

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"; "3220 Jerry & Kathie Murr"; "3231 -- Valk"; "3240 Jim Robertson"; "3241 Roland and April Burson"; "3251 Michael & Chong Palmer"; "3260 Stephen Townsend"; "3261 Shahrman 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 Matane"; "3440 Mike & Maria Bradley"; "3441 Robert & Cornelia Reijn".
Date: Thursday, March 26, 2020 9:09:56 PM

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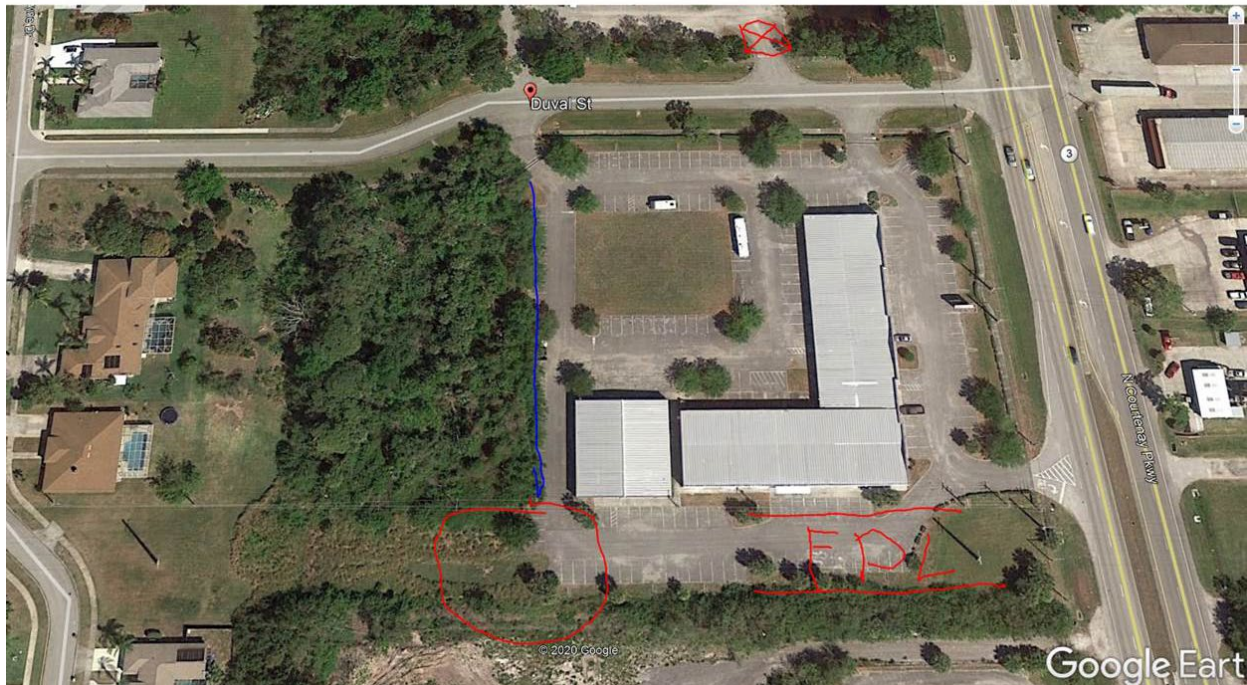
Hi I am Stephen Townsend I live behind the property that is on N Courtenay and is asking for a CUP for onsite alcohol consumption. The property is at the intersection of Duval Street and state rd 3 located on the South side of Duval Street. Duval is the only entrance to our neighborhood and is where 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 a 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

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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

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>>
>>
>>
>>>

>>> 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

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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

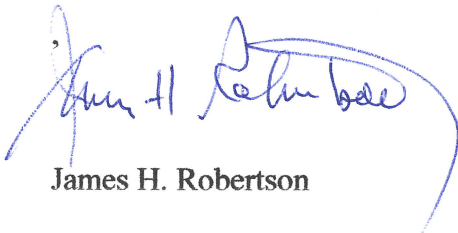
Dear Board Members:

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

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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

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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

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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:

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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

BDP Removal and CUP Hearing – 6/11/2020

Homeowner Concerns

1. The CUP is inconsistent with the types of properties adjacent to the shopping center.
2. Liquor being served in the morning
 - We fail to understand how many drinks are they going to sell between 9:30 AM and 12:30 PM. Is this CUP really going to make-or-break their business plan? Certainly, the applicant can survive without it. Otherwise, they are already a zombie business.
 - The homeowners are genuinely concerned that this CUP is just the 'inch' that the applicant is taking now. It has the appearance that it will make it easier to expand the hours later, and expand it again after that, until there is finally late-night saloon located at this shopping center. A charming breakfast/brunch cafe doesn't have to have a beer and hard liquor license to be successful... as evidenced by several breakfast diners up and down Courtney Parkway. This has the appearance a ruse to eventually get a bar open in this location.
3. There is already a lot of cruise parking in the area
4. School bus stop
 - It is located on the north side of Duval directly across the street from the proposed parking and bar exacting with the applicant's customers will enter.
5. Traffic
 - The application indicated that 'most of their clients would be traveling south on SR-3 to the parking lot from Titusville', so they will be making a right turn into the parking lot. But if you google directions, the route you will get from Titusville will be south on US-1 to the SR-528 bridge and north across the barge canal to the parking area. Most people will be using that route just because that's the way Google and their GPS devices will take them. That puts them in the situation of making a dangerous U-turn at Courtney and Duval to get to the only entrance to the parking lot.
 - The homeowners have experience with a similar situation. The tile, granite business across the street plus the lumber business get tractor trailers blocking Duval Street turning left and turning right in the the their plaza.
 - There was a fatal accident that took place with a motorcycle that occurred in front of Bufkin Tile a few years back. The small "Memorial" that is attached to the sign post leaving Bufkin is for a motorcyclist who was killed INSTANTLY by an individual trying to make a U-turn or go to Bufkin Tile. The motorcyclist was traveling northbound in the right hand lane when the van pulled out in front of him.

6. It is unclear how the applicant's reservation plan will alleviate congestion. The daily trip rate cited is based on a fully rented shopping center with an in/out rate of 2,499 trips/day. This shopping center has never had anything approaching that kind of in/out traffic.
7. Entrances – The applicant indicated that the 2 entrances on Duval are blocked to prevent U-turns through the parking lot from Duval.
 - If these roadblocks are removed, customer traffic will enter the shopping where our children cross the street to go to the school.
 - The children will be going to the bus stop during the applicant's stated business hours
8. The application states that there will be shuttle service only in the 6:30 AM to 12:30 PM. What happens if a cruise ship departs or arrives outside of that time?

Objection
20PZ00027
MI Plaza Group
(submitted at 06/11/20 meeting)

SUNSET GROVES HOMEOWNERS ASSOCIATION
A Corporation Not-for-Profit

PETITION AGAINST REMOVAL OF EXISTING BDP AND CUP FOR OVERNIGHT COMMERCIAL PARKING
June 11, 2020
NMI Dependent Special District Board Meeting

I stand unified with my neighbors in the Sunset Groves Homeowner Association in opposition to the proposed change to the current zoning PIP (Planned Industrial Park):

1. Removal of Existing BDP (Binding Development Plan)
2. CUP (Conditional Use Permit) for Overnight Commercial Parking Lot (5.48 acres)
3. CUP for Alcoholic Beverages (full-liquor) for On-Premises Consumption with a Restaurant (3,100 square feet/Unit 102)

I am unable to attend the hearing on June 11, 2020 due to my concerns over COVID 19.

My signature indicates my desire that the Board deny the CUP in its entirety.

Signature:

James H Robertson

Date:

6-10-2020

Parcel Owner:

3240 James H. & Sandra L Robertson

Address:

3240 Biscayne Dr. Merritt IS. FL 32953

SUNSET GROVES HOMEOWNERS ASSOCIATION
A Corporation Not-for-Profit

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My signature indicates my desire that the Board deny the CUP in its entirety.

Signature:

DLK Woodington

Date:

6/10/2020

Parcel Owner:

D.K. & THERESA WOODINGTON

Address:

3391 BISCAYNE DRIVE
MERRITT ISLAND

SUNSET GROVES HOMEOWNERS ASSOCIATION
A Corporation Not-for-Profit

PETITION AGAINST REMOVAL OF EXISTING BDP AND CUP FOR OVERNIGHT COMMERCIAL PARKING

June 11, 2020

NMI Dependent Special District Board Meeting

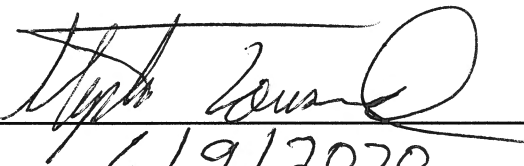
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I am unable to attend the hearing on June 11, 2020 due to my concerns over COVID 19.

My signature indicates my desire that the Board deny the CUP in its entirety.

Signature:


6/9/2020

Date:

Parcel Owner:

Address:

3260 Biscayne Dr
Merritt Island FL
32953

SUNSET GROVES HOMEOWNERS ASSOCIATION
A Corporation Not-for-Profit

PETITION AGAINST REMOVAL OF EXISTING BDP AND CUP FOR OVERNIGHT COMMERCIAL PARKING
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My signature indicates my desire that the Board deny the CUP in its entirety.

Signature: Sarah L. VerWiebe
Date: 6/10/20
Parcel Owner: Donald T. VerWiebe & Sarah L. VerWiebe
Address: 3281 Biscayne Drive

SUNSET GROVES HOMEOWNERS ASSOCIATION
A Corporation Not-for-Profit

Objection
20PZ00027
MI Plaza Group
(submitted at 06/11/20
meeting)

PETITION AGAINST REMOVAL OF EXISTING BDP AND CUP FOR OVERNIGHT COMMERCIAL PARKING
June 11, 2020
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My signature indicates my desire that the Board deny the CUP in its entirety.

Signature:

Donald T. VerWiebe

Date:

6-10-20

Parcel Owner:

DONALD T. VERWIEBE + SARAH L. VERWIEBE

Address:

3281 BISCAYNE DR. MERRITT ISLAND FL 32953

SUNSET GROVES HOMEOWNERS ASSOCIATION
A Corporation Not-for-Profit

PETITION AGAINST REMOVAL OF EXISTING BDP AND CUP FOR OVERNIGHT COMMERCIAL PARKING
June 11, 2020
NMI Dependent Special District Board Meeting

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I am unable to attend the hearing on June 11, 2020 due to my concerns over COVID 19.

My signature indicates my desire that the Board deny the CUP in its entirety.

Signature:



Date:

6/10/2020

Parcel Owner:

Pietro DiLecce

Address:

3340 BISCAYNE DRIVE

SUNSET GROVES HOMEOWNERS ASSOCIATION
A Corporation Not-for-Profit

PETITION AGAINST REMOVAL OF EXISTING BDP AND CUP FOR OVERNIGHT COMMERCIAL PARKING

June 11, 2020

NMI Dependent Special District Board Meeting

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I am unable to attend the hearing on June 11, 2020 due to my concerns over COVID 19.

My signature indicates my desire that the Board deny the CUP in its entirety.

Signature: _____

R. Dilec

Date: _____

6/10/2020

Parcel Owner: _____

Rose A. Dilec

Address: _____

3340 Biscayne Drive

SUNSET GROVES HOMEOWNERS ASSOCIATION
A Corporation Not-for-Profit

PETITION AGAINST REMOVAL OF EXISTING BDP AND CUP FOR OVERNIGHT COMMERCIAL PARKING
June 11, 2020
NMI Dependent Special District Board Meeting

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I am unable to attend the hearing on June 11, 2020 due to my concerns over COVID 19.

My signature indicates my desire that the Board deny the CUP in its entirety.

Signature: Kari Peppers
Date: 6/10/20
Parcel Owner: KARI PEPPERS
Address: 3311 BISCAYNE DR.

