

From: [Patrick Stahl](#)
To: [Jones, Jennifer](#)
Cc: [Calkins, Tad](#); [Ball, Jeffrey](#)
Subject: Re: NMI Dependent Special District Board Meeting - April 9, 2020
Date: Tuesday, March 24, 2020 2:29:46 PM

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

Very good, thank you for your help!

On Tue, Mar 24, 2020, 2:11 PM Jones, Jennifer <jennifer.jones@brevardfl.gov> wrote:

Yes, the location changed today. The Commission Room at the Government Center in Viera is larger than the conference room at the Merritt Island Complex and will allow people to be spaced apart appropriately. The courtesy cards that will be mailed tomorrow will reference the Commission Room.

Jennifer

From: Patrick Stahl <patrickwstahl@gmail.com>
Sent: Tuesday, March 24, 2020 2:09 PM
To: Jones, Jennifer <jennifer.jones@brevardfl.gov>
Cc: Calkins, Tad <tad.calkins@brevardfl.gov>; Ball, Jeffrey <Jeffrey.Ball@brevardfl.gov>
Subject: Re: NMI Dependent Special District Board Meeting - April 9, 2020

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

Ms. Jones,

Thank you so much for the response. So the meeting is at the Brevard County Government Center in Viera? The notice we saw stated that the meeting was at the Brevard County Service Complex on Merritt Island. I just want to double-check so that I am disseminating

the correct information to our residents who want to attend.

v/r,

Patrick Stahl

3350 Biscayne Drive

Merritt Island, FL 32953

321-482-4204

On Tue, Mar 24, 2020 at 1:47 PM Jones, Jennifer <jennifer.jones@brevardfl.gov> wrote:

Mr. Stahl, the meeting on the 9th is at 6:00 p.m.

From: Jones, Jennifer

Sent: Tuesday, March 24, 2020 1:44 PM

To: Patrick Stahl <patrickwstahl@gmail.com>

Cc: Calkins, Tad <tad.calkins@brevardfl.gov>; Ball, Jeffrey

<Jeffrey.Ball@brevardfl.gov>

Subject: RE: NMI Dependent Special District Board Meeting - April 9, 2020

Mr. Stahl,

Yes, the April 9th meeting is still on schedule. It will be held in the Commission Room at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, First Floor.

Yes, any correspondence you would like the board(s) to see can be sent to my attention via email. If you prefer to mail it, the address is:

Brevard County Planning and Development

Attn: Jennifer Jones

2725 Judge Fran Jamieson Way Ste A114

Viera FL 32940

If the meeting should happen to be postponed, I'll contact you.

Thank you,

Jennifer

From: Patrick Stahl <patrickwstahl@gmail.com>

Sent: Tuesday, March 24, 2020 1:41 PM

To: Jones, Jennifer <jennifer.jones@brevardfl.gov>

Subject: NMI Dependent Special District Board Meeting - April 9, 2020

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

Ms. Jones,

My name is Patrick Stahl. I wanted to inquire if the April 9th meeting will still be held since Brevard County has closed operations to the public? Myself and others in my subdivision have concerns about Rezoning Notice #20PZ00027 and we would like to be present for the meeting. In that vein of thinking, I am formulating an email in opposition to this rezoning notice that outlines our concerns. Would this need to be addressed to you to distribute to the board members?

Thank you for your time and attention. I appreciate it!

v/r,

Patrick Stahl

3350 Biscayne Drive

Merritt Island, FL 32953

321-482-4204

Objection
20PZ00027
MI Plaza Group

From: [Patrick Stahl](#)
To: [Jones, Jennifer](#)
Subject: In Re: Rezoning Notice #20PZ00027
Date: Thursday, March 26, 2020 1:41:24 PM
Attachments: [Letter to NMI Development Special District Board.docx](#)

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

Ms. Jones,

Per my email the other day, attached is a letter in opposition of Rezoning Notice #20PZ00027 that I would like to distribute for review by the NMI Dependent Special District Board before the April 9th Meeting.

Thank you so much for your help.

If you have any questions or need more information please feel free to contact me by phone or email.

v/r,

Patrick Stahl
3350 Biscayne Drive
Merritt Island, FL 32953
321-482-4204

North Merritt Island Development Special District Board
c/o Brevard County Planning and Development Department
2725 Judge Fran Jamieson Way Ste 114
Viera FL 32940

Dear Board Members:

My name is Patrick Stahl. I am writing in regards to Rezoning Notice #20PZ00027 being pursued by MI Plaza Group, LLC. at the Southwest corner of Duval Street and N. Courtenay Parkway in Merritt Island. As a resident of North Merritt Island and Sunset Groves, the subdivision located directly West of the subject property, I have concerns on the proposed actions.

It appears the notice is to remove the Binding Development Plan, apply for a Conditional Use Permit for on-premises consumption of alcohol and apply for a Conditional Use Permit for overnight parking (aka. Overnight Cruise Parking). I would like to outline my concerns in three different areas...safety, traffic, and ordinance requirements. Some of my concerns may overlap.

I would like to start with the CUP for overnight parking ordinance (Sec. 62-1941.3 – Overnight commercial parking lot). Under (1) of the ordinance it states, the “minimum lot size shall be not less than three acres for sites zoned: BU-1, BU-2, PBP, PIP.” It goes on to say under (2), “An overnight commercial parking lot which is secondary or accessory to a developed site shall demonstrate the site has adequate surplus parking beyond the number of spaces required by the parking code to support the primary use or other uses occurring on the subject property.” At the present, the primary use of the site would be multiple retail units and a warehouse. The total acreage of the parcel is 5.48 acres per the notice. Subtracting the buildings, the parking associated with the buildings due to the parking code, the conservation area along the Western edge of the property, and the power line easement along the South side of the property, I don’t see where there would be a minimum of three acres that could be used for an overnight commercial parking lot. Second, (4) of the ordinance talks about shuttle routes for transporting passengers to and from the overnight commercial parking lot. It states, “Shuttle routes shall avoid residential areas.” Duval Street is the entrance to our subdivision. We have one way in and one way out. So I would argue that no shuttle traffic should be able to use Duval Street for transporting passengers. The subject parcel has three ingress/egresses, the two off Duval Street and one off of N. Courtenay Parkway. Without the use of the Duval Street access points, this leaves the one entrance/exit for the shuttles to come in and out off of N. Courtenay Parkway. Currently, the property owner has blocked off the entrances off Duval Street with concrete jersey barriers, so we can get an idea of how this will be a traffic issue if shuttles are only allowed to use the one entrance off N. Courtenay. Currently, there is no break in the median on N. Courtenay for this entrance, so either the shuttles will have to make a U-turn at the Duval Street median break or traffic improvements would need to be made for to make another break in the median. Currently, traffics backs up at the Duval Street turn lane numerous times a day and making a U-turns there would increasingly make this area accident prone. To make traffic

improvements at the other entrance would be tough, as there is already a median break for the Storage Units just South of the parcel. The ordinance states that the applicant is responsible for all costs for a traffic study and roads improvements, including permitting, design and construction. That's great, but that doesn't include the cost of review from the County, FLDOT, etc.

Next, I would like to address the CUP for alcoholic beverages for on-premises consumption. I believe this issue was brought up once before on this property and it was voted down due to the safety concerns of residents. The ordinance (Sec. 62-1906 – Alcoholic beverages for on-premises consumption) in brief says that no alcoholic beverages should be sold within 300 feet of church or school. While there are no churches or schools within this distance, I would like to argue that the "bar" would be within approximately 200 feet of the dedicated school bus stop, which in my opinion is an extension of a school. Many of our residents and children are very active and enjoy walking, running, walking their dogs and riding bikes along Duval Street, which is normally a quiet street. I fear with the addition of another cruise parking lot/bar, the safety of our residents and their children will be threatened by intoxicated/impaired tourists.

Lastly, the additional traffic from another cruise parking lot and the three other commercial cruise lots that were grandfathered in before the 2018 ordinance went into effect will have negative impacts on our roadways. Our roads are not adequately designed for these increases and will make traffic a nightmare for residents and workers North of the Barge Canal. Traffic is already congested and backs up from 528 to Duval Street at certain times of the day. The increased traffic will most likely mean more accidents as well. With the additional traffic from tourists that are focused on getting on a boat as opposed to watching for surrounding pedestrians and commuters and the increase of shuttles, I'm foreseeing extremely dangerous conditions for residents, businesses, commercial aerospace companies, NASA and the Air Force who use N. Courtenay Parkway to get to and from home and work. Lastly, our district is set for large growth of both commercial and residential in the coming years with the expansion of commercial space flight. I feel that the establishment of these overnight parking lots and the increased traffic that it brings, will provide no benefit for these new residents and businesses. It provides no goods or services for these businesses and residents and detracts by increasing traffic for those trying to get to work or deliver goods.

