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January 10th, 2020

Dear Brevard County Planning and Zoning Board and Commissioners,

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Truly,

Print Name:

Raymond T. Coyle

Sign Name:



Address:

179 Atlantic Ave Indianantis Fl. 32903

OBJECTION
19PZ00124
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To: Brevard County Planning and Zoning Commissioners

From: Karen Holloway-Adkins and Daryl Adkins,
Homeowners on Atlantic Ave., Indialantic, FL

Re: ID#19PZ00124 Zoning change from single-family residential to medium density multi-family residential

Dear Planning and Zoning Commissioners,

We are writing to you in opposition of a request to change the previous zoning from a single-family residential to a multi-family residential on Atlantic Ave. (ID#19PZ00124). We are aware of the request for this change that was considered by the homeowner only after they had proceeded and completed the construction of a multi-family resident in violation of the Brevard County's current planning and zoning regulations for this area. Our opposition is based on the following anticipated impacts to the current and future status, economics and environment for the residents within adjacent properties on Atlantic Ave.:

- Multi-family properties are typically rental properties which have a negative impact on surrounding single-family property values.
- Legal setbacks from the road and adjacent properties appear to have been compromised in the construction.
- The property was built without garage(s) space and currently 50% of the front yard has been converted to two driveways on either side of the property. The septic system occupies the area between the two driveways (see next point)
- We question the capacity of the single-family residential septic system that was installed under the current occupancy-load. A multi-family system would require additional septic capacity and said property is not likely large enough to support this expansion.

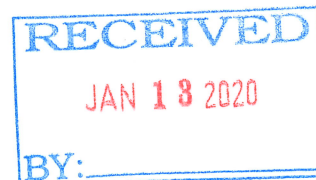
In addition, a two-story structure has been constructed in the backyard that interferes with the privacy of adjacent neighbors and has likely not been permitted.

We anticipate that the current reasoning to officially/properly request a change to the residential zoning for this property is either for the purposes of renting the property as a duplex or for the re-sale value to the homeowner to sell the property as a multi-family rental property. The request to convert the zoning of this property after the dwelling's construction has been completed for several months raises suspicion. Intended or otherwise, there is a seeming lack of compliance and/or respect for current zoning regulations as well as no consideration to the impacts to neighbors and residents of this street. We oppose this zoning change.

Thank you for your time and consideration,

Karen G. H. Adkins

Karen G. Holloway-Adkins, PhD
Daryl S. Adkins



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January 10th, 2020

Dear Brevard County Planning and Zoning Board and Commissioners,

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Truly,

Print Name:

Sign Name:

Address:

Tony Griffith

Tony Griffith

168 Atlantic Ave.