SUNSET GROVES HOMEOWNERS ASSOCIATION
A Corporation Not-for-Profit

PETITION AGAINST REMOVAL OF EXISTING BDP AND CUP FOR OVERNIGHT COMMERCIAL PARKING

June 11, 2020

NMI Dependent Special District Board Meeting

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I am unable to attend the hearing on June 11, 2020 due to my concerns over COVID 19.

My signature indicates my desire that the Board deny the CUP in its entirety.

Signature:

Phillip Meade

Date:

6/11/2020

Parcel Owner:

PHILLIP MEADE

Address:

3330 BISCAYNE DR.

SUNSET GROVES HOMEOWNERS ASSOCIATION
A Corporation Not-for-Profit

PETITION AGAINST REMOVAL OF EXISTING BDP AND CUP FOR OVERNIGHT COMMERCIAL PARKING

June 11, 2020

NMI Dependent Special District Board Meeting

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I am unable to attend the hearing on June 11, 2020 due to my concerns over COVID 19.

My signature indicates my desire that the Board deny the CUP in its entirety.

Signature:

Kathie Murr

Date:

6/11/2020

Parcel Owner:

~~3230~~ RAM Jerry and Kathie Murr

Address:

3230 Biscayne DR.

SUNSET GROVES HOMEOWNERS ASSOCIATION
A Corporation Not-for-Profit

PETITION AGAINST REMOVAL OF EXISTING BDP AND CUP FOR OVERNIGHT COMMERCIAL PARKING

June 11, 2020

NMI Dependent Special District Board Meeting

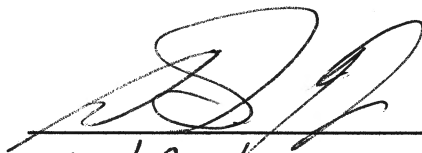
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I am unable to attend the hearing on June 11, 2020 due to my concerns over COVID 19.

My signature indicates my desire that the Board deny the CUP in its entirety.

Signature:

 Archie Stanton Jr

Date:

6/9/20

Parcel Owner:

2310 Biscayne DR

Address:

3310 Biscayne DR Merritt Island

Cynthia Stanton
Cynthia Stanton

LEGAL DESCRIPTION:

Lot 11 Block A
SUNSET GROVES UNIT 2
according to the plat thereof
as recorded in Plat Book 41
at page(s) 34-35
of the Public Records of
Brevard County, Florida.

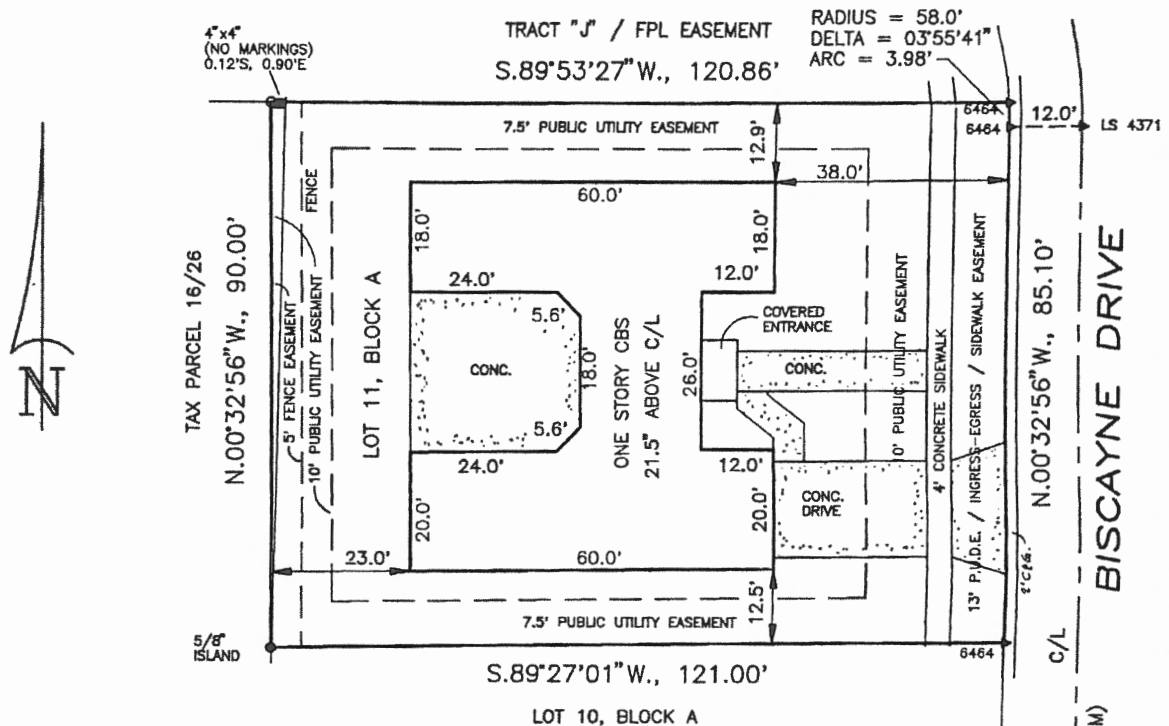
SKETCH OF SURVEY

LEGEND:

- Set 5/8" Iron rebar with cap # 6464
- Found iron rebar, size and cap #
- Set 4"x4" concrete monument with cap # 6464
- Found concrete monument, size and identification #
- ▲ Set nail and disk # 2351
- ▲ Found nail and disk, identification # as shown

SURVEYOR'S NOTES:

1. Unless otherwise noted, only platted easements are shown hereon.
2. P.U.D.E. denotes Public Utilities and Drainage Easement.
3. No underground utilities or improvements were located unless otherwise shown.
4. Unless otherwise noted, any elevations shown are based on N.G.V. Datum of 1929, relative to B.M. #
5. Bearings shown hereon are based on the centerline of BISCAYNE DRIVE being N.00°32'56"W. according to the plat described hereon, and may not be a True North Azimuth.



EXPLANATION OF ABBREVIATIONS

PRM	PERMANENT REFERENCE MONUMENT	OWH	OVERHEAD WIRE
PCP	PERMANENT CONTROL POINT	PH	PIPE HYDRANT
CM	CONCRETE MONUMENT	S/W	SIDEWALK
PC	POINT OF CURVE	C&G	CURB AND GUTTER
PT	POINT OF TANGENCY	EP	EDGE OF PAVEMENT
POB	POINT OF BEGINNING	WM	WATER METER
PRC	POINT OF REVERSE CURVATURE	PL	POINT ON LINE
POC	POINT OF COMPOUND CURVATURE	(M)	MEASURED DISTANCE
P	POINT OF INTERSECTION	(P)	MEASUREMENT ON PLAT
R	RADIUS	ELEV	ELEVATION
DEL	DELTA OR CENTRAL ANGLE	FPE	FINISH FLOOR ELEVATION
ARC	LENGTH OF CURVE	PRF	FIXED POINT OF REFERENCE
C/L	CENTERLINE	NVD	NATIONAL OCEANIC VERTICAL DATUM
FO	FOUND	BM	BENCH MARK
R/W	RIGHT OF WAY	BP	BUILDING POINT
P/L	PROPERTY LINE	MAN	MANHOLE
CONC	CONCRETE	P.B.	PLAT BOOK
AC	AC	E.L.	BASE FLOOD ELEVATION
WP	WOOD POWER POLE	LS	LICENSED BUSINESS
CLF	CHAIN LINK FENCE	LS OR PLS	PROFESSIONAL LAND SURVEYOR
W.F.	WOOD FENCE	F.I.R.M.	FEDERAL INSURANCE RATE MAP

This parcel lies in F.I.R.M. Zone "X"
per Community Panel 125092-0290 E
dated 1/5/96

Drawn by:
WJF

Scale:
1"=20'

Date:
8/5/97

Project #
97-492

DATE
9/10/97

REVISIONS
FOUNDATION

10/31/97
FINAL

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

BOUNDARY SURVEY

Certified to: ARCH. H. STANTON JR. & CYNTHIA
A. STANTON; SUNTRUST BANK CENTRAL
FLORIDA N.A.; CHICAGO TITLE INSURANCE CO.;
BREVARD TITLE AGENCY.

I hereby certify that the survey shown hereon is true and correct to the best of my knowledge and belief, based on actual measurements taken in the field. This survey meets the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61 G 17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

UNLESS IT BEARS THE SIGNATURE
AND ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED SURVEYOR
AND MAPPER THIS DRAWING
SKETCH, PLAT OR MAP IS FOR
INFORMATIONAL PURPOSES ONLY
AND IS NOT VALID.

John R. Campbell
John R. Campbell
Professional Land Surveyor No. 2351
State of Florida

From: [Jessica Schneider](#)
To: [Commissioner, D4](#)
Subject: Rezoning Action #20PZ00027
Date: Friday, April 10, 2020 5:02:26 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: [Kimberly Willey](#)
To: [Commissioner, D4](#)
Subject: Project #20PZ00027
Date: Monday, March 30, 2020 5:04:26 PM

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

I have heard of plans for another cruise ship parking lot proposing to be built in North Merritt Island. Please consider the impact this will have on residents of this area.

>

> We already have 2 new housing developments and a cruise ship parking lot. Adding another will only increase the traffic in an already poorly configured system, especially on Courtenay by 528. It is already over congested with the amount of traffic we have now, and that is before the second housing development and cruise parking lot is complete.

>

> Please consider what the impact of even more development will have on the residents of the county you represent.

>

> It's sad that developers won't be happy until all the land is gone. Please help keep North Merritt Island from being overrun with development like the rest of the MI.

>

> Thank you,

> Kimberly Willey

>

>

> Sent from my iPhone

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: [George Kraft](#)
To: [Jones, Jennifer](#); [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); D4.commissioner@brevardfl.gov; [Commissioner, D4](#)
Cc: [Dabu](#); [Beth Matsoukis](mailto:Beth.Matsoukis@slhoa.info); slhoa@slhoa.info
Subject: Action ID # 20PZ00027
Date: Friday, July 3, 2020 9:28:43 AM

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Commissioners,

I have lived on North Merritt Island, north of the barge canal, for 21-years. In that time, I've seen a lot of positive development. However, the current practice of turning North Merritt Island into a parking facility for the cruise lines concerns me for many reasons. The first concern is safety. The Florida Department of Transportation has already identified the intersection of SR528 and SR3 as one of the ten most dangerous in Brevard County. To add the volume of traffic that multiple parking facilities have the capacity to add to this already dangerous intersection doesn't seem wise and is certain to make this area even more dangerous!!! To compound the danger, they have added an entrance and exit for a multi-acre parking facility directly off SR3 and within a short distance from the bottom of the barge canal ramp. My second concern is for the Indian River Restoration, as these parking facilities all propose to have their storm-water runoff deposited into the barge canal. We all know that the automotive pollutants float on top of the water during a rain event, and that means acres and acres of vehicles will be adding all kinds of pollutants to a very fragile ecosystem. The IRL restoration is high enough on Governor DeSantis' list that he spared it in the recent \$1B budget cuts. My next concern is that that intersection is not designed to handle the volume of traffic that is now destined for that area, and FDOT has indicated that there is not sufficient real estate available to improve that intersection. Also, that particular intersection is a single point failure for the evacuation route for all of Merritt Island and surrounding areas. I have other concerns that are of equal importance for consideration, but I don't want to overwhelm you!!! Please do not continue the practice of turning every inch of our area into all kinds of parking facilities. By not approving parking facilities on Merritt Island you will keep our roads a little safer, work towards Governor DeSantis' IRL goal of restoration, and provide safe passage for any citizen using this evacuation route in a time of emergency, hurricane or other!!

Thank you for your time to read these concerns, I appreciate it.

George

> This email has been sent using Bcc (blind carbon copy) to my recipients. This prevents email addresses from showing when forwarding to others. When forwarding emails to others, please remove all past sender information before sending.