Thank you for your time and attention to this matter.

v/r,

Patrick Stahl
3350 Biscayne Drive
Merritt Island, FL 32953
321-482-4204

From: Stephen Townsend
To: Jones, Jennifer; Commissioner, D2; Commissioner, D1; Commissioner, D3; Commissioner, D4; Commissioner, D5
Cc: prince.legacy@gmail.com; "3211 -- Frederick Solomon"; sghoa@live.com; "3211 Ann Solomon"; "3220 Everette & Tracy Stephens"; "3230 Jerry & Kathie Murr"; "3231 -- Valk"; "3240 Jim Robertson"; "3241 Roland and April Burson"; "3251 Michael & Chong Palmer"; "3260 Stephen Townsend"; "3261 Shahram Massihnia"; "3270 Casey and Dana Franklin"; "3271 George & Audrey Lewis"; "3280 George Alden"; "3281 -- Sarah VerWiebe"; "3281 Don VerWiebe"; "3291 -- Robin Massetti"; "3300 Jim Larson"; "3301 (Rental) Alim & Syeda Ara Junaid"; "Jessica Beal"; "3310 Arch & Cynthia Stanton"; "3311 Kerry Peppers"; "3330 Phillip & Shelby Meade"; "3340 Pietro & Rose Dilcece"; "3341 Kevin Zart"; "3350 Jessica Beal"; "3360 Steve & Roe Phillips"; "3361 Richard & Michelle Boston"; "3370 John & Dianne Burke"; "3371 Steven & Kwang Bernet"; "3380 Erik & Pamela Martin"; "3381 Carla & Tracy Dickinson"; "3390 Cliff & Norma Gaines"; "3391 Dave & Teresa Woodington"; "3410 Larry Cupac"; "3411 Jennifer Campbell"; "3420 Bob Wilcox and Heidi Beasley"; "3430 Ray Scarpa"; "3431 Bill Matzke"; "3440 Mike & Maria Bradley"; "3441 Robert & Cornelia Reijn".
Date: Thursday, March 26, 2020 9:09:56 PM

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

Hi I am Stephen Townsend I live behind the property that is on N Courtenay and is asking for a CUP for onsite alcohol consumption. The property is at the intersection of Duval Street and state rd 3 located on the South side of Duval Street. Duval is the only entrance to our neighborhood and is where the School bus stop is. We have established a long history of fighting these repeated attempts for businesses to obtain a CUP for this location. There are a ton of reasons why that is not a good idea and I will go over them later in this e-mail but let me first explain what has been established at least twice already at great expense and aggravation to our neighborhood. This property is non-compliant to code and has been since the day they built it and it cannot become compliant without costly modifications. These buildings were built right up to the FPL powerline easement to maximize utilization of the land and to provide added parking area under the FPL easement. Which if I remember correctly we established that the parking area on FPL's easement was not authorized by FPL. The reason I am pointing this out is simple when you think about it because FPL will not allow the 6 foot wall to be extended across their easement. I do not blame them I would not allow it either if I were them. What this does now is allow unabated foot traffic between our neighborhood and a property where a proposed CUP for onsite alcohol consumption is being asked for. See Fig 1 below the easement is marked in Red and the 100 foot long easement with no 6 foot wall is circled.

Here are few facts directly related to just this one aspect of a long list of negative reasons for granting this CUP

1. Once issued the CUP goes with the property and owners can change business strategies and approaches to maximize financial returns on the CUP. There is a long history of attempts to get a CUP and turn this building into a bar.
2. Ultimately we will have a potential situation where drunks and others will have direct access to our neighborhood via the 100 foot opening on the FPL easement.
3. The county has denied the CUP twice before
4. We have established that due to the configuration of the buildings and the FPL easement and the selfish decisions of the developer coupled with the County overlooking the non-compliance during construction and site plan review that there is no way to economically bring the property back into compliance
5. Having irresponsible drinkers and drivers with direct foot access to your property is purely a Diminution of property value. While I respect Property rights fully I do not support lowering the value of other people's property.

This Cup should be denied flat out and myself and my neighbors should not have to repeatedly spend money to reestablish cause for not approving these repeated CUP attacks and even threats for slap suits and aggravation of having to continually go back over all the issues i.e. Traffic, safety, children's bus stop, poor road intersection designs and improper deceleration lanes, ingress egress into our community Please do what is right and deny this application for a CUP for this property for the third time. Thank You !

Fig 1



From: [jim.robertson](#)
To: [Jones, Jennifer](#)
Subject: Rezoning notice #20PZ00027 being pursued by MI Plaza Group,LLC.
Date: Thursday, March 26, 2020 10:59:33 PM

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

Hello,

I am James H. Robertson, I am writing in regards to rezoning notice #20PZ00027 being pursued by MI Plaza group, LLC. at the southwest corner of Duval Street and N. Courtenay parkway in Merritt Island.

As a resident of North Merritt island and sunset groves subdivision, I oppose the actions being proposed by this group.

Following are my list of concerns:

The Property does not meet the conditions laid out in sec. 62-1491.3 of Brevard county ordinances in regards to overnight commercial parking lots.

A conditional use permit for alcoholic beverages for on premises consumption/establishing a bar in close proximity to a county/school bus stop and neighborhood would endanger children and other safety issues from intoxicated/impaired drivers and patrons to their proposed bar. The property does not meet the specifications laid out in sec. 62-1906 of Brevard county ordinances.

The additional traffic from another commercial cruise parking lot would add to the already congested traffic issues with no egress/entrance lanes for protection on entry or exiting the property due to the said infrastructure on N Courtenay parkway. Also the property being presented has a FPL easement through this lot, and FPL requires fencing and no parking in that portion of the Lot. This easement creates another entrance to our secure neighborhood, and night lighting would be disturbing for sleeping and noise. An airborne photo of the property shows this encroachment when built.

This property is ill suited as a parking lot of any kind, and very poorly positioned as a bar, as it would create a dangerous environment for our children and neighborhood.

Adding another cruise parking lot, with on premises alcohol, long and short term parking, provides little or no benefit to and detracts from businesses and residents along the N. Courtenay Parkway.

The Cruise industry may not survive this downturn of the economy based on CORVID-19, and at least severely impacted. Another North courtenay parking lot is not needed, one is in the process of opening across the street form this one.

Thank you for your time and consideration of this matter.

James H Robertson 3240 Biscayne Dr. Merritt Island, Fl. 32953
Sunset groves addition.

From: [dave woodington](#)
To: [Jones, Jennifer](#); [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Cc: [prince.leacy@gmail.com](#); 3211 -- Frederick Solomon; SGHOA Officers; 3211 Ann Solomon; 3220 Everett & Tracy Stephens; 3230 Jerry & Kathie Murr; 3231 -- Valk; 3240 Jim Robertson; 3241 Roland and April Burson; 3251 Michael & Chong Palmer; 3260 Stephen Townsend; 3261 Shahram Massihnia; 3270 Casey and Dana Franklin; 3271 George & Audrey Lewis; 3280 George Alden; 3281 -- Sarah VerWiebe; 3281 Don VerWiebe; 3291 -- Robin Massetti; 3300 Jim Larson; 3301 (Rental) Alim & Syeda Ara Junaid; Jessica Beal; 3310 Arch & Cynthia Stanton; 3311 Kerry Peppers; 3330 Phillip & Shelby Meade; 3340 Peitro & Rose Dilecce; 3341 Kevin Zari; 3350 Jessica Beal; 3350 Pat Stahl; 3360 Steve & Roe Phillips; 3361 Richard & Michelle Bostrom; 3370 John & Dianne Burke; 3371 Steven & Kuang Beres; 3380 Eric & Pamela Martin; 3381 Carla & Tracy Dickinson; 3390 Cliff & Norma Gaines; 3391 Dave & Teresa Woodington; 3410 Larry Cupac; 3411 Jennifer Campbell; 3420 Bob Willcox and Heidi Beasley; 3430 Ray Scarpa; 3431 Bill Matanis; 3440 Mike & Maria Bradley; 3441 Robert & Cornelia Reijm
Subject: NO Vote for MI Plaza Group's CUP FOR PROPERTY LOCATED ON southwest corner of Duval Street and North Courtenay Parkway. (3345 North Courtenay Parkway, Merritt Island) (20PZ00027)
Date: Saturday, March 28, 2020 6:44:59 AM

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

Gentlemen,

I am a property owner in Sunset Groves the housing development located behind the subject property. To approve this CUP would surely de-value each property in Sunset Groves, and many like myself checked out the use permit for this property prior to purchasing my property. A conservative estimate is that each property selling value would be lowered by more than 20% should that action be approved. It surely would make the properties unsaleable to families with children.