From: [Karen Pardy](#)
Cc: [Jones, Jennifer](#); [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [D4.commissioner@brebardfl.gov](#); [Commissioner, D4](#); [Dabu](#); [Beth Matsoukis](#); [slhoa@slhoa.info](#)
Subject: Re: Action ID # 20PZ00027
Date: Friday, July 3, 2020 10:14:51 AM

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I am a North Merritt Island resident and agree with the concerns in this matter.
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Thank you,
Karen

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From: [Jessica Schneider](#)
To: [Commissioner, D4](#)
Subject: Rezoning Action #20PZ00027
Date: Friday, April 10, 2020 5:02:26 PM

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Date: Monday, March 30, 2020 5:04:26 PM

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> Sent from my iPhone

From: [Melissa Lamond](#)
To: [Jones, Jennifer](#); [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
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Thank you,
Todd and Melissa Lamond
635 Chase Hammock Rd
Merritt Island

From: [George Kraft](#)
To: [Jones, Jennifer](#); [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); D4.commissioner@brevardfl.gov; [Commissioner, D4](#)
Cc: [Dabu](#); [Beth Matsoukis](mailto:Beth.Matsoukis@slhoa.info); slhoa@slhoa.info
Subject: Action ID # 20PZ00027
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George

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From: [Karen Pardy](#)
Cc: [Jones, Jennifer](#); [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [D4.commissioner@brebardfl.gov](#); [Commissioner, D4](#); [Dabu](#); [Beth Matsoukis](#); [slhoa@slhoa.info](#)
Subject: Re: Action ID # 20PZ00027
Date: Friday, July 3, 2020 10:14:51 AM

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I am a North Merritt Island resident and agree with the concerns in this matter.
We appreciate your service to our community and hope you will take these concerns of the residents of North Merritt Island into consideration.
Thank you,
Karen

On Fri, Jul 3, 2020 at 9:28 AM George Kraft <george-kraft@att.net> wrote:
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George

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From: [ivan inmon](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Fwd: Fw: Cruise Parking Lots taking over North Merritt Island- Variance to be voted on July 9
Date: Monday, July 6, 2020 9:33:06 AM

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

I am forwarding this message to my elected officials, as it states more elegantly my views on this very important issue.

Please do the right thing and vote against more of the parking lots

Sincerely

Ivan Inmon

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

From: **Lyndsay Snead** <lbi0926@hotmail.com>

Date: Mon, Jul 6, 2020 at 8:31 AM

Subject: Fw: Cruise Parking Lots taking over North Merritt Island- Variance to be voted on July 9

To: Mom and Dad <iinmon@aol.com>, Sara Inmon, (S.) <sinmon@ford.com>, Terry Inmon <tbinmon@aol.com>

use the below addresses to send an email to the commission about the parking lot issue. The vote is this thursday so emails need to be sent soon.

d1.commissioner@brevardfl.gov
d2.commissioner@brevardfl.gov
d3.commissioner@brevardfl.gov
d4.commissioner@brevardfl.gov
d5.commissioner@brevardfl.gov

From: Lyndsay Snead

Sent: Monday, July 6, 2020 8:01 AM

To: 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>

Subject: Cruise Parking Lots taking over North Merritt Island- Variance to be voted on July 9

Dear Brevard County Commissioners,

As a constituent of District 2, I wrote a version of this letter to Commissioner Lober a couple weeks ago. I have been informed that it is best to write you all as well on this topic in the

hopes that you will understand why our community is against the cruise lots that seem to be taking over the north part of Merritt Island. As a 6th generation Merritt Islander, raising the 7th generation, I take great pride in this Island, I am invested in this community and want to see it thrive. These parking lots add nothing to our community and only add to existing issues.

I, like many of us on the island, am employed at the Space Center, and have noticed on my (pre-covid) commutes an odd “random” parking lot on SR3 near Crisafulli Road, that seemed incredibly out of place. Then of course how could anyone miss the massive lot being built next to the barge canal bridge? This monstrosity seemed to have been signed, sealed, and delivered before any of the community was even aware. Now I come to find out that the “random” lot is also cruise parking, a third lot has already been approved, and now there is an effort to re-zone yet another property to put the FOURTH cruise parking lot on North Merritt Island. This is utter insanity. For those that may not be familiar with the area, North Merritt Island can only be accessed from the rest of the island via a very old draw bridge with functionality issues that causes major traffic bottle necks on good days. This part of the community is mainly residential and rural with some service businesses along State Road 3. It is not, and never has been geared toward or set up to serve tourists.

Merritt Island has evolved a lot over the years and changed dramatically since the days when my family first homesteaded, but it has always been its own community with its own identity. To turn our precious paradise into a parking lot to feed the cruise industry and the port is an absolute travesty.

These parking lot businesses bring absolutely NOTHING of value to our island. They just suck up our precious resource of land (on an ISLAND no less), and give nothing of value to the community in return. They add to traffic over the already congested and questionable barge canal bridge. There were days last fall where on several occasions, for no apparent reason, traffic going over the canal was so backed up I had to take US1 home from the space center to get to my house in central Merritt Island.

I want to be clear- I am not anti-business. My family has run a small business on Merritt Island for 60 years, which my husband now runs. I can understand adding businesses that will provide value or services, but why would we add to the existing issues for something that is only using us and not giving anything back?

This issue has me concerned enough that- in a pandemic- I decided to attend the North Merritt Island Advisory Board (NMIAB) Meeting a few weeks ago. At this meeting I learned even more about the specifics as to why this specific location as well as the business plan of GoPort are terrible, but I will let the residents of the neighboring community, Sunset Groves, tell you about that because they have evidently been fighting this already for a while and they are passionate- and they are right.

I learned at the board meeting about the dangerous domino effect of continuing to approve these parking lots. The attorney for GoPort referenced the need to establish that a business must be in keeping with the surroundings. Well, at some point if you keep letting this happen, they will have a strong case to say just that. Now is the time to put our foot down. Now is the time to say this is not right for Merritt Island. This is not what North Merritt Island was intended to be, and is not in fitting with this community.

The NMIAB asked serious, thoughtful questions about the request and they clearly did their homework- and then they unanimously voted against GoPort's request for a conditional use permit to change the property's use to be able to be used for overnight cruise parking (as well as GoPort's other two requests). I am asking that you uphold the board's decision. I ask that you listen to the residents and respect our community. Please don't sell our island down the river for a few parking lots that give nothing and add nothing but headaches.

Respectfully,

Lyndsay Snead
1645 Pluto Street
Merritt Island, Florida 32953

From: [Nicole Charara](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: ID 20PZ00027
Date: Monday, July 6, 2020 8:32:34 AM

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

Dear commissioners,

Please consider allowing another cruise parking, specially one with a bar, to be built on NMI.

This raises a few concerns for us. The bar (if opened only in the am), could potentially create a problem with patrons drinking and then getting in their cars to drive, all at the same time that children are on their way to school.

Secondly, those of us who live in NMI have a longer commute already due to being on the outskirts of Merritt Island. We chose to buy our home here for that reason (in order to be on the outskirts), but traffic was and has never been an issue. But with having to cross the barge to get anywhere, a parking such as this one would greatly impact commute times. If we continue to allow cruise parking structures to pop up, eventually this will create a traffic burden for those of us who own homes here.

Lastly, we chose NMI because of the open land and open spaces aspect of it. If we continue to allow these types of projects, we are changing the charm and overall feel of what makes NMI so special.

Please consider listening to those of us who will be directly impacted by this decision.

Thank you for your time and consideration.

Kind regards,

Nicole Charara

From: [Lyndsay Snead](#)
To: [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Cruise Parking Lots taking over North Merritt Island- Variance to be voted on July 9
Date: Monday, July 6, 2020 8:01:40 AM

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Dear Brevard County Commissioners,

As a constituent of District 2, I wrote a version of this letter to Commissioner Lober a couple weeks ago. I have been informed that it is best to write you all as well on this topic in the hopes that you will understand why our community is against the cruise lots that seem to be taking over the north part of Merritt Island. As a 6th generation Merritt Islander, raising the 7th generation, I take great pride in this Island, I am invested in this community and want to see it thrive. These parking lots add nothing to our community and only add to existing issues.

I, like many of us on the island, am employed at the Space Center, and have noticed on my (pre-covid) commutes an odd "random" parking lot on SR3 near Crisafulli Road, that seemed incredibly out of place. Then of course how could anyone miss the massive lot being built next to the barge canal bridge? This monstrosity seemed to have been signed, sealed, and delivered before any of the community was even aware. Now I come to find out that the "random" lot is also cruise parking, a third lot has already been approved, and now there is an effort to re-zone yet another property to put the FOURTH cruise parking lot on North Merritt Island. This is utter insanity. For those that may not be familiar with the area, North Merritt Island can only be accessed from the rest of the island via a very old draw bridge with functionality issues that causes major traffic bottle necks on good days. This part of the community is mainly residential and rural with some service businesses along State Road 3. It is not, and never has been geared toward or set up to serve tourists.

Merritt Island has evolved a lot over the years and changed dramatically since the days when my family first homesteaded, but it has always been its own community with its own identity. To turn our precious paradise into a parking lot to feed the cruise industry and the port is an absolute travesty.

These parking lot businesses bring absolutely NOTHING of value to our island. They just suck up our precious resource of land (on an ISLAND no less), and give nothing of value to the community in return. They add to traffic over the already congested and questionable barge canal bridge. There were days last fall where on several occasions, for no apparent reason, traffic going over the canal was so backed up I had to take US1 home from the space center to get to my house in central Merritt Island.

I want to be clear- I am not anti-business. My family has run a small business on Merritt Island

for 60 years, which my husband now runs. I can understand adding businesses that will provide value or services, but why would we add to the existing issues for something that is only using us and not giving anything back?

This issue has me concerned enough that- in a pandemic- I decided to attend the North Merritt Island Advisory Board (NMIAB) Meeting a few weeks ago. At this meeting I learned even more about the specifics as to why this specific location as well as the business plan of GoPort are terrible, but I will let the residents of the neighboring community, Sunset Groves, tell you about that because they have evidently been fighting this already for a while and they are passionate- and they are right.

I learned at the board meeting about the dangerous domino effect of continuing to approve these parking lots. The attorney for GoPort referenced the need to establish that a business must be in keeping with the surroundings. Well, at some point if you keep letting this happen, they will have a strong case to say just that. Now is the time to put our foot down. Now is the time to say this is not right for Merritt Island. This is not what North Merritt Island was intended to be, and is not in fitting with this community.

The NMIAB asked serious, thoughtful questions about the request and they clearly did their homework- and then they unanimously voted against GoPort's request for a conditional use permit to change the property's use to be able to be used for overnight cruise parking (as well as GoPort's other two requests). I am asking that you uphold the board's decision. I ask that you listen to the residents and respect our community. Please don't sell our island down the river for a few parking lots that give nothing and add nothing but headaches.

Respectfully,

Lyndsay Snead
1645 Pluto Street
Merritt Island, Florida 32953

From: [Deb Bannon](#)
To: [Commissioner, D4](#)
Subject: action ID# 20PZ00027
Date: Sunday, July 5, 2020 3:44:00 PM

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

Good Afternoon!

With the upcoming meeting to be held on July 9th, I wanted to restate that I am extremely concerned about another cruise parking lot on North Merritt, especially one that serves alcohol and will not serve the local community in any positive way. This proposal will have no benefit to our community at all. The Port should be the only location for cruise parking. We need carefully planned development that will enhance our community. Please do not let another cruise parking lot fill up our island!!! We would welcome businesses that will enhance our community and provide goods/services that would be beneficial to our quality of life here on North Merritt.

Please consider not approving this proposal.

Thank you,
Deb Bannon

From: [Woodard, Patrick](#)
To: [Jones, Jennifer](#)
Cc: [Schmadeke, Adrienne](#); [Bellak, Christine](#)
Subject: Additional Public Comments for July 9th Zoning Meeting
Date: Monday, July 6, 2020 11:04:56 AM
Attachments: [Fwd Fw Cruise Parking Lots taking over North Merritt Island- Variance to be voted on July 9.msg](#)
[ID 20PZ00027.msg](#)
[Cruise Parking Lots taking over North Merritt Island- Variance to be voted on July 9.msg](#)
[action ID# 20PZ00027.msg](#)
[Parking For The Port on Merritt Island..msg](#)
[Action #20PZ00027.msg](#)
[Re Action ID # 20PZ00027.msg](#)
[Hearing for 3345 Courtenay Parkway.msg](#)
[Canaveral Landing Development Petition.msg](#)
[Fwd Action ID # 20PZ00027.msg](#)
[Action ID # 20PZ00027.msg](#)
[image001.png](#)

Jennifer,

Here are some additional communications for the Zoning Meeting July 9th.