Before you make your final decision please consider the following:

- There are currently over 20 "Cruise Parking Lots within 10 miles of the port with a new lot being constructed on Smith road adjacent to N. Courtney along with a new lot at the Port itself for Carnival Cruise lines. To add to this mix seems illogical at best.
- To add an additional bar on North Courtney across from a children's bus stop is a disaster waiting to happen. These are not just the high school children but also the little ones in Elementary School who use this bus stop. If the owners are set in operating a new Bar in the area they might look at the property just south of the 528 interchange which was a bar for years backing up to the county buildings and is now vacant.
- Currently there are well over 30 Drinking Establishments within 10 miles of the Cruise Port, which in my mind is more than enough to handle the thirst of any cruise passenger coming or leaving the county. Is it the owners intent to load Cruise Passengers up with booze before they board or after they return to send them home with a Snoot Full to drive on our County Roads.

- The access to this facility will require a "U-Turn" off of N. Courtney to enter the facility, exasperating an already crowded traffic pattern coming and going to KSC. Most will miss this "U - Turn" and end up in our development where small children routinely play on the sidewalks and streets. Since we have only one street in and out of our development with the addition of a Bar and Cruise Parking make our development the brunt of all the wrong turns, Drunk Drivers, etc. Has an "In - Depth " traffic study been completed for our review or your review prior to making an re-zoning decision.
- What is the environment impact of changing the use of this facility? Has anyone completed an environmental impact statement. If so where can the property owners in Sunset Groves review the document.

Dave Woodington
3391 Biscayne Drive
Merritt Island, FL 32953

From: [jim.robertson](#)
To: [Jones, Jennifer](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D1](#); [Commissioner, D5](#)
Subject: Fw: NO Vote for MI Plaza Group's CUP FOR PROPERTY LOCATED ON southwest corner of Duval Street and North Courtenay Parkway. (3345 North Courtenay Parkway, Merritt Island) (20PZ00027)
Date: Saturday, March 28, 2020 7:30:47 AM

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

From:
Sent: Saturday, March 28, 2020 6:44 AM
To: jennifer.jones@brevardfl.gov <jennifer.jones@brevardfl.gov>; D2.Commissioner@brevardfl.gov <D2.Commissioner@brevardfl.gov>; D1.Commissioner@brevardfl.gov <D1.Commissioner@brevardfl.gov>; D3.Commissioner@brevardfl.gov <D3.Commissioner@brevardfl.gov>; D4.Commissioner@brevardfl.gov <D4.Commissioner@brevardfl.gov>; D5.Commissioner@brevardfl.gov <D5.Commissioner@brevardfl.gov>

Cc:

Gentlemen,

I am a property owner in Sunset Groves the housing development located behind the subject property. To approve this CUP would surely de-value each property in Sunset Groves, and many like myself checked out the use permit for this property prior to purchasing my property. A conservative estimate is that each property selling value would be lowered by more than 20% should that action be approved, we are talking millions. It surely would make the properties unsaleable to families with children. Where is the common good, our 47 homes are not included?

Before you make your final decision please consider the following: This is the third time applications have been made to establish sales of liquor on primacies, Two before have failed, the property was found not to meet community property guidelines of Florida statutes. How many times do we have to lay out the money to prove once again, this property is encroaching the FPL easement of major Power lines feeding our Grid. The Original developer decided to encroach when he constructed the property, FPL has said that A 6' wall would have to be erected at the north boundary of the easement which is on the doorsteps of the buildings there. It is costly to keep proving this over, over, and now once again.

- There are currently over 20 "Cruise Parking Lots within 10 miles of the port with a new lot being constructed on Smith road adjacent to N. Courtney along with a new lot at the Port itself for Carnival Cruise lines. To add to this mix seems illogical at best.

- To add an additional bar on North Courtney across from and adjacent to a children's bus stop is a disaster waiting to happen. These are not just the high school children but also the little ones in Elementary School who use this bus stop. What would the traffic congestion do to our one and only
-
- entrance easement? If the owners are set in operating a new Bar in the area they might look at the property just south of the 528 interchange which was a bar for years backing up to the county buildings and is now vacant.
- Currently there are well over 30 Drinking Establishments within 10 miles of the Cruise Port, which in my mind is more than enough to handle the thirst of any cruise passenger coming or leaving the county. Is it the owners intent to load Cruise Passengers up with booze before they board or after they return to send them home with a Snoot Full to drive on our County Roads.
- The access to this facility will require a "U-Turn" off of N. Courtney to enter the facility, exasperating an already crowded traffic pattern coming and going to KSC. Most will miss this "U - Turn" and end up in our development where small children routinely play on the sidewalks and streets. Since we have only one street in and out of our development with the addition of a Bar and Cruise Parking make our development the brunt of all the wrong turns, Drunk Drivers, etc. Has an "In - Depth " traffic study been completed for our review or your review prior to making an re-zoning decision.
- What is the environment impact of changing the use of this facility? Has anyone completed an environmental impact statement. What does High intensity lighting do to us, We are 100' away, what about car horn, alarm systems, engine noises, and other air pollution and wandering traffic at 2 AM.? If a study was completed, where can the property owners in Sunset Groves review the document. This property is too close and to dangerous for our subdivision to be considered for the CUP.

James H. Robertson
 3240 Biscayne Drive
 Merritt Island, FL 32953

From: [Patrick Stahl](#)
To: [Jones, Jennifer](#)
Subject: Fwd: NMIDSDB Mtg and County Commissioners Mtg - Postpone
Date: Saturday, March 28, 2020 11:03:08 PM

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

Sorry, I accidentally put Jessica Jones instead of Jennifer...just passing this along.

V/r,

Patrick Stahl

----- Forwarded message -----

From: Patrick Stahl <patrickwstahl@gmail.com>
Date: Sat, Mar 28, 2020, 10:56 PM
Subject: NMIDSDB Mtg and County Commissioners Mtg - Postpone
To: <frank.abbate@brevardfl.gov>, <john.denninghoff@brevardfl.gov>, <tad.calkins@brevardfl.gov>, <michelle.adams@brevardfl.gov>, <D1.Commissioner@brevardfl.gov>, <D2.Commissioner@brevardfl.gov>, <D3.Commissioner@brevardfl.gov>, <D4.Commissioner@brevardfl.gov>, <D5.Commissioner@brevardfl.gov>, <jessica.jones@brevardfl.gov>

All,

My name is Patrick Stahl. I would like to request that the meetings of the North Merritt Island Development Special District Board on April 9, 2020 and the County Commissioners mtg on May 7, 2020 be postponed due to the Covid-19 virus. Many who would have shown up at these meetings may not due to the susceptibility to exposure, which would not allow them to speak out on matters being voted on. I asked that these meetings be postponed in order to maximize participation from the public.

Thank you for your time and consideration.

v/r,

Patrick Stahl
3350 Biscayne Drive
Merritt Island, FL 32953
321-482-4204

From: [Peter Dilecce](#)
To: t.square@prodigy.net; [Jones, Jennifer](#); fladerat@bellsouth.net; [Abbate, Frank B](#); john.denningoff@brevard.gov; [Calkins, Tad](#); [Adams, Michelle](#)
Subject: Fwd: Re-zoning request ***Please vote No****
Date: Sunday, March 29, 2020 4:12:04 PM

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

>>
>>
>>
>>>

>>> Good Afternoon,

>>>

>>> My name is Rose DiLecce and have been a resident of North Merritt Island for 21 years. I am writing to you today in regards to a notice I received in the mail yesterday afternoon referencing a rezoning request for the property located in the southwest corner of Duval Street and N Courtenay Parkway.

>>> (3345 N Courtenay Pkwy., Merritt Island)

>>>

>>> I am concerned that there is an attempt again to change the current zoning on this property from a Planned Industrial Park to a Conditional Use Permit for Overnight Parking and Conditional Use for Alcoholic Beverages. This request does not in my opinion align with the mission of the North Merritt Island Homeowners Association. The mission as stated on the website says "it is the purpose of the association to protect the interests of the property owners and individuals who reside on North Merritt Island with particular emphasis on controlled growth, life style of the residents, ecology, area appearance, and property values. The association strives to maintain an overall density of one unit per acre, in order to preserve the rural character of the community".

>>

>>>

>>> Those of us that live in Sunset Groves (the neighborhood directly behind this plaza) have fought this request before as you may recall.