Regards,

Pat Woodard



Pat Woodard
Chief Legislative Aide to Commissioner Smith
Brevard County, District 4
321.633.2044 | F:321.633.2121 Patrick.Woodard@brevardfl.gov
2725 Judge Fran Jamieson Way, Bldg. C - Suite 214,
Viera, FL 32940



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: [Dolores Ryan](#)
To: [Commissioner, D4](#)
Subject: Action #20PZ00027
Date: Sunday, July 5, 2020 9:54:47 AM

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

Dear County Commissioner:

Please vote down the proposal of another parking lot and bar on N. Merritt Island. With traffic tripled at Space Center, 3 new large developments and a new 750 parking lot already, the two-lane bridge back and forth poses a safety hazard already. Many days traffic is backed up 2 miles. In case of an emergency, (wild fire, etc,) we cannot evacuate through the crowd. School buses over the bridge back and forth have been delayed already numerous times. Please consider these and other factors and turn down passing another parking area and bar. Thank you for your support.

Respectfully,
Dolores Ryan

Sent from my iPhone

From: [Karen Pardy](#)
Cc: [Jones, Jennifer](#); [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); D4.commissioner@brevardfl.gov; [Commissioner, D4](#); [Dabu](#); [Beth Matsoukis](#); slhoa@slhoa.info
Subject: Re: Action ID # 20PZ00027
Date: Friday, July 3, 2020 10:14:50 AM

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

I am a North Merritt Island resident and agree with the concerns in this matter.
We appreciate your service to our community and hope you will take these concerns of the residents of North Merritt Island into consideration.
Thank you,
Karen

On Fri, Jul 3, 2020 at 9:28 AM George Kraft <george-kraft@att.net> wrote:
Commissioners,

I have lived on North Merritt Island, north of the barge canal, for 21-years. In that time, I've seen a lot of positive development. However, the current practice of turning North Merritt Island into a parking facility for the cruise lines concerns me for many reasons. The first concern is safety. The Florida Department of Transportation has already identified the intersection of SR528 and SR3 as one of the ten most dangerous in Brevard County. To add the volume of traffic that multiple parking facilities have the capacity to add to this already dangerous intersection doesn't seem wise and is certain to make this area even more dangerous!!! To compound the danger, they have added an entrance and exit for a multi-acre parking facility directly off SR3 and within a short distance from the bottom of the barge canal ramp. My second concern is for the Indian River Restoration, as these parking facilities all propose to have their storm-water runoff deposited into the barge canal. We all know that the automotive pollutants float on top of the water during a rain event, and that means acres and acres of vehicles will be adding all kinds of pollutants to a very fragile ecosystem. The IRL restoration is high enough on Governor DeSantis' list that he spared it in the recent \$1B budget cuts. My next concern is that that intersection is not designed to handle the volume of traffic that is now destined for that area, and FDOT has indicated that there is not sufficient real estate available to improve that intersection. Also, that particular intersection is a single point failure for the evacuation route for all of Merritt Island and surrounding areas. I have other concerns that are of equal importance for consideration, but I don't want to overwhelm you!!! Please do not continue the practice of turning every inch of our area into all kinds of parking facilities. By not approving parking facilities on Merritt Island you will keep our roads a little safer, work towards Governor DeSantis' IRL goal of restoration, and provide safe passage for any citizen using this evacuation route in a time of emergency, hurricane or other!!

Thank you for your time to read these concerns, I appreciate it.

George

> This email has been sent using Bcc (blind carbon copy) to my recipients. This prevents email addresses from showing when forwarding to others. When forwarding emails to others, please remove all past sender information before sending.

From: [Jerry Perlet](#)
To: [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [Mary Hillberg](#); [Marie Perlet](#); [Jerry Perlet](#)
Subject: Hearing for 3345 Courtenay Parkway
Date: Friday, July 3, 2020 2:41:04 PM
Attachments: [Hearing on MI Plaza Group LLC.docx](#)

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

Brevard County Commissioners:

I have attached my testimony for the hearing on Thursday, July 9th. I understand there is a time limit, so I will summarize my remarks at the hearing.

My wife and I are very hopeful that the Commissioners will deny this CUP application for the reasons outlined in our testimony,.

North Merritt Island receives no benefit from this project and we suffer many losses. It is an insult to allow a beautiful natural place like North Merritt Island become a parking lot.

Thank you for your consideration.

Jerrold Perlet
5127 Royal Paddock Way
Merritt island, FL 32953

To: Brevard County Commissioners

Re: Hearing on MI Plaza Group LLC

3345 North Courtenay Parkway

#20PZ00027

From: Jerrold and Marie Perlet

5127 Royal Paddock Way, Merritt Island, 32953

We are opposed to the requested CUP changes to the property at 3345 North Courtenay. The citizens living on North Merritt Island deserve better. We should not become the parking lot for the port. This project is an insult to the citizens of North Merritt Island.

- How does this project benefit the citizens of North Merritt Island?
 - Citizens living on North Merritt Island will not be using this facility for parking for a cruise. We aren't going to buy a hotel package when we already live here.
 - Citizens will not be permitted to use the restaurant/bar. Only people buying a package can do that.
 - Citizens will lose the gym that currently exists, the only business that seems to have survived there.

The new owner has described his project as a hotel package for out-of-towners. Visitors will stay in Titusville, drive to the parking lot, and then ride buses to the port. Why should Merritt Island become a lily pad for his project to bounce to? Bus the people from Titusville to the port, or set up a parking lot in the port, but don't use us as a depository. We gain nothing from this project.

At the North Merritt Island review meeting on June 11th, the owner threatened to open the shopping center as a shopping center if you would not approve his new plan. That's what it is zoned for and he should have to do what the zoning says. He bought the property knowing it was a shopping center. Some viable businesses that would benefit North Merritt Island, like a hardware store or an Urgent Care facility, would be much better than a parking lot. If he could create a viable shopping center, that might actually benefit us.

His proposed project is of no benefit to Merritt Island, only profits for himself and his company.

- How does this project impact the citizens of North Merritt Island?
 - The traffic on Courtenay will increase, the intersection of Smith and Courtenay will be overwhelmed, the congested bridge will become a barrier, the intersection with 528 will have even more traffic to contend with. The “traffic study” does not even begin to address these important issues.
 - The dangerous intersection at Duval will be even worse. An insufficient left turn lane coming north and no deceleration lane coming south on a 50 MPH roadway. How many people have been killed or injured at this intersection? The traffic study does not address this.
 - The danger to the preschool across Courtenay at the church hasn’t been addressed. Nobody seems to even know about those poor little ones traveling in cars to their school in all this dangerous mess. The traffic study does not even acknowledge the preschool.
 - The danger to the children from the Sunset Groves development who must walk out to Courtenay on Duval to ride their school buses. Cruise parking lot cars will cross the sidewalk the children use. Will there be a crossing guard as the cars line up? The owner says 2 to 4 cars every five minutes. What happens when they all arrive at once in a caravan from Titusville?
 - There will be increased air, noise, and water pollution from buses and cars and luggage delivery trucks that do not benefit the citizens of Merritt Island in any way.
 - There won’t be any increase in customers for our merchants except possibly some gas station stops. Local merchants gain nothing from this project.

The impact of the project to the area around Smith Road is severe, adding a hundred or more cars and buses with trailers and luggage delivery trucks to the already congested roadway. How will the cars in the lot on the canal even get out of Smith Road? Unless we change the traffic light timing and back up traffic on Courtenay even further. And this project adds a hundred vehicles to that traffic flow.

The left turn onto 528 to the port from Courtenay is long and difficult. There is nothing in the traffic study about the project’s impact on this intersection which is directly involved since it is the way to the port. There is nothing about the number of times the draw bridge breaks down and blocks traffic. These are important matters that need to be addressed.

The “Traffic Study” is based on data from 2017 and a traffic count during the COVID isolation time period. The reality of the traffic at Smith Road and Courtenay is:

----a 600-car cruise parking lot

----approved developments on North Merritt Island of over a thousand homes and cars

----the expanding spaceport to the north adding more traffic every week

The DOT numbers from three years ago do not recognize the current or future traffic burdens on Courtenay. Using old numbers just doesn't make sense. The study is flawed. There is no mention of the preschool at the church across Courtenay or the new development starting next to the church or the school bus stops and students who must cross the entranceway to this parking lot. Wouldn't you think a study would at least be based on current data from now, not data from pre-development three years before?

The owner has stated in his testimony to the NMIDSDB that there will be between 20 and 40 cars per day. His own traffic report says anywhere from 45 to 120 cars per day (chart on pages 6-7). The numbers in his testimony, his lawyer's testimony, and his own reports don't agree. The numbers are all over the place. The traffic study is flawed regardless of who prepared it. The report uses DOT data from 2017 to claim that the current shopping center generates 2400 trips per day and we should be grateful to the owner for reducing that number to 900. I'm not sure how 900 trips result from the 20 to 40 or 45 to 120 cars each day, but the owner himself says the current situation for the shopping center is "essentially vacant". It doesn't generate hardly any traffic, except for the gym. Whatever the real number is for the daily trips for this new project, it will definitely, significantly increase traffic at the dangerous intersection of Duval and Courtenay. If this project is approved, the left turn lane going north needs to accommodate at least 4 or 5 cars, and there needs to be a deceleration lane coming south from Titusville. This is a 50 MPH road, not some little side street. People have been killed at this intersection. That should be in the traffic report, too.

Then there is this idea that 20 to 40 to 90 to 120 cars will be coming from Titusville. I believe the bridge on the NASA Causeway has been approved. That bridge often goes down to one lane each way now. Won't these cruise parking lot cars add more traffic to the already overburdened parkway into the space center?

The fact is, the traffic report is flawed. The attorney has stated that they have addressed all five criteria for the exception and they have not. I would think that the traffic study would require accuracy and the application fails the traffic report requirement and at the very least, the county should require a real report based on real numbers and projected traffic from all the developments already approved.

- Finally, who will be responsible?
 - Who will bear the responsibility when someone is killed or injured at Duval and Courtenay?

- Who will bear the responsibility when someone needs emergency medical care and there is so much traffic the ambulance can't get there in time?
- Who will bear the responsibility when someone's house is on fire and the fire trucks can't get there in time because the traffic is all jammed up, or the old bridge just can't take any more cars and it decides to break again?
- Who will bear the responsibility when the old draw bridge fails and we are trapped on the island during a hurricane? Who will come to the rescue for the thousands who live there?
- Who will bear the responsibility when this whole operation fails and we have a vacant building with no businesses and a big parking lot sitting again for another fifteen years?

It is the responsibility of government to check out these things, to use current and future data to plan, to protect its citizens from commercial invasion. The citizens of North Merritt Island gain nothing from this project, we lose a lot, and if the inevitable bad things happen...I hope not, I pray not, but history has shown us over and over and over again, that rampant, uncontrolled development causes lots of problems and can lead to disasters.

We don't need another parking lot, we don't need a bar serving drinks in the middle of the day next to a pre-school and a school bus stop, we don't need a business that takes from us and gives us nothing in return.

Deny this project for the safety and dignity of the thousands of citizens living north of the barge canal.

From: birdie3@cfl.rr.com
To: [Commissioner, D5](#); [Commissioner, D4](#); [Commissioner, D3](#); [Commissioner, D2](#); [Commissioner, D1](#)
Subject: Parking For The Port on Merritt Island.
Date: Sunday, July 5, 2020 3:32:30 PM
Attachments: [Proposed Parking Lot For The Port 7-5-20.pdf](#)

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

Commissioners,

Please strike down the proposal for another Port parking lot on North Merritt Island. Let them put their ugly parking lots in Cape Canaveral. The north side of the barge canal is a very fragile area.

You have already approved more housing then our area can support. There are still two-three additional neighborhoods that are being reviewed and we are already flooding out of control. (See attached pictures)

The people who actually live North of the barge canal, do not want our area to look like the Orlando Airport parking areas. Make them stay at the area where they are taking all of the people. (Cape Canaveral-Port Area)

Thank you for considering our issues.

Arnold Dingman

6200 Crystal Lane

Merritt Island, Fl 32953

Our properties North of the Barge Canal, cannot support anymore large developments due to the current flooding concerns. Pleased review some of the attached pictures to see the issues.

Arnold & Terri Dingman
6200 Crystal Lane
Merritt Island, Fl 32953



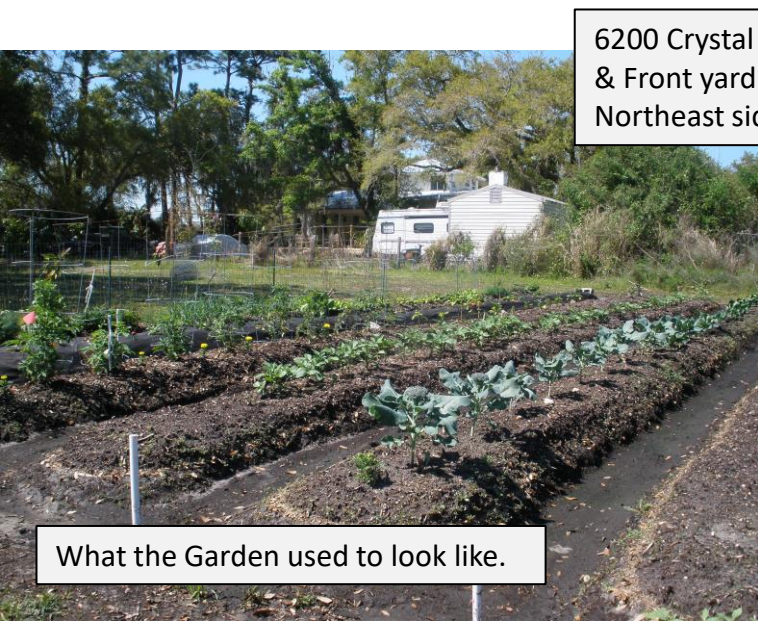
6200 Crystal Lane- Northeast side of house w/
Garden underwater.

10.02.2017



Normal view of 6200 Crystal Lane- Northeast side
of house

07.12.2018

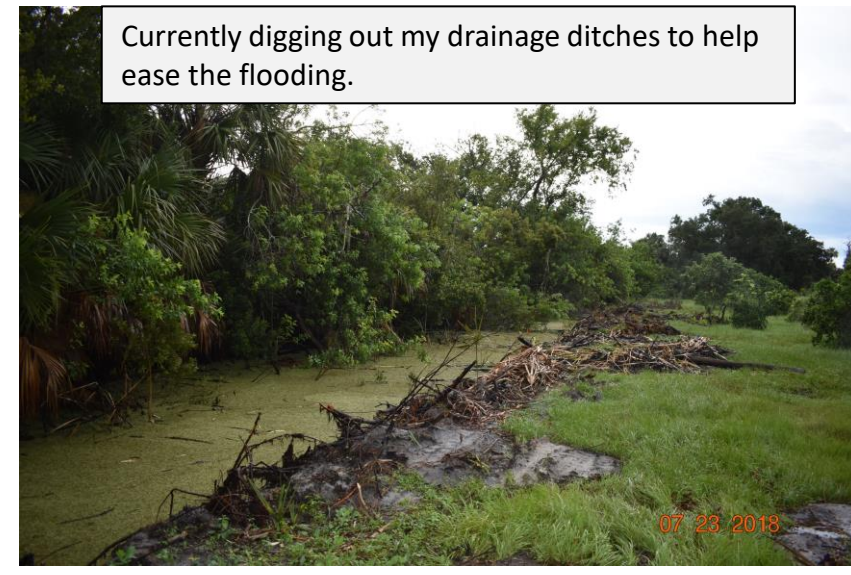


6200 Crystal Lane- Grove, Garden
& Front yard underwater.
Northeast side of house

What the Garden used to look like.



What the Garden looks like w/ typical 3" flooding.



Currently digging out my drainage ditches to help
ease the flooding.

07.23.2018

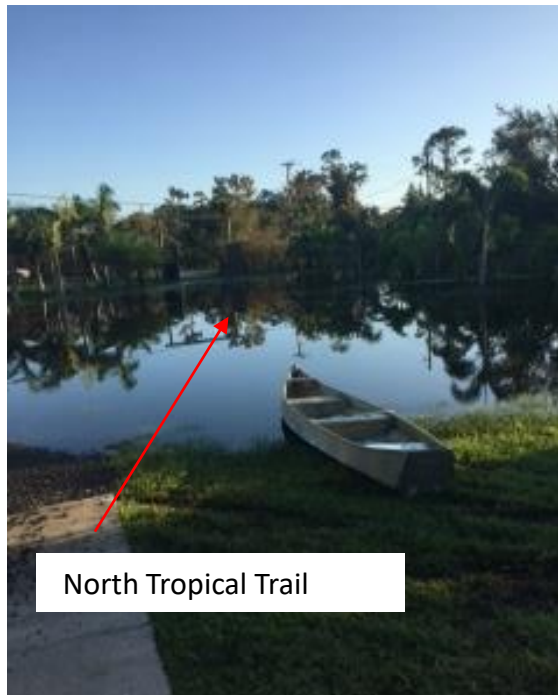


Solid water from North side of house on
Crystal Lane to Crisafulli Rd. 3/8 mile.
Please note the dates: 22 DAYS We stayed
Flooded

09.11.2017



10.02.2017



North Tropical Trail

For a month, the
only way in & out
of the house
was by canoe.





6370 North Tropical Trail
& Kangaroo Lane

Looking South across the street from the proposed new development on North Tropical Trail. This is the last parcel of land sold to developers, and we were told no flooding would occur. This is on the West of the fire station, looking South, standing on North Tropical Trail

Normal 6370 North Tropical Trail & Kangaroo



Normal view of 6348 Boomerang Lane

07.12.2018



Normal 6370 North Tropical Trail & Kangaroo

07.12.2018



6348 Boomerang drive- The South side of North Tropical Trail directly across from the proposed development w/ typical 3" flooding.

Slide-6

09.11.2017

To: Brevard County Commissioners

Re: Hearing on MI Plaza Group LLC

3345 North Courtenay Parkway

#20PZ00027

From: Jerrold and Marie Perlet

5127 Royal Paddock Way, Merritt Island, 32953

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The owner has stated in his testimony to the NMIDSDB that there will be between 20 and 40 cars per day. His own traffic report says anywhere from 45 to 120 cars per day (chart on pages 6-7). The numbers in his testimony, his lawyer's testimony, and his own reports don't agree. The numbers are all over the place. The traffic study is flawed regardless of who prepared it. The report uses DOT data from 2017 to claim that the current shopping center generates 2400 trips per day and we should be grateful to the owner for reducing that number to 900. I'm not sure how 900 trips result from the 20 to 40 or 45 to 120 cars each day, but the owner himself says the current situation for the shopping center is "essentially vacant". It doesn't generate hardly any traffic, except for the gym. Whatever the real number is for the daily trips for this new project, it will definitely, significantly increase traffic at the dangerous intersection of Duval and Courtenay. If this project is approved, the left turn lane going north needs to accommodate at least 4 or 5 cars, and there needs to be a deceleration lane coming south from Titusville. This is a 50 MPH road, not some little side street. People have been killed at this intersection. That should be in the traffic report, too.

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The fact is, the traffic report is flawed. The attorney has stated that they have addressed all five criteria for the exception and they have not. I would think that the traffic study would require accuracy and the application fails the traffic report requirement and at the very least, the county should require a real report based on real numbers and projected traffic from all the developments already approved.

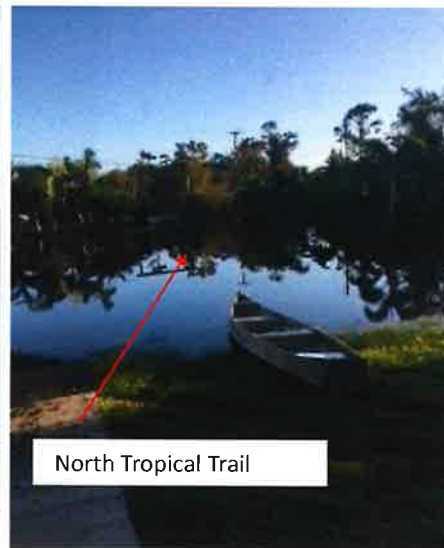
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Arnold & Terri Dingman
6200 Crystal Lane
Merritt Island, Fl 32953



Solid water from North side of house on
Crystal Lane to Crisafulli Rd. 3/8 mile.
Please note the dates: 22 DAYS We stayed
Flooded



North Tropical Trail

For a month, the
only way in & out
of the house
was by canoe.



Commissioner, D1

From: birdie3@cfl.rr.com
Sent: Sunday, July 5, 2020 3:32 PM
To: Commissioner, D5; Commissioner, D4; Commissioner, D3; Commissioner, D2; Commissioner, D1
Subject: Parking For The Port on Merritt Island.
Attachments: Proposed Parking Lot For The Port 7-5-20.pdf
Categories: PENDING

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

Commissioners,

Please strike down the proposal for another Port parking lot on North Merritt Island. Let them put their ugly parking lots in Cape Canaveral. The north side of the barge canal is a very fragile area.

You have already approved more housing than our area can support. There are still two- three additional neighborhoods that are being reviewed and we are already flooding out of control. (See attached pictures)

The people who actually live North of the barge canal, do not want our area to look like the Orlando Airport parking areas. Make them stay at the area where they are taking all of the people. (Cape Canaveral-Port Area)

Thank you for considering our issues.

Arnold Dingman
6200 Crystal Lane
Merritt Island, FL 32953

Commissioner, D1

From: Lyndsay Snead <lbi0926@hotmail.com>
Sent: Monday, July 6, 2020 8:02 AM
To: Commissioner, D1; Commissioner, D3; Commissioner, D4; Commissioner, D5
Subject: Cruise Parking Lots taking over North Merritt Island- Variance to be voted on July 9

Categories: PENDING

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

Dear Brevard County Commissioners,

As a constituent of District 2, I wrote a version of this letter to Commissioner Lober a couple weeks ago. I have been informed that it is best to write you all as well on this topic in the hopes that you will understand why our community is against the cruise lots that seem to be taking over the north part of Merritt Island. As a 6th generation Merritt Islander, raising the 7th generation, I take great pride in this Island, I am invested in this community and want to see it thrive. These parking lots add nothing to our community and only add to existing issues.

I, like many of us on the island, am employed at the Space Center, and have noticed on my (pre-covid) commutes an odd "random" parking lot on SR3 near Crisafulli Road, that seemed incredibly out of place. Then of course how could anyone miss the massive lot being built next to the barge canal bridge? This monstrosity seemed to have been signed, sealed, and delivered before any of the community was even aware. Now I come to find out that the "random" lot is also cruise parking, a third lot has already been approved, and now there is an effort to re-zone yet another property to put the FOURTH cruise parking lot on North Merritt Island. This is utter insanity. For those that may not be familiar with the area, North Merritt Island can only be accessed from the rest of the island via a very old draw bridge with functionality issues that causes major traffic bottle necks on good days. This part of the community is mainly residential and rural with some service businesses along State Road 3. It is not, and never has been geared toward or set up to serve tourists.

Merritt Island has evolved a lot over the years and changed dramatically since the days when my family first homesteaded, but it has always been its own community with its own identity. To turn our precious paradise into a parking lot to feed the cruise industry and the port is an absolute travesty.