>>>

>>> My concerns are as follows: the already congested traffic, the safety of our kids, and the devaluation of our properties.

>>>

>>> Our neighborhood has only one way in and out and increasing the traffic from the proposed commercial parking lot will surely create more congestion and more potential accidents. Please keep in mind that there is one short turn lane onto Duval street while heading north on Courtenay and on any given day from 3pm to 6pm both south bound lanes are backed up from 528 to passed Sunset Lakes.

>>>

>>> In addition, there is already a planned designated cruise parking that is currently under construction off of N. Courtenay and Smith Road.

>>> This cruise parking will hold approximately 100 plus cars. Plus the land just north of our neighborhood is another planned cruise parking lot.

>>>

>>> Do we really want North Merritt Island to become only cruise parking?

>>>

>>>

>>> In addition, please note that Brevard Public Schools use Duval Street as a bus stop for three schools and this bus stop is very close to the proposed building that will be used for the permit regarding alcohol. The bus stop used to be right on the corner of N. Courtney and Duval but due to the safety of our children and the bus stop was moved to Duval Street.

>>>

>>> Please see the times below:

>>>

>>>	Lewis Carroll Elementary	Pick up time	7:20AM	Drop off time	3:02PM
>>>	Jefferson Middle School	Pick up time	8:55AM	Drop off time	5:18PM
>>>	Merritt Island High School	Pick up time	8:15AM	Drop off time	4:06PM

>>>

>>>

>>>

>>> My last point is simply that of devaluation of our neighborhood and homes. Over the last 20 years the plaza in front of our neighborhood has changed owners many times and been left vacant for several years with only the personal trainer occupying one unit. if this request is granted there is no telling what the next owner will do with the property.

>>>

>>>

>>> I thank you for your time and consideration.

>>>

>>> Rose DiLecce

>>>

>>>

>>

>

From: [Jessica Beal](#)
To: [Kim Smith](#); [Jones, Jennifer](#); fladerat@bellsouth.net; [Abbate, Frank B](#); [Denninghoff, John P](#); calkins@brevardfl.gov; [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); D4.commissioners@brevardfl.gov; [Commissioner, D5](#); p_bennardo@yahoo.com; t3ndabu@bellsouth.net
Subject: Rezoning Notice Opposition #20PZ00027
Date: Sunday, March 29, 2020 9:58:18 PM

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

As a long time Merritt Island resident, I am not excited about yet another proposed Commercial Cruise Parking Lot in our area and all the additional traffic that it will bring to N. Courtney Parkway Corridor. Sadly as a resident of Sunset Groves, we were notified that's exactly what is being proposed at the Southwest corner of Duval Street and N. Courtenay Parkway, across from Buffkin Tile. MI Plaza Group, LLC is trying to get a Conditional Use Permit (CUP) for both a commercial cruise parking lot and a CUP for a bar to serve alcohol to tourists waiting to be shuttled to the Port (Rezoning Action #20PZ00027).

How does this benefit residents and businesses in our area? The answer is, it doesn't. Along with the cruise parking lot currently being built at the Southeast corner of Smith Road and N Courtenay Parkway, all it does is add to the already existing traffic congestion North of the Barge Canal and increase accidents and safety concerns from tourist drivers and shuttles. This currently being built parking lot's impact haven't even been felt yet. Traffic is already congested and backs up from 528 to Duval Street at certain times of the day. The increased traffic will most likely mean more accidents as well. With the additional traffic from tourists that are focused on getting on a boat as opposed to watching for surrounding pedestrians and commuters and the increase of shuttles, I'm foreseeing extremely dangerous conditions for residents, businesses, commercial aerospace companies, NASA and the Air Force who use N. Courtenay Parkway to get to and from home and work.

As our area grows with the influx of commercial spaceflight companies, workers and new residents, we need to keep in mind what kinds of businesses will best suit this growth and what will detract. A cruise parking lot and bar/restaurant is not consistent with the businesses in immediate area.

In addition, the current proposal adds safety concerns with a bar and cruise ship guests being located within a short distance of a school bus stop, residential sidewalks and the only entrance to our neighborhood. This plaza shares a common entrance (Duval St.) and only entrance to our neighborhood which would have a profound effect on compatibility. With the added traffic the overnight cruise ship parking and a bar/restaurant would add, there is NO traffic light. Visitors have two options to turn into Duval or a U turn is required the southern driveway entrance for the strip mall. This is not safe and many accidents have occurred here. These are all recipes for disasters for either other vehicles, kids walking home from school or neighbor walking the sidewalks.

According to your ordinances from 2019 (4) it talks about shuttle routes for transporting passengers to and from the overnight commercial parking lot. It states, "Shuttle routes shall avoid residential areas." Duval Street is the entrance to our subdivision, our only entrance! So I would argue that no shuttle traffic should be able to use Duval Street for transporting passengers. The subject parcel has three ingress/egresses, the two off Duval Street and one

off of N. Courtenay Parkway. Without the use of the Duval Street access points, this leaves the one entrance/exit for the shuttles to come in and out off of N. Courtenay Parkway. Currently, the property owner has blocked off the entrances off Duval Street with concrete jersey barriers, so we can get an idea of how this will be a traffic issue if shuttles are only allowed to use the one entrance off N. Courtenay. Currently, there is no break in the median on N. Courtenay for this entrance, so either the shuttles will have to make a U-turn at the Duval Street median break or traffic improvements would need to be made for to make another break in the median. Currently, traffics backs up at the Duval Street turn lane numerous times a day and making a U-turns there would increasingly make this area accident prone. To make traffic improvements at the other entrance would be tough, as there is already a median break for the Storage Units just South of the parcel. The ordinance states that the applicant is responsible for all costs for a traffic study and roads improvements, including permitting, design and construction.

Lastly, the CUP for overnight parking ordinance (Sec. 62-1941.3 – Overnight commercial parking lot). Under (1) of the ordinance it states, the “minimum lot size shall be not less than three acres for sites zoned: BU-1, BU-2, PBP, PIP.” It goes on to say under (2), “An overnight commercial parking lot which is secondary or accessory to a developed site shall demonstrate the site has adequate surplus parking beyond the number of spaces required by the parking code to support the primary use or other uses occurring on the subject property.” At the present, the primary use of the site would be multiple retail units and a warehouse. The total acreage of the parcel is 5.48 acres per the notice. Subtracting the buildings, the parking associated with the buildings due to the parking code, the conservation area along the Western edge of the property, and the power line easement along the South side of the property, I don’t see where there would be a minimum of three acres that could be used for an overnight commercial parking lot.

Lastly, our district is set for large growth of both commercial and residential in the coming years with the expansion of commercial space flight. I feel that the establishment of these overnight parking lots and the increased traffic that it brings, will provide no benefit for these new residents and businesses. It provides no goods or services for these businesses and residents and detracts by increasing traffic for those trying to get to work or deliver goods.

Regards,
Jessica Beal, PharmD.

From: sverwiebe@aol.com
To: [Jones, Jennifer](#)
Subject: Re: Rezoning Notice #20PZ00027 - MI Plaza Group, LLC
Date: Monday, March 30, 2020 1:53:25 PM

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

North Merritt Island Development Special District Board

c/o Brevard County Planning and Development Department

2725 Judge Fran Jamieson Way Ste 114
Viera FL 32940

RE: Rezoning Notice #20PZ00027 – MI Plaza Group, LLC

Dear Board Members:

My name is Donald VerWiebe. I am writing in regards to Rezoning Notice #20PZ00027 being pursued by MI Plaza Group, LLC. at the Southwest corner of Duval Street and N. Courtenay Parkway on Merritt Island. As a resident of North Merritt Island and Sunset Groves Subdivision, I oppose the actions being proposed. The request does not fall in line with adjacent usage of property in this area.

Following are my list of concerns:

- The property does not meet the conditions laid out in Sec. 62-1491.3 of Brevard County Ordinances in regards to Overnight Commercial Parking Lots.
- A Conditional Use Permit for alcoholic beverages for on-premises consumption/establishing a bar in close proximity to a bus stop and neighborhood would bring unnecessary safety issues from intoxicated/impaired patrons/drivers and does not meet the conditions laid out in Sec. 62-1906 of the Brevard County Ordinances.
- The additional traffic from another commercial cruise parking lot would add to the already congested traffic issues/infrastructure issues of the N. Courtenay Parkway corridor.
- Adding another cruise parking lot provides little to no benefit to/detracts from businesses and residents along the N. Courtenay Parkway.
- Since the cruise ship industry will doubtfully return to its pre-Coronavirus levels the extra parking will be unnecessary. However, IF the C.U.P. is changed, put up a removeable fence/wall in the FPL easement to prevent an alternate exit from the lot into the Sunset Groves development. It will also prevent intoxicated patrons from entering our neighborhood from that direction.

Additionally, how can an accurate traffic study be conducted since the traffic on N. Courtenay Parkway has been greatly reduced with the various contractors and KSC closed/minimally

staffed until further notice.

Thank you for your time and consideration of this matter.

V/R,

Donald VerWiebe

3281 Biscayne Drive

Merritt Island, Florida 32953

North Merritt Island Development Special District Board

c/o Brevard County Planning and Development Department
2725 Judge Fran Jamieson Way Ste 114
Viera FL 32940

RE: Rezoning Notice #20PZ00027 – MI Plaza Group, LLC

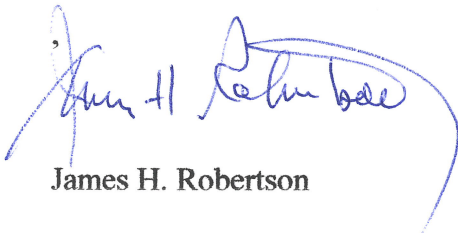
Dear Board Members:

My name is James H. Robertson, I am writing in regards to Rezoning Notice #20PZ00027 being pursued by MI Plaza Group, LLC. at the Southwest corner of Duval Street and N. Courtenay Parkway in Merritt Island. As a resident of North Merritt Island and Sunset Groves Subdivision, I oppose the actions being proposed.

Following are my list of concerns:

- The property does not meet the conditions laid out in Sec. 62-1491.3 of Brevard County Ordinances in regards to Overnight Commercial Parking Lots.
- A Conditional Use Permit for alcoholic beverages for on-premises consumption/establishing a bar in close proximity to a bus stop and neighborhood would bring unnecessary safety issues from intoxicated/impaired patrons/drivers and does not meet the conditions laid out in Sec. 62-1906 of the Brevard County Ordinances.
- The additional traffic from another commercial cruise parking lot would add to the already congested traffic issues/infrastructure issues of the N. Courtenay Parkway corridor.
- Adding another cruise parking lot provides little to no benefit to/detracts from businesses and residents along the N. Courtenay Parkway.

Thank you for your time and consideration of this matter.



James H. Robertson

3240 Biscayne Dr. Merritt Island, Fl. 32953

North Merritt Island Development Special District Board

c/o Brevard County Planning and Development Department
2725 Judge Fran Jamieson Way Ste 114
Viera FL 32940

RE: Rezoning Notice #20PZ00027 – MI Plaza Group, LLC

Dear Board Members:

My name is Sandra L. Robertson, I am writing in regards to Rezoning Notice #20PZ00027 being pursued by MI Plaza Group, LLC. at the Southwest corner of Duval Street and N. Courtenay Parkway in Merritt Island. As a resident of North Merritt Island and Sunset Groves Subdivision, I oppose the actions being proposed.

Following are my list of concerns:

- The property does not meet the conditions laid out in Sec. 62-1491.3 of Brevard County Ordinances in regards to Overnight Commercial Parking Lots.
- A Conditional Use Permit for alcoholic beverages for on-premises consumption/establishing a bar in close proximity to a bus stop and neighborhood would bring unnecessary safety issues from intoxicated/impaired patrons/drivers and does not meet the conditions laid out in Sec. 62-1906 of the Brevard County Ordinances.
- The additional traffic from another commercial cruise parking lot would add to the already congested traffic issues/infrastructure issues of the N. Courtenay Parkway corridor.
- Adding another cruise parking lot provides little to no benefit to/detracts from businesses and residents along the N. Courtenay Parkway.

Thank you for your time and consideration of this matter.



Sandra L Robertson

3240 Biscayne Dr. Merritt Island, Fl. 32953

From: [Deb Bannon](#)
To: [Jones, Jennifer](#)
Subject: Rezoning Action #20PZ00027
Date: Wednesday, April 1, 2020 1:17:15 PM

Objection
20PZ00027
MI Plaza

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

Please do not make North Merritt Island the cruise parking island for Port Canaveral! The Port needs to provide adequate parking for cruise passengers!!! Residents do not want an additional cruise lot in North Merritt! Please keep our little island from being paved over!!

Sincerely,
Deb Bannon
5490 Broad Acres ST
Merritt Island, FL 32953

From: [ADRIAN, JEFF](#)
To: [Jones, Jennifer](#)
Subject: More parking destroys N Merritt Island
Date: Wednesday, April 1, 2020 2:18:01 PM

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

What's going on? Why are we seeing more traffic from new space activity and more businesses like cruise parking without expansion of roads. We will be TRAPPED here when hurricanes and other events result in mandatory evacuation!

Jeff M Adrian

Sr. Compliance Manager, Call Center Strategy & Planning
Consumer, Customer Care

AT&T Services

m [321.684.2952](tel:321.684.2952) | o [321.631.8858](tel:321.631.8858) | Jeff.Adrian@att.com

AT&T Proprietary (Restricted)

This email, and any attachments, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. It is the property of AT&T Mobility and its Affiliates. If you are not the intended recipient of this email, you are hereby notified that any dissemination, distribution or copying of this email, any attachments thereto, and any use of the information contained is strictly prohibited. If you have received this email in error, please notify me at [786-521-5722](tel:786-521-5722) and permanently delete the original and any copy thereof.

From: [Phil Bennardo](#)
To: [Jones, Jennifer](#); [Abbate, Frank B](#); [Denninghoff, John P](#); calkins@brevardfl.gov; [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Cc: [Jessica Beal](#); [Kim Smith](#); [Jack Ratterman](#); [Tamy Dabu](#); [Darleen Hunt](#)
Subject: Rezoning Notice #20PZ00027
Date: Thursday, April 2, 2020 1:02:22 PM

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

As a resident of North Merritt Island (NMI), I disagree with the proposed Conditional Use Permit (CUP) for a commercial cruise ship parking lot and associated bar to serve alcohol to tourists awaiting shuttles to the port (per rezoning action #20PZ00027). I am opposed to this for the following primary reasons: (1) it will result in an increase in already existing traffic concerns and associated safety issues, and (2) it is incompatible with existing and planned residential and commercial areas on NMI.

As mentioned above, we are already experiencing traffic and safety issues on NMI and this is due to a rapid increase in development and growth in our area. Several new housing developments are currently in work or planned, and a large cruise ship parking lot (northeast of the barge canal drawbridge) is nearing completion. There are only 2 ways on or off NMI: south, via the barge canal drawbridge, or north, through the Kennedy Space Center. As a resident, the vast majority of trips from NMI are south, across the drawbridge. This is where we all go for shopping, doctor visits, school, church, etc. Unless we are going to work at the space center or have a need to go to Titusville, we are not travelling north. So for all other purposes, there is really only one way on or off the island. As traffic and congestion have continued to increase, the drawbridge has become more of a bottleneck, and this will only get worse with additional cruise ship parking on NMI. There are safety concerns associated with this traffic across the barge canal, and there is no traffic light at the entrance to the proposed cruise parking lot. So cruise patrons will either have to make a U turn when entering the lot or share the entrance to an existing subdivision.

A cruise ship parking lot and bar/restaurant is not consistent with the existing businesses in the immediate area and will bring no benefit to the residents and businesses already located here.

Once again, I am opposed to the proposed rezoning. Our area is already experiencing a large growth in both commercial and residential development, which is expected to continue well into the future. The establishment of these commercial parking lots will only make matters worse. They will contribute to already existing traffic and safety problems, and are incompatible with our area, as they provide no goods or services to our residents.

Charles Philip (Phil) Bennardo
321-266-5135

From: [Elizabeth Anderson](#)
To: [Jones, Jennifer](#)
Subject: another proposed cruise ship parking lot
Date: Friday, April 3, 2020 9:53:19 AM

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

Dear Ms. Jones,

After the parking lot construction on Courtenay Parkway near 528 was approved, it was my understanding that no additional overnight parking facilities would be allowed on North Merritt Island. Now I see that MI Plaza Group wants to build another parking lot AND a bar and restaurant.

I am not in favor of either of these proposals. We chose to retire on Merritt Island and purchase a home north of 528 BECAUSE there was not a lot of traffic and we had easy access to shopping on Merritt Island and the Orlando Airport. Traffic is getting worse, yet you approved one parking lot and are considering another. PLEASE DO NOT DO THIS!

I am not going to attend the North Merritt Island Development Special District Board on Thursday, April 9, 2020 at 6 pm or the Board of County Commissioners Meeting on Thursday, May 7, 2020 due to the Corona Virus. Nevertheless, I strongly urge you to deny the actions proposed by MI Plaza Group.