These parking lot businesses bring absolutely NOTHING of value to our island. They just suck up our precious resource of land (on an ISLAND no less), and give nothing of value to the community in return. They add to traffic over the already congested and questionable barge canal bridge. There were days last fall where on several occasions, for no apparent reason, traffic going over the canal was so backed up I had to take US1 home from the space center to get to my house in central Merritt Island.

I want to be clear- I am not anti-business. My family has run a small business on Merritt Island for 60 years, which my husband now runs. I can understand adding businesses that will provide value or services, but why would we add to the existing issues for something that is only using us and not giving anything back?

This issue has me concerned enough that- in a pandemic- I decided to attend the North Merritt Island Advisory Board (NMIAB) Meeting a few weeks ago. At this meeting I learned even more about the specifics as to why

Commissioner, D1

From: Nicole Charara <nicole.charara@gmail.com>
Sent: Monday, July 6, 2020 8:32 AM
To: Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5
Subject: ID 20PZ00027
Categories: PENDING

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

Dear commissioners,

Please consider allowing another cruise parking, specially one with a bar, to be built on NMI.

This raises a few concerns for us. The bar (if opened only in the am), could potentially create a problem with patrons drinking and then getting in their cars to drive, all at the same time that children are on their way to school.

Secondly, those of us who live in NMI have a longer commute already due to being on the outskirts of Merritt Island. We chose to buy our home here for that reason (in order to be on the outskirts), but traffic was and has never been an issue. But with having to cross the barge to get anywhere, a parking such as this one would greatly impact commute times. If we continue to allow cruise parking structures to pop up, eventually this will create a traffic burden for those of us who own homes here.

Lastly, we chose NMI because of the open land and open spaces aspect of it. If we continue to allow these types of projects, we are changing the charm and overall feel of what makes NMI so special.

Please consider listening to those of us who will be directly impacted by this decision.

Thank you for your time and consideration.

Kind regards,

Nicole Charara

Commissioner, D1

From: Lyndsay Snead <lbi0926@hotmail.com>
Sent: Monday, July 6, 2020 11:05 AM
To: Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5
Subject: Fw: Cruise Parking Lots taking over North Merritt Island- Variance to be voted on July 9 ID# 20PZ00027
Categories: PENDING

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

I wanted to be sure my concern is registered for the proper issue and have been told I need to reference the ID number to be sure. Please ensure my dissent is counted for ID# 20PZ00027

Thank you,
Lyndsay Snead
1645 Pluto Street
Merritt Island, Florida 32953

From: Lyndsay Snead
Sent: Monday, July 6, 2020 8:01 AM
To: 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>
Subject: Cruise Parking Lots taking over North Merritt Island- Variance to be voted on July 9

Dear Brevard County Commissioners,

As a constituent of District 2, I wrote a version of this letter to Commissioner Lober a couple weeks ago. I have been informed that it is best to write you all as well on this topic in the hopes that you will understand why our community is against the cruise lots that seem to be taking over the north part of Merritt Island. As a 6th generation Merritt Islander, raising the 7th generation, I take great pride in this Island, I am invested in this community and want to see it thrive. These parking lots add nothing to our community and only add to existing issues.

I, like many of us on the island, am employed at the Space Center, and have noticed on my (pre-covid) commutes an odd "random" parking lot on SR3 near Crisafulli Road, that seemed incredibly out of place. Then of course how could anyone miss the massive lot being built next to the barge canal bridge? This monstrosity seemed to have been signed, sealed, and delivered before any of the community was even aware. Now I come to find out that the "random" lot is also cruise parking, a third lot has already been approved, and now there is an effort to re-zone yet another property to put the FOURTH cruise parking lot on North Merritt Island. This is utter insanity. For those that may not be familiar with the area, North Merritt Island can only be accessed from the rest of the island via a very old draw bridge with functionality issues that causes major traffic bottle

Commissioner, D1

From: Nancy Thomas <nltthomas@aol.com>
Sent: Monday, July 6, 2020 11:31 AM
To: Commissioner, D1
Subject: Vote NO TO CRUISE PARKING

Categories: PENDING

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Vote NO to cruise parking on MI.

ID#20pz00027

Sent from my iPhone

Commissioner, D1

From: ivan inmon <ivanbinmon@gmail.com>
Sent: Monday, July 6, 2020 11:41 AM
To: Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5
Subject: ID#20pz00027
Categories: PENDING

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

I wanted to be sure my concern is registered for the proper issue and have been told I need to reference the ID number to be sure. Please ensure my dissent is counted for ID# 20PZ00027 .

Ivan Inmon
3485 Spartina ave.
Merritt Island, Florida 32953

Commissioner, D1

From: Wendi <wendisouthwick@gmail.com>
Sent: Monday, July 6, 2020 3:53 PM
To: Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5
Subject: Action ID# 20PZ00027/Request to Deny the upcoming Conditional Use Permits for Overnight Commercial Cruise Parking Lot and Liquor bar
Categories: PENDING

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

Dear Brevard County Commissioners,

I am a resident of North Merritt Island and want to express my deep concern regarding the new overnight cruise parking lot at 3345 North Courtenay Parkway, Merritt Island. I strongly urge you to deny the requests for Conditional Use Permits (CUPs) for the overnight commercial cruise parking lot and full liquor bar/lounge for cruise patrons only.

Designating Merritt Island as a "parking lot" for cruise patrons truly devalues the intrinsic value of this beautiful island and its potential for further development and more sustainable, diverse economic growth as the space industry is greatly expanding in the area, hiring and also transferring employees to this immediate area within the next few years. Blue Origins, SpaceX, and NASA are just a few of those expanding employers who will be bringing more business and employees who will increase the demand for the further development of residential neighborhoods (which will bring in additional property tax income), restaurants, and other shopping. Limiting Merritt Island growth to the "cruise" industry is not only a risky maneuver (given the current COVID-19 pandemic and its in turn damaging effects on the cruising/tourism industry), but truly devalues the potential diverse growth Merritt Island's economy and in turn Brevard county's economy has in developing a county rich in residential growth, which will in turn increase a demand for additional construction of both residential and business, goods and services.

I urge you to deny the requests for Conditional Use Permits at this Thursday's Board Meeting for an overnight commercial cruise parking lot and cruise patrons only liquor bar and lounge, and truly help Merritt Island and in turn Brevard County to further diversify and develop a sustainable and diverse economic growth--rich in residential development and growth.

I am happy to provide additional information if you would like.

Sincerely,
Wendi Southwick
North Merritt Island Resident
(703) 907-9790

From: [kathleen.mccoy](#)
To: [Jones, Jennifer](#)
Subject: Rezoning on North Merritt Island action ID#20PZ00027
Date: Tuesday, July 7, 2020 9:58:43 PM

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

Dear Ms. Jennifer Jones,

As a resident and homeowner on North Merritt Island I am writing to voice my concern about the request for more cruise parking on North Merritt Island.

I hope you will deny the rezoning request for a parking lot and bar on Courtenay Pkwy and Duval St. First of all, traffic in this area has been steadily growing due to new residential developments, Space Center traffic and the 3 other parking facilities already approved. Building another parking lot will make traffic even worse. The main problem with our traffic pattern is the barge canal drawbridge, which I hope you are taking into consideration.

This is a residential portion of Merritt Island. We are dependent on the barge canal bridge to go south on Courtenay to get to schools, the hospital, groceries and to access the major highways. Giving these tourists/cruise patrons alcohol will only make matters worse when they are put on our streets.

I can only hope that when you vote on this rezoning request you consider if you personally would want this parking lot/bar outside your neighborhood and vote no. These parking lots do not contribute to our community.

Could you please consider projects in the future that are a positive for the residents and, as a plus, may be aesthetically pleasing? My neighbors and I do not want to live in the middle of parking lots and storage areas for the Port.

Thank you,

Kate McCoy
630 Wild Flower St.
Merritt Island, FL 32953

From: [Suzanne Perucci](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Cc: [Perucci Suzanne](#)
Subject: parking facilities for the cruise lines
Date: Wednesday, July 8, 2020 12:22:40 PM

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RE Action ID# 20PZ00027.

I currently live on North Merritt Island, north of the barge canal. I've seen a lot of positive development over the years. However, the current practice of turning North Merritt Island into a parking facility for the cruise lines concerns me for many reasons. The first concern is safety. The Florida Department of Transportation has already identified the intersection of SR528 and SR3 as one of the ten most dangerous in Brevard County. To add the volume of traffic that multiple parking facilities have the capacity to add to this already dangerous intersection doesn't seem wise and is certain to make this area even more dangerous!!! To compound the danger, they have added an entrance and exit for a multi-acre parking facility directly off SR3 and within a short distance from the bottom of the barge canal ramp. My second concern is for the Indian River Restoration, as these parking facilities all propose to have their storm-water runoff deposited into the barge canal. We all know that the automotive pollutants float on top of the water during a rain event, and that means acres and acres of vehicles will be adding all kinds of pollutants to a very fragile ecosystem. The IRL restoration is high enough on Governor DeSantis' list that he spared it in the recent \$1B budget cuts. My next concern is that that intersection is not designed to handle the volume of traffic that is now destined for that area, and FDOT has indicated that there is not sufficient real estate available to improve that intersection. Also, that particular intersection is a single point failure for the evacuation route for all of Merritt Island and surrounding areas. I have other concerns that are of equal importance for consideration, but I don't want to overwhelm you!!! Please do not continue the practice of turning every inch of our area into all kinds of parking facilities. By not approving parking facilities on Merritt Island you will keep our roads a little safer, work towards Governor DeSantis' IRL goal of restoration, and provide safe passage for any citizen using this evacuation route in a time of emergency, hurricane or other!!

Thank you for your time to read these concerns, I appreciate it.

Suzanne and Joseph Perucci
Cedar Creek Circle
MI, FL 32953

From: [Jessica Beal](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Action ID #20PZ00027: Overnight Cruise Parking Lot and Alcohol Permit
Date: Wednesday, July 8, 2020 10:38:19 AM

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

Dear County Commissioners:

Hello! My name is Jessica Beal, PharmD. I have been a Merritt Island resident since 1986 and also am a pharmacist at a local family owned pharmacy on Merritt Island. I love this community and am a huge supporter of local businesses. I would like to voice my opposition to the proposal (20PZ00027) (Tax Account 2459292) by MI Plaza Group, LLC requests for the following 1) Removal of an existing BDP (Binding Development Plan); 2.) a CUP (Conditional Use Permit) for an Overnight Commercial parking Lot (5.48 acres) ; 3.) a CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a restaurant (3.100 square feet) in a PIP (Planned Industrial park) zoning classification.

This proposal is not a good idea and you can see from the minutes and presentation of the MI plaza group that they don't have a cohesive business plan. The minutes of the prior meeting show their large number of inconsistencies, on the spot changes to a business plan and agreement that this is not a good idea for our community.

Please find my concerns and supporting documentation below and how they do not meet the Brevard County Administrative Policies of the Future Land Use Element -Under Conditional Use Permits (CUPs), (b) Approval Procedures, second paragraph, it states, "... In stating grounds in support of an application for a conditional use permit, it is necessary to show how the request fulfills both the general and specific standards for review. The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odor, glare and noise, particulate s, smoke, fumes and other emissions , refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties. The applicant, at his discretion, may choose to present expert testimony where necessary to show the effect of granting the conditional use permit."

School Bus Stop- The primary entrance (West entrance off of Duval Street) will be past the bus stop (Across from the East entrance on Duval) and all of kids in elementary, middle, and higher schoolers are going to walking past high traffic areas. The bus cannot go into the Sunset Groves community because it is a dead end and unable to turn in the cul-de-sac and they don't back up (per Brevard County School Board). The only spot for this bus stop is where it is currently. Children (and parents) walking to the bus stop will be there during the prime hours for cruise patrons arriving (highest traffic time). These patrons will be from out of town and unfamiliar with the area, most likely using a gps or phones and less paying

attention to the road/sidewalks.