Sincerely,
Elizabeth J Anderson
Taxpayer and Voter

From: [DON MENNILLO](#)
To: [Jones, Jennifer](#)
Subject: North Merritt Island Zoning.
Date: Monday, April 6, 2020 10:46:21 PM

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

I protest the zoning changes to the land by the Barge Canal. We have too much traffic now and with that parking lot it will only get worse. And alcohol sales won't help us on the Island. This is not right. We have lived on N Merritt Island since 1996 and want to keep everyone safe. Thank You Don Mennillo. 2305 Stone Lake Drive.
Sent from my iPhone

From: [Jerry Perlet](#)
To: [Jones, Jennifer](#)
Cc: [Marie](#)
Subject: Re: 20PZ0027
Date: Tuesday, April 7, 2020 6:58:03 AM

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

Re: 20PZ0027

From: Jerrold and Marie Perlet, 5127 Royal Paddock Way, Merritt Island, 32953

We are strongly opposed to the requested changes for the property on N. Courtenay as described in the email. We would attend the meeting if we were not required to stay home due to the pandemic. This hearing should be delayed until the fall so residents can attend and express their opinions for the record. We certainly aren't going to need any more cruise parking for quite some time.

We do not need more traffic crossing over an already clogged draw bridge. Please drive in this area during NASA shift changes, time for school, and other peak times for traffic which will also coincide with cruise traffic times. There is already too much, and adding more cruise parking on top of the huge cruise lot already under construction near the Shell station makes no logical land use planning sense. With the pandemic, the cruise industry will take a major hit and probably be reduced significantly. This lot will not be necessary, and even if things recover in two or three years, there is plenty of land near the cruise ships for parking. Save on pollution, traffic jams, and unnecessary danger to our citizens.

Land use planning is supposed to PLAN development so we can control pollution, traffic, crowds, commercial establishments. Why aren't these parking lots near the cruise ships, not miles away, adding to pollution and traffic? There is no land use planning occurring for North Merritt Island, just will-nilly projects here and there that will add up to a mess. Stick to the plan!

Allowing any kind of alcohol consumption for this project is also beyond belief. Folks are going to get plenty to drink on the ship and can wait a few hours. Drinking at 9 am? Unbelievable. And extending the time to 4 pm? That really means that passengers getting off the ship and picking up their cars to drive on Brevard roads will have the opportunity to get plastered before they leave the lot! This is dangerous for our school buses as well as our citizens. No alcohol, period!

There is no public benefit to this project, only money for the owners who purchased this property knowing it's zoning limits. Does Brevard County have a land use plan? Does it follow it? Is there no long range vision of what North Merritt Island will look like in ten years if you keep sneaking in one project here and there until we wake up one day to a total urban mess? I grew up in northern New Jersey and lived for forty years in suburban Washington. I know what urban sprawl looks like and that's where these constant zoning changes are taking NMI. Stop it!

Stop trying to destroy this area with development. Don't allow drunken cruisers to drive on our roads endangering our citizens. Refuse project #20PZ0027!

Sent from my iPad

April 7, 2020

North Merritt Island Development Special District Board
c/o Brevard County Planning and Development Department
2725 Judge Fran Jamieson Way Ste 114
Viera FL 32940

RE: Rezoning Notice #20PZ00027 – MI Plaza Group, LLC

Dear Board Members:

My name is Steve Phillips. I am writing in regards to Rezoning Notice #20PZ00027 being pursued by MI Plaza Group, LLC. at the Southwest corner of Duval Street and N. Courtenay Parkway in Merritt Island. As a resident of North Merritt Island and Sunset Groves Subdivision, I oppose the actions being proposed.

Following are my list of concerns:

- The property does not meet the conditions laid out in Sec. 62-1491.3 of Brevard County Ordinances in regards to Overnight Commercial Parking Lots.
- A Conditional Use Permit for alcoholic beverages for on-premises consumption/establishing a bar in close proximity to a bus stop and neighborhood would bring unnecessary safety issues from intoxicated/impaired patrons/drivers and does not meet the conditions laid out in Sec. 62-1906 of the Brevard County Ordinances.
- The additional traffic from yet another commercial cruise parking lot would add to the already congested traffic issues/infrastructure issues of the N. Courtenay Parkway corridor.
- Adding another cruise parking lot provides little to no benefit to/detracts from businesses and residents along the N. Courtenay Parkway.

Thank you for your time and consideration of this matter.

v/r,

Mr. and Mrs. Steve Phillips
3360 Biscayne Drive
Merritt Island, FL. 32953

April 7, 2020

North Merritt Island Development Special District Board
c/o Brevard County Planning and Development Department
2725 Judge Fran Jamieson Way Ste 114
Viera FL 32940

RE: Rezoning Notice #20PZ00027 – MI Plaza Group, LLC

Dear Board Members:

My name is James Larson. I am writing in regard to Rezoning Notice #20PZ00027 being pursued by MI Plaza Group, LLC. at the Southwest corner of Duval Street and N. Courtenay Parkway in Merritt Island. As a resident of North Merritt Island and Sunset Groves Subdivision, I oppose the actions being proposed.

Following are my list of concerns:

- The property does not meet the conditions laid out in Sec. 62-1491.3 of Brevard County Ordinances in regard to Overnight Commercial Parking Lots.
- A Conditional Use Permit for alcoholic beverages for on-premises consumption/establishing a bar in close proximity to a bus stop and neighborhood would bring unnecessary safety issues from intoxicated/impaired patrons/drivers and does not meet the conditions laid out in Sec. 62-1906 of the Brevard County Ordinances.
- The additional traffic from yet another commercial cruise parking lot would add to the already congested traffic issues/infrastructure issues of the N. Courtenay Parkway corridor.
- Adding another cruise parking lot provides little to no benefit to/detracts from businesses and residents along the N. Courtenay Parkway.

Thank you for your time and consideration of this matter.

v/r,

Mr. and Mrs. James Larson
3300 Biscayne Drive
Merritt Island, FL. 32953

From: [Jessica Schneider](#)
To: [Jones, Jennifer](#)
Subject: Rezoning Action #20PZ00027
Date: Friday, April 10, 2020 5:04:18 PM

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

Please don't rezone that lot into a cruise parking lot for the following reasons:

First, traffic at the Courtenay/Beachline interchange is already snarled enough. Around quitting time for the Cape or any time the drawbridge is stuck up traffic is a nightmare in that area. A third parking lot in that area will just make it worse

Second, there are already 2 lots being built as overflow for cruises from Port Canaveral. A third one is total overkill.

Third, it's never a good idea to have too much of the area's economy tied to one industry. The Space Shuttle program is proof of this concept.

I'm all for growth in the area. Fix traffic on and off the Beachline and put up a store, a housing development, a Mini golf. Anything but another parking lot please.

Respectfully,. John Schneider

From: [jim.robertson](#)
To: [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [David Leadbeater](#)
Cc: [Calkins, Tad](#); [Ball, Jeffrey](#); [Brewer, Jad](#); [Jones, Jennifer](#)
Subject: Fw: MI Plaza Group, LLC 20PZ-00027 - Response to Staff Comments - revision 4.10.20
Date: Saturday, April 11, 2020 7:16:54 AM

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

From: David Leadbeater <david@goport.com>
Sent: Friday, April 10, 2020 4:52 PM
Subject: Fwd: MI Plaza Group, LLC 20PZ-00027 - Response to Staff Comments - revision 4.10.20

Good afternoon all,

Per our lawyer's response below herein, please also note the typographical error.

Regards,

David Leadbeater- David, it is sooo easy to change hours of operation, that will not be on your cop, It could be changed by a decision of MI Plaza Group, LLC by merely a vote by your board, with letter of intent to the county commission advising the Hours of operation be changed. The parking facility will be open and guarded 24-7, and the hours of alcohol service can be amended to 24-7 unless there are statutes against the hours of service in the florida, or county statutes. Then they can be amended to conform with the maximum allowed serving times for alcohol sales in house, What you do on the buses is not an issue unless distance of open containers from driver violations occur. So your company intends only to serve from 9:30 am to 12:30 pm? Then would the bar that seats 100 be closed? That doesn't make sense. I think not. I think that like all bars in Florida, there is a statute controlling hours, as long as those hours are adhered to, then you would be legal to be open. The commissioners only follow law. If no violations of existing statutes, hours of operation and intent to serve is at the discretion of the provider. It is a county blanket law that speaks of lawful hours of operation. I don't think those hours mentioned are binding intentions. Sunset Groves is way too close to the facility for liquor by the drink on premises sales. whether that enhances your parking facility business or not is not an issue. The issue is the location of that facility, the distance from Sunset Groves housing addition, (established first in Zoning) once determined that the facility can serve liquor by the drink on premises, then statutes controlling hours of operation is the determining factor because of Zoning changes. not a statement of intent and promise to us by MI Plaza Group, LLC. James H Robertson, 3240 Biscayne Dr. Merritt island, Fl.