At the NMIDSDB (See meeting minutes, page 10 and 11) - Jack Ratterman (NMIDSDB member) asked the applicant about the proximity of the proposed uses to the bus stop on Duval Street?

"Matthew Phillips – Correct. The bus stop is being picked up in a commercial area, which is a little beyond me. You have Mr. Crisafulli's construction company on the right when you pull in, you have us on the left and you have the bus stop there. I'm confused on why there is a bus stop in a commercial area and why the pickup and drop off of these children isn't in the residential area where the children live; they actually walk out of where they are now and go to a commercial area to be picked up by a bus. I would make a suggestion that you might want to look at that because for safety, whether this goes through or not, I have five children and I would probably want them picked up closer to my house and not further away from my house."

So basically, the applicant, who stated he has five children, says that because of safety, he would not let his kids use that as a bus stop. Thus agreeing with us that this is not a safe idea!

No security - GoPort has no overnight security plan. Although the business owner said at the NMI board meeting, "there is no crime on Merritt Island!" If there was no crime, then why did the owner place a large number of cameras on his property immediately? Every owner of a nest cam in our community Facebook groups/ on Nextdoor app sure seem to know and have evidence otherwise! These parking lots, with no security, with cars parked overnight, where you know the vehicle owner/renter is nowhere around, are going to be prime targets for theft—and beacons to attract crime to a somewhat isolated area. What prevents someone from coming in and parking there, waiting for the right moment to commit a crime. With no security and children walking, could also turn into a prime area for human trafficking! As this has been on the rise and all healthcare professionals are now trained to recognize and watch for human trafficking.

Commissioners, those of you that have kids, would you want your kids standing at a bus stop in an area where a bunch of tourists who are not familiar with their surroundings are trying to find out where to go/where the entrance is and then on top of that, adding in a place that sells alcohol to said tourists/people drinking alcohol in the morning near the bus stop, whether they are driving or not? Or walking near a large parking area with no security or eyes watching. Just asking.

Again at the NMIDSDB meeting on 11 June 2020 (See meeting minutes, page 15) Matt Phillips was asked, "If this thing is just going to be open for people to come in and park, they have reservations or whatever, there's nobody really directing them, how are you going to stop someone from having a few drinks and then realizing they forgot toothpaste and driving to the grocery store down the street. How is that going to stop?"

At the NMIDSDB meeting on 11 June 2020 (See meeting minutes, page 22) – Mr. Phillips agreed with me that it is a concern that someone could have a few drinks then drive to get something they forgot allowing drunk driving in the morning near our community, bus stop,

North Courtenay Parkway corridor businesses and residents -

“Usually, when they (cruise patrons) get to the cruise ship, no matter what time it is, they do start drinking, so we’re just allowing people to do it beforehand and being chauffeured down there so they’re not touching the road with their vehicles, they’re safe on the way down, and the point of how we’re going to make sure people don’t come back after running to get toothpaste or whatever, is a valid concern, I just don’t think it’s going to happen.”

The applicant agrees there is a potential for the proposed uses to adversely affect the safety of people in adjacent and nearby properties.

Adjacent businesses - Under Conditional Use Permits (CUPs), (b) Approval Procedures, the first paragraph on Page 5, it states, “The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odor, glare and noise, particulates, smoke, fumes and other emissions, refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties.”

At the NMIDSDB (See meeting minutes, page 25) – Ms. Rezanka states -

Kim Rezanka – “The community doesn’t like this because they don’t think it’s good for them, and it might not be, but it does bring people in here that will see Brevard County and go to other areas of Brevard County. It’s not necessarily.... I can’t imagine any PIP zoning that’s going to benefit their community, essentially industrial, but that’s not the criteria, the criteria is your Code.”

Ms. Rezanka feels like the proposed uses would adversely affect adjacent and nearby properties.

Mr Phillips believes that their business model will actually result in less traffic than the originally approved intent of the property- a small shopping center. He believes that based on the initial approval of the shopping center, it would result in several thousand trips a day! Please take the time to review the traffic study riddled with inconsistencies, errors and assumptions. Not to mention this traffic study was completed during the complete shutdown/quarantine period of COVID (no schools were in session, NASA, SpaceX, KSC, Cruise Ship and Space Center had all gone to telework prior to the traffic study).

I think anyone who lives/works/travels on North Merritt Island knows this is a pipe dream. And honestly, an active shopping center with viable local businesses that benefited the local community would be welcome! These local businesses would bring more business and tax money to the area and keep it here. There are the businesses that support local events, teams, campaigns, and fundraisers. And not to mention, even if the pie dream of thousands of trips a day were to come true, those trips would be spread out throughout the day (vs. a very short window) and would mostly be made up of people who already are traveling/living on North Merritt Island. Most the traffic wouldn’t be adding to the issue. Where cruise

parking is 100% additive.

Traffic- Their traffic studies don't take into consideration the new neighborhoods that have been built or the huge cruise parking lot that will hold 598 cars less than a ½ mile south, plus 2 additional lots with over 200 spots each. These too will add a great deal of traffic over the questionable bridge and during heavy hours. With our lack of affordable/any local housing, and growing space industry the housing is inevitable. However, why would we add UNNECESSARY traffic on top of what we already know is adding to an existing issue?

In the traffic study presented by Matt Philips, it uses old data from 2018, what about a traffic study that included the currently being built parking lot, new residential areas and when the businesses and school are actually in session and not teleworking. What can the barge canal bridge actually hold and the intersection just past.

The entrance to the parking lot is Duval Street. This is the only entrance into the Sunset Groves community and regular has traffic back-ups for residents coming and going. GoPort states that their customers will not cause any back up, however GoPort also owns the cruise parking at the closed DoubleTree in Cocoa Beach, and (in non COVID times when cruises are running) there are regularly backups on A1A while people wait to get into their lot. If the cruisers coming into town are waiting for spots, that haven't been vacated by cruisers on a boat that was running late, there is opportunity for major early morning congestion in this area.

Please tell me how you won't cause a back-up when cruise ships unload arriving passengers and then board new passengers generally in a 4-5 hour time frame. On average, there are 2-4 ships arriving and departing each day. Ref: <http://crew-center.com/port-canaveral-florida-cruise-port-schedule-september-december-2020>. This also shows that they don't need their bar open longer than 4-5 hours, and Florida State Law states alcohol licenses the business needs to be open for at least 8 hours!

Community Impact -The restaurant/bar is only open to GoPorts clients. They plan to serve alcohol from 9:30am to 1:00 pm. However, as one of the NMIAB members pointed out after calling the state board, the state requires 8 hours of operation for businesses with liquor licenses (so will they really only stay open until 1:00 pm as stated?). And a new restaurant/bar on North Merritt Island might be cool! But why grant a CUP for a business that doesn't benefit the local community whatsoever? If you are thinking- well what if they change to let locals visit? That doesn't work because their business plan is to use all 237 parking spots for cruise clientele, aside from 5 for employees, which are contract and part-time. So not adding jobs to the community.

Parking-I believe this is already a developed site from their proposed site plan they showed various uses for the current buildings. If that is the case they need account for the parking code uses for the building, which cannot be used for the overnight parking use. If you take into account the uses they indicate, per Brevard County Planning and zoning, they say that the building accounts for 84 spots. Then take into account the 54 spots in the FLP easement,

which per FLP they are not allowed to use for overnight parking, only overflow parking. You now take that 237 down to a very small number for overnight parking.

At the NMIDSIB (See meeting minutes, page 10 and 11) – Chris Cook (NMIDSDB board member) asked the applicant, “Also, I see there’s an FPL easement across the property (meaning...there is a 100’ FPL Easement along the southern portion of the property). Do you have a permit from FPL to do long-term parking on it?”

Kim Rezanka, the applicant’s lawyer replied, “We don’t need one, because there’s a parking space there.” And once again, “We don’t need one.”

According to the “Keep Easements Safe and Free From Obstructions information flyer” available on the FPL website...“Items that may not be placed within FPL easements include temporary or permanent buildings, barns, storage sheds, swimming pools and enclosed patios because they prevent safe access. Overflow parking, fences, trees and other landscaping may be permitted within FPL easements subject to proper review and approval.”

We are here because the applicant is wanting to change the use of the property to Overnight Parking and add a fence around the property, including the area within the easement, according to the Proposed Site Plan. Therefore, it needs to be reviewed and approved by FPL.

we have been in contact the FPL Real Estate Officer in Daytona that deals with these matters Brevard County, Ms. Peany Schwahl. As the flyer states, Ms. Schwahl stated that easements could be used for temporary overflow parking, not commercial overnight parking. Temporary as in an hour or two. Overflow, as in you were having an event and ran out of parking elsewhere.

She also stated that...yes, the applicant would need to send it to FPL for review and approval. Also, when the property was built in 2005, the owner failed to get a consent agreement. So, it’s out of compliance.

According to the flyer, to request a review of your proposed use of an FPL easement on your property, please visit [FPL.com/land use](http://FPL.com/land%20use) or call 1-800-FPL-4FPL (1-800-375-4375). Or if you want I can give you the email for Ms. Schwahl.

Environmental- Their permitted storm water system is out of compliance in numerous areas and adding flooding to areas adjacent to the permitted area, and SJWMD has already been out to address some the deficiencies, which some but not have been addressed. In addition, the current owners of the property, MI Plaza Group, LLC, have not changed the permit into their name and from what I have observed; they propose to make alterations to the permit without getting a modification. The proposed plans include adding additional parking spaces/impervious area for a proposed commercial overnight cruise parking lot and restaurant/bar for patrons. Lastly, their mortgage document state that their mortgage can be terminated if in environmental non-compliance if the mortgage company is not notified in 10 days. GoPort was notified by SJWMD to be deficient on June 19th, I am guessing their mortgage company doesn’t know this!

Thank you for taking your time to read by numerous reasons to oppose these change of removing

of an existing BDP, adding a CUP for an Overnight Commercial parking Lot and a CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a restaurant (3,100 square feet) in a PIP (Planned Industrial park) zoning classification.

You can see from the data provide that they do not have a clear business plan nor one that will benefit the community. They even show that this is not a safe idea and doesn't benefit the community. I charge you with challenging Mr. Phillips to do what he said; "fill the strip mall up with local businesses!"

Regards,

Jessica Beal

From: [Beverly Crowell](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Action ID#20PZ00027
Date: Wednesday, July 8, 2020 10:21:02 AM

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

As 21-year residents of North Merritt Island, FL, I am writing to respectfully ask that you deny Action ID #20PZ00027 for another overnight cruise parking area at 3345 N. Courtenay Pkwy. With the recent increase of housing developments and work at Kennedy Space Center, traffic is already becoming congested specifically at the barge canal bridge. We have one cruise parking area nearly complete by the barge bridge and as residents are already concerned about the additional traffic headaches it will create, not to mention safety concerns during inclement weather. Any additional cruise parking north of the canal bridge will only continue to add to our traffic congestion and add little value for the residents who live here. Please vote NO.

Thank you,
Beverly & Thomas Crowell
3719 Sunward Drive
Merritt Island, FL 32953

From: [Rajeev Gohil](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: FOR proposal ID# 20PZ00027
Date: Wednesday, July 8, 2020 6:48:12 AM

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

Hello team,

I've been made aware that you will be voting on this proposal this week through the Facebook Neighborhoods website/app. I am unequivocally FOR the new cruise parking.

I have read the proposal written by the business and there are no novel or unaddressed concerns being brought fourth by my neighbors of North Merritt Island. All the complaints and psuedo-logic are clearly refuted by the studies done by the corporation as well as common sense regarding two facts; the parking spaces have been approved there for years and by unfortunate economic downturns have NEVER been fully utilized and NASA employs far less people that commute across our neighborhood than when the original parking lot was approved and constructed. In other words, even with a new successful and thriving business the congestion concerns will still be exponentially smaller than a full thriving shopping complex and space program pre-2010-2012 layoffs.

The entire argument against a new parking lot can be surmised in two notions :

- 1) "who moved my cheese"
- 2) "our free-market capitalism is the best in the world and anyone can make it due to our freedoms, but don't you dare try that in my neighborhood"

I do believe in a free-market capitalist's society and would encourage you to give this business proposal a chance at success.