----- Forwarded message -----

From: Kimberly Rezanka <kim@cflawoffice.com>
Date: Fri, Apr 10, 2020 at 4:12 PM
Subject: RE: MI Plaza Group, LLC 20PZ-00027 - Response to Staff Comments - revision

4.10.20

To: D2.Commissioner@brevardcounty.us <D2.Commissioner@brevardcounty.us>, Commissioner, D1 <D1.Commissioner@brevardfl.gov>, D3.Commissioner@brevardcounty.us <D3.Commissioner@brevardcounty.us>, Commissioner, D4 <D4.Commissioner@brevardfl.gov>, D5.Commissioner@brevardfl.gov <D5.Commissioner@brevardfl.gov>
Cc: Calkins, Tad <tad.calkins@brevardfl.gov>, Ball, Jeffrey <Jeffrey.Ball@brevardfl.gov>, Brewer, Jad <Jad.Brewer@brevardfl.gov>, Jones, Jennifer <jennifer.jones@brevardfl.gov>

Dear Commissioners:

I apologize, but we found a typographical error.

In Section III: Additional Conditions, it should read:

The alcohol service hours will be only from 9:30 a.m. to 12:30 ~~a.m.~~ **p.m. (3 hours only).**

I apologize for the error and any consternation this may have caused.

Sincerely,
Kimberly Bonder Rezanka, Esq.

David Leadbeater

Executive Assistant
david@goport.com
(321) 305-6969



273 Crockett Blvd
Merritt Island, FL 32953
www.goport.com

IMPORTANT: This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are, by this, on notice that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to Go Port, 273 Crockett Blvd, Merritt Island, FL 32953. Thank you.

From: [dave woodington](#)
To: [Jones, Jennifer](#); [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [3211 -- Frederick Solomon](#); [SGHOA Officers](#); [3211 Ann Solomon](#); [3220 Everette & Tracy Stephens](#); [3230 Jerry & Kathie Murr](#); [3231 -- Valk](#); [3240 Jim Robertson](#); [3241 Roland and April Burson](#); [3251 Michael & Chong Palmer](#); [3260 Stephen Townsend](#); [3261 Shahram Massihnia](#); [3270 Casey and Dana Franklin](#); [3271 George & Audrey Lewis](#); [3280 George Alden](#); [3281 -- Sarah VerWiebe](#); [3281 Don VerWiebe](#); [3291 -- Robin Massetti](#); [3300 Jim Larson](#); [3301 \(Rental\) Alim & Syeda Ara Junaid](#); [Jessica Beal](#); [3310 Arch & Cynthia Stanton](#); [3311 Kerry Peppers](#); [3330 Phillip & Shelby Meade](#); [3340 Peitro & Rose Dilecce](#); [3341 Kevin Zari](#); [3350 Jessica Beal](#); [3350 Pat Stahl](#); [3360 Steve & Roe Phillips](#); [3361 Richard & Michelle Bostrom](#); [3370 John & Dianne Burke](#); [3371 Steven & Kuang Beres](#); [3380 Eric & Pamela Martin](#); [3381 Carla & Tracy Dickinson](#); [3390 Cliff & Norma Gaines](#); [3391 Dave & Teresa Woodington](#); [3410 Larry Cupac](#); [3411 Jennifer Campbell](#); [3420 Bob Willcox and Heidi Beasley](#); [3430 Ray Scarpa](#); [3431 Bill Matanis](#); [3440 Mike & Maria Bradley](#); [3441 Robert & Cornelia Reijm](#)
Subject: Cruise Parking Lot on N. Courtenay Pkwy
Date: Tuesday, April 14, 2020 2:11:48 PM

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

Jennifer,

I am not sure why I am receiving Emails form David Leadbeater of GOPORT? I did not contact him nor do I have any interest in talking to him. My issues were directed toward the County Commissioners not Mr. Leadbeater unless the commissioner's now have in place a certificate of "Non - Responsibility". I need the Brevard County Commissioner's to answer my questions. I would like to know who on the Board shared my and the email addresses of all the Sunset Grove HOA members with Mr. Leadbeater.

Please consider the following questions:

1. If the Cruise Business slows or dies a slow death for the next few years will this rezoning act be permanent and as a result we will have a bar and parking lot at our front door forever? Many reports have the Cruise Industry slowing to a snail pace over the next 5 to 10 years eliminating the need for this Bar and Parking Lot. The latest Stock Reports show that most cruise lines have dropped more than 75% in value since the 1st of the year.
2. How will "GOPORT" ensure that **ALL** of the incoming tourists do not have the dreaded COVID-19 Virus when they arrive or get off the ship? Most likely these folks are going to either stop to get gas when they come in or when they leave to get back to the airport or where-ever. Will that mean the two gas stations leaving North Courtney will be contaminated with the COVID-19 Virus when they fill up their gas tanks for a quick exit from our Island either

coming or leaving the ship.

3. The Commissioner's need to recognize that if they approve this rezoning request they will be establishing one of the earliest active Bars in the County. When we need to start drinking at 09:30 am to have fun we really have a problem.

What is missing here is those of us that live in Sunset Groves this is our Home! Merritt Island is our Island, we live here, play here and work here. Many of our residents work at the Cape and have for years, Rocket Launches mean something here, we pride ourselves as part of the Islands Business! Some of our residents have spent more than 40 years in the Rocket Business at the KSC, we have teachers, fishing boat Captains, Air Line Pilots, nurses and even a Bee Keeper among us. We know each other, both at work and in the neighborhood, and collectively we have no interest in expanding the Cruise Parking business or welcoming tourists from the Florida City Mall Days INN to our Island. We are more than happy for them to by-pass our Island on the way to the Port where ample parking is already available.

This action brings absolutely no value to Merritt Island or our neighborhood!

The first thing the new owner did when they bought the property was to trash talk the residents and Post the Property for no trespassing. His loss not ours. The previous tenants of this property left not because they wanted too but because like many other of the same type warehouse spaces it has become in serious dis-repair. The Dentist which was the last to leave said the roof leaked so badly he had to close during storms. There is an identical type vacant property in Rockledge off Rt 1 just south of the 520 light that would seem to make an ideal cruise parking facility. This property does not impact a housing development and would be more in line with this type of business operation. The only business operating in the entire complex is the Thrift Store.

We who live here know that the intersection of Duval and North Courtney is extremely dangerous with folks making a U turn to go the Bufkin Flooring, Causeway Diner and the other businesses on the east side of North Courtney. We have watched with deep concern the deaths at this intersection of unfamiliar drivers to the area. This action will just exacerbate the already dangerous serious intersection.

Respectively,
dave woodington
3391 Biscayne Drive
Merritt Island, FL 32953

From: [Melissa Lamond](#)
To: [Jones, Jennifer](#); [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Rezoning Action #20PZ00027
Date: Wednesday, April 15, 2020 2:44:37 PM

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

To Whom It May Concern,

I'm writing to express our concerns with the above referenced rezoning action that will allow for ANOTHER commercial cruise parking lot on North Merritt Island. The traffic on North Merritt Island is getting worse as more jobs open up at KSC and there are multiple new housing developments being built.

The existing roadway infrastructure on North MI is not designed to handle the existing traffic volume. Additionally, the barge canal bridge cannot handle the existing traffic, let alone the additional traffic from these new neighborhoods and new cruise parking. Nothing seems to be being done to address these existing infrastructure issues.

In addition to the new parking lot, a bar is being proposed to be located within a short distance of a school bus stop and residential sidewalks. This is not safe and introduces great risk to our North Merritt Island community.

This request brings no value to the NMI community and as residents of North Merritt Island we are asking that you please take these concerns under advisement and deny this rezoning request.

Thank you,
Todd and Melissa Lamond
635 Chase Hammock Rd
Merritt Island

From: [Peg Cotner](#)
To: [Jones, Jennifer](#)
Cc: D1.commissioner@brevardfl.gov; [Commissioner, D2](#)
Subject: actionID# 20PZ00027
Date: Tuesday, June 2, 2020 8:51:45 AM

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

Thank you. Please note this is my emphatic" NO" to this action. Anyone who has traveled the 528 and Courtenay Pkwy interchange knows we need no more traffic. So many reasons, the barge bridge is probably foremost. I have lived through the repairs, and breakdowns, it is not pretty. Safety for our emergency crews and the people they serve, is concerning to me. The preservation of the limited nature reserves is unique, beautiful and necessary for the community. Please don't destroy the wonderful diversity we have in this area. It's not all about parking for people who only came to a place they are leaving. There are so many more reasons. I will leave a few for others to mention. Thank you, and please do the right thing.
Peggy Cotner 4088 Judith Ave. MI 32953

From: [Christopher Roche](#)
To: [Commissioner, D1](#); D2.commissioner@brevardfl.gov; D3.commissioner@brevardfl.gov; [Commissioner, D4](#); [Commissioner, D5](#); [Jones, Jennifer](#)
Subject: Cruise Parking on North Merritt Island
Date: Tuesday, June 2, 2020 2:00:32 PM

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

Hi, as a resident of North Merritt Island I am vehemently opposed to allowing Cruise parking on SR-3 (Courtenay Parkway) for multiple reasons. First and foremost is that SR-3 is already a bottleneck with rush hour Cape traffic, a barge canal draw bridge that goes up for every sailboat and large boat trying to pass through the canal. SR-3 is the only road directly connecting North Merritt Island to the communities and cities South of us. All the planned Cruise parking on SR-3 is close to the barge canal bridge. Cruise parking will greatly exacerbate the problem with traffic on SR-3. Secondly, Cruise parking lots are ugly and unsightly and could have a negative impact on property values of property nearby. It will definitely have a negative impact on the natural beauty of North Merritt Island. We in North Merritt Island are in close proximity to the Merritt Island National Wildlife refuge and special attention should be made regarding commercial construction impacts to wildlife and the environment. If commercial companies want to put in Cruise parking let them put it in where the Cruise ships are located, namely Port Canaveral and Cape Canaveral. North Merritt Island resident shouldn't have to suffer because of the nearby Cruise industry.

Regards,
Chris Roche

Sent from [Mail](#) for Windows 10

From: [Commissioner, D1](#)
To: [Jones, Jennifer](#)
Cc: [Mascellino, Carol](#); [Pritchett, Rita](#); [Smith, Nathan](#)
Subject: FW: Cruise Parking on North Merritt Island
Date: Wednesday, June 3, 2020 11:19:21 AM
Attachments: [image001.png](#)

Jennifer,

On behalf of Commissioner Pritchett, below is an email regarding cruise parking on Merritt Island.

Regards,

Marcia Newell

Chief Legislative Aide to Commissioner Rita Pritchett
Marcia.newell@brevardfl.gov



District 1 Commission Office

2000 S. Washington Avenue, Suite 2
Titusville, Florida 32780
321-607-6901

Please note:

Florida has a very broad public records law. Most written communications to or from the offices of elected officials are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Christopher Roche <cgroche@hotmail.com>
Sent: Tuesday, June 2, 2020 2:00 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; D2.commissioner@brevardfl.gov; D3.commissioner@brevardfl.gov; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Jones, Jennifer <jennifer.jones@brevardfl.gov>
Subject: Cruise Parking on North Merritt Island

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

Hi, as a resident of North Merritt Island I am vehemently opposed to allowing Cruise parking on SR-3 (Courtenay Parkway) for multiple reasons. First and foremost is that SR-3 is already a bottleneck with rush hour Cape traffic, a barge canal draw bridge that goes up for every sailboat and large boat trying to pass through the canal. SR-3 is the only road directly connecting North Merritt Island to the communities and cities South of us. All the planned Cruise parking on SR-3 is close to the barge canal bridge. Cruise parking will greatly exacerbate the problem with traffic on SR-3. Secondly, Cruise parking lots are ugly and unsightly and could have a negative impact on property values of property nearby. It will definitely have a negative impact on the natural beauty of North Merritt Island. We in North Merritt Island are in close proximity to the Merritt Island National Wildlife refuge and special attention should be made regarding commercial construction impacts to wildlife and the environment. If commercial companies want to put in Cruise parking let them put it in where the Cruise ships are located, namely Port Canaveral and Cape Canaveral. North Merritt Island resident shouldn't have to suffer because of the nearby Cruise industry.

Regards,
Chris Roche

Sent from [Mail](#) for Windows 10

From: [Commissioner, D1](#)
To: [Jones, Jennifer](#)
Cc: [Mascellino, Carol](#); [Pritchett, Rita](#); [Smith, Nathan](#)
Subject: FW: actionID# 20PZ00027
Date: Wednesday, June 3, 2020 11:20:25 AM
Attachments: [image001.png](#)

Jennifer,

On behalf of Commissioner Pritchett, we are forwarding an email regarding cruise parking on Merritt Island.

Regards,

Marcia Newell

Chief Legislative Aide to Commissioner Rita Pritchett

Marcia.newell@brevardfl.gov



District 1 Commission Office

2000 S. Washington Avenue, Suite 2
Titusville, Florida 32780
321-607-6901

Please note:

Florida has a very broad public records law. Most written communications to or from the offices of elected officials are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Peg Cotner <pegcotner@gmail.com>
Sent: Tuesday, June 2, 2020 11:54 AM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Re: actionID# 20PZ00027



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

On Tue, Jun 2, 2020 at 8:51 AM Peg Cotner <pegcotner@gmail.com> wrote:

Thank you. Please note this is my emphatic" NO" to this action. Anyone who has traveled the 528 and Courtenay Pkwy interchange knows we need no more traffic. So many reasons, the barge bridge is probably foremost. I have lived through the repairs, and breakdowns, it is not pretty. Safety for our emergency crews and the people they serve, is concerning to me. The preservation of the limited nature reserves is unique, beautiful and necessary for the community. Please don't destroy the wonderful diversity we have in this area. It's not all about parking for people who only came to a place they are leaving. There are so many more reasons. I will leave a few for others to mention. Thank you, and please do the right thing. Peggy Cotner 4088 Judith Ave. MI 32953

From: [Elizabeth Anderson](#)
To: [Jones, Jennifer](#)
Subject: Proposed cruise parking on North Courtenay
Date: Wednesday, June 3, 2020 11:22:31 AM

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

Dear Ms. Jones,

I am writing to request that you DO NOT approve any additional cruise parking north of 528. Traffic is already a problem, and we will soon have new subdivisions to deal with, along with Kennedy Space Center traffic and a draw bridge that goes up and down seemingly at whim. (if there is a schedule, those of us who live here have never seen it). Additionally, we are on low land here and have flooding problems. Allowing the construction of a lot more impermeable surfaces, such as huge parking lots, will impede drainage and imperil the lives and property of the taxpayers.

Please support the citizens and voters in North Merritt Island, rather than selling out to big business. If we wanted big business, we would live in Orlando. We chose to retire in Merritt Island but may eventually regret that decision.

Sincerely,
Elizabeth Anderson and Patrick Churchville
Homeowners 3804 Sunbeam Court, Merritt Island

From: [Commissioner, D1](#)
To: [Jones, Jennifer](#)
Cc: [Mascellino, Carol](#); [Smith, Nathan](#); [Pritchett, Rita](#)
Subject: FW: cruise parking, North Merritt Island
Date: Thursday, June 4, 2020 12:37:28 PM
Attachments: [image001.png](#)

Jennifer,

On behalf of Commissioner Pritchett, we are forwarding the below email for the cruise parking item on the agenda.

Regards,

Marcia Newell

Chief Legislative Aide to Commissioner Rita Pritchett

Marcia.newell@brevardfl.gov



District 1 Commission Office

2000 S. Washington Avenue, Suite 2

Titusville, Florida 32780

321-607-6901

Please note:

Florida has a very broad public records law. Most written communications to or from the offices of elected officials are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Elizabeth Anderson <bettianderson@yahoo.com>
Sent: Wednesday, June 3, 2020 11:26 AM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: cruise parking, North Merritt Island



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

Dear County Commissioner<

I am writing to request that you DO NOT approve any additional cruise parking north of 528. Traffic is already a problem, and we will soon have new subdivisions to deal with, along with Kennedy Space Center traffic and a draw bridge that goes up and down seemingly at whim. (if there is a schedule, those of us who live here have never seen it). Additionally, we are on low land here and have flooding problems. Allowing the construction of a lot more impermeable surfaces, such as huge parking lots, will impede drainage and imperil the lives and property of the taxpayers.

Please support the citizens and voters in North Merritt Island, rather than selling out to big business. If we wanted big business, we would live in Orlando. We chose to retire in Merritt Island but may eventually regret that decision.

Sincerely,
Elizabeth Anderson and Patrick Churchville
Homeowners 3804 Sunbeam Court, Merritt Island