Thank you, North Merritt Island Resident since 1993
Raj Gohil

From: [kathleen.mccoy](#)
To: [Commissioner_D4](#)
Subject: Merritt Island Rezoning action ID#20PZ00027
Date: Tuesday, July 7, 2020 10:10:48 PM

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

Dear Curt Smith,

As a resident and homeowner on North Merritt Island I am writing to voice my concern about the request for more cruise parking on North Merritt Island.

I hope you will deny the rezoning request for a parking lot and bar on Courtenay Pkwy and Duval St. First of all, traffic in this area has been steadily growing due to new residential developments, Space Center traffic and the 3 other parking facilities already approved. Building another parking lot will make traffic even worse. The main problem with our traffic pattern is the barge canal drawbridge, which I hope you are taking into consideration.

This is a residential portion of Merritt Island. We are dependent on the barge canal bridge to go south on Courtenay to get to schools, the hospital, groceries and to access the major highways. Giving these tourists/cruise patrons alcohol will only make matters worse when they are put on our streets.

I can only hope that when you vote on this rezoning request you consider if you personally would want this parking lot/bar outside your neighborhood and vote no. These parking lots do not contribute to our community.

Could you please consider projects in the future that are a positive for the residents and, as a plus, may be aesthetically pleasing? My neighbors and I do not want to live in the middle of parking lots and storage areas for the Port.

Thank you,

Kate McCoy
630 Wild Flower St.
Merritt Island, FL 32953

From: [BV](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: ID# 20PZ00027
Date: Tuesday, July 7, 2020 8:31:07 AM

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

I am opposed to the proposal to rezone the area in N. Merritt for Goport. As written, this is not a win/win for both.

Thank You,
B. Vernatter

From: [Wendi](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Action ID# 20PZ00027/Request to Deny the upcoming Conditional Use Permits for Overnight Commercial Cruise Parking Lot and Liquor bar
Date: Monday, July 6, 2020 3:53:31 PM

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

Dear Brevard County Commissioners,

I am a resident of North Merritt Island and want to express my deep concern regarding the new overnight cruise parking lot at 3345 North Courtenay Parkway, Merritt Island. I strongly urge you to deny the requests for Conditional Use Permits (CUPs) for the overnight commercial cruise parking lot and full liquor bar/lounge for cruise patrons only.

Designating Merritt Island as a "parking lot" for cruise patrons truly devalues the intrinsic value of this beautiful island and its potential for further development and more sustainable, diverse economic growth as the space industry is greatly expanding in the area, hiring and also transferring employees to this immediate area within the next few years. Blue Origins, SpaceX, and NASA are just a few of those expanding employers who will be bringing more business and employees who will increase the demand for the further development of residential neighborhoods (which will bring in additional property tax income), restaurants, and other shopping. Limiting Merritt Island growth to the "cruise" industry is not only a risky maneuver (given the current COVID-19 pandemic and its in turn damaging effects on the cruising/tourism industry), but truly devalues the potential diverse growth Merritt Island's economy and in turn Brevard county's economy has in developing a county rich in residential growth, which will in turn increase a demand for additional construction of both residential and business, goods and services.

I urge you to deny the requests for Conditional Use Permits at this Thursday's Board Meeting for an overnight commercial cruise parking lot and cruise patrons only liquor bar and lounge, and truly help Merritt Island and in turn Brevard County to further diversify and develop a sustainable and diverse economic growth--rich in residential development and growth.

I am happy to provide additional information if you would like.

Sincerely,
Wendi Southwick
North Merritt Island Resident
(703) 907-9790

From: [ivan.inmon](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: ID#20pz00027
Date: Monday, July 6, 2020 11:40:53 AM

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

I wanted to be sure my concern is registered for the proper issue and have been told I need to reference the ID number to be sure. Please ensure my dissent is counted for ID# 20PZ00027 .

Ivan Inmon
3485 Spartina ave.
Merritt Island, Florida 32953

Objection
20PZ00027
MI Plaza Group

From: [Nancy Thomas](#)
To: [Commissioner, D4](#)
Subject: Vote NO on cruise parking
Date: Monday, July 6, 2020 11:39:20 AM

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Please vote NO on cruise parking for North Merritt Island
ID#20PZ00027

Sent from my iPhone

From: [Dolores Ryan](#)
To: [Commissioner, D3](#)
Subject: Action #20PZ00027
Date: Sunday, July 5, 2020 9:51:59 AM

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

Dear County Commissioner:

Please vote down the proposal of another parking lot and bar on N. Merritt Island. With traffic tripled at Space Center, 3 new large developments and a new 750 parking lot already, the two-lane bridge back and forth poses a safety hazard already. Many days traffic is backed up 2 miles. In case of an emergency, (wild fire, etc,) we cannot evacuate through the crowd. School buses over the bridge back and forth have been delayed already numerous times. Please consider these and other factors and turn down passing another parking area. Thank you for your support.

Respectfully, Dolores Ryan
Sent from my iPhone

From: [George Kraft](#)
To: [Jones, Jennifer](#); [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [D4.commissioner@brevardfl.gov](#); [Commissioner, D4](#)
Cc: [Dabu](#); [Beth Matsoukis](#); [slhoa@slhoa.info](#)
Subject: Action ID # 20PZ00027
Date: Friday, July 3, 2020 9:28:44 AM

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

Commissioners,

I have lived on North Merritt Island, north of the barge canal, for 21-years. In that time, I've seen a lot of positive development. However, the current practice of turning North Merritt Island into a parking facility for the cruise lines concerns me for many reasons. The first concern is safety. The Florida Department of Transportation has already identified the intersection of SR528 and SR3 as one of the ten most dangerous in Brevard County. To add the volume of traffic that multiple parking facilities have the capacity to add to this already dangerous intersection doesn't seem wise and is certain to make this area even more dangerous!!! To compound the danger, they have added an entrance and exit for a multi-acre parking facility directly off SR3 and within a short distance from the bottom of the barge canal ramp. My second concern is for the Indian River Restoration, as these parking facilities all propose to have their storm-water runoff deposited into the barge canal. We all know that the automotive pollutants float on top of the water during a rain event, and that means acres and acres of vehicles will be adding all kinds of pollutants to a very fragile ecosystem. The IRL restoration is high enough on Governor DeSantis' list that he spared it in the recent \$1B budget cuts. My next concern is that that intersection is not designed to handle the volume of traffic that is now destined for that area, and FDOT has indicated that there is not sufficient real estate available to improve that intersection. Also, that particular intersection is a single point failure for the evacuation route for all of Merritt Island and surrounding areas. I have other concerns that are of equal importance for consideration, but I don't want to overwhelm you!!! Please do not continue the practice of turning every inch of our area into all kinds of parking facilities. By not approving parking facilities on Merritt Island you will keep our roads a little safer, work towards Governor DeSantis' IRL goal of restoration, and provide safe passage for any citizen using this evacuation route in a time of emergency, hurricane or other!!

Thank you for your time to read these concerns, I appreciate it.

George

> This email has been sent using Bcc (blind carbon copy) to my recipients. This prevents email addresses from showing when forwarding to others. When forwarding emails to others, please remove all past sender information before sending.

From: [Jessica Beal](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Action ID #20PZ00027: Overnight Cruise Parking Lot and Alcohol Permit
Date: Wednesday, July 8, 2020 10:38:19 AM

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Dear County Commissioners:

Hello! My name is Jessica Beal, PharmD. I have been a Merritt Island resident since 1986 and also am a pharmacist at a local family owned pharmacy on Merritt Island. I love this community and am a huge supporter of local businesses. I would like to voice my opposition to the proposal (20PZ00027) (Tax Account 2459292) by MI Plaza Group, LLC requests for the following 1) Removal of an existing BDP (Binding Development Plan); 2.) a CUP (Conditional Use Permit) for an Overnight Commercial parking Lot (5.48 acres) ; 3.) a CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a restaurant (3.100 square feet) in a PIP (Planned Industrial park) zoning classification.

This proposal is not a good idea and you can see from the minutes and presentation of the MI plaza group that they don't have a cohesive business plan. The minutes of the prior meeting show their large number of inconsistencies, on the spot changes to a business plan and agreement that this is not a good idea for our community.

Please find my concerns and supporting documentation below and how they do not meet the Brevard County Administrative Policies of the Future Land Use Element -Under Conditional Use Permits (CUPs), (b) Approval Procedures, second paragraph, it states, "... In stating grounds in support of an application for a conditional use permit, it is necessary to show how the request fulfills both the general and specific standards for review. The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odor, glare and noise, particulate s, smoke, fumes and other emissions , refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties. The applicant, at his discretion, may choose to present expert testimony where necessary to show the effect of granting the conditional use permit."

School Bus Stop- The primary entrance (West entrance off of Duval Street) will be past the bus stop (Across from the East entrance on Duval) and all of kids in elementary, middle, and higher schoolers are going to walking past high traffic areas. The bus cannot go into the Sunset Groves community because it is a dead end and unable to turn in the cul-de-sac and they don't back up (per Brevard County School Board). The only spot for this bus stop is where it is currently. Children (and parents) walking to the bus stop will be there during the prime hours for cruise patrons arriving (highest traffic time). These patrons will be from out of town and unfamiliar with the area, most likely using a gps or phones and less paying

attention to the road/sidewalks.

At the NMIDSDB (See meeting minutes, page 10 and 11) - Jack Ratterman (NMIDSDB member) asked the applicant about the proximity of the proposed uses to the bus stop on Duval Street?

"Matthew Phillips – Correct. The bus stop is being picked up in a commercial area, which is a little beyond me. You have Mr. Crisafulli's construction company on the right when you pull in, you have us on the left and you have the bus stop there. I'm confused on why there is a bus stop in a commercial area and why the pickup and drop off of these children isn't in the residential area where the children live; they actually walk out of where they are now and go to a commercial area to be picked up by a bus. I would make a suggestion that you might want to look at that because for safety, whether this goes through or not, I have five children and I would probably want them picked up closer to my house and not further away from my house."

So basically, the applicant, who stated he has five children, says that because of safety, he would not let his kids use that as a bus stop. Thus agreeing with us that this is not a safe idea!

No security - GoPort has no overnight security plan. Although the business owner said at the NMI board meeting, "there is no crime on Merritt Island!" If there was no crime, then why did the owner place a large number of cameras on his property immediately? Every owner of a nest cam in our community Facebook groups/ on Nextdoor app sure seem to know and have evidence otherwise! These parking lots, with no security, with cars parked overnight, where you know the vehicle owner/renter is nowhere around, are going to be prime targets for theft—and beacons to attract crime to a somewhat isolated area. What prevents someone from coming in and parking there, waiting for the right moment to commit a crime. With no security and children walking, could also turn into a prime area for human trafficking! As this has been on the rise and all healthcare professionals are now trained to recognize and watch for human trafficking.

Commissioners, those of you that have kids, would you want your kids standing at a bus stop in an area where a bunch of tourists who are not familiar with their surroundings are trying to find out where to go/where the entrance is and then on top of that, adding in a place that sells alcohol to said tourists/people drinking alcohol in the morning near the bus stop, whether they are driving or not? Or walking near a large parking area with no security or eyes watching. Just asking.

Again at the NMIDSDB meeting on 11 June 2020 (See meeting minutes, page 15) Matt Phillips was asked, "If this thing is just going to be open for people to come in and park, they have reservations or whatever, there's nobody really directing them, how are you going to stop someone from having a few drinks and then realizing they forgot toothpaste and driving to the grocery store down the street. How is that going to stop?"

At the NMIDSDB meeting on 11 June 2020 (See meeting minutes, page 22) – Mr. Phillips agreed with me that it is a concern that someone could have a few drinks then drive to get something they forgot allowing drunk driving in the morning near our community, bus stop,

North Courtenay Parkway corridor businesses and residents -

“Usually, when they (cruise patrons) get to the cruise ship, no matter what time it is, they do start drinking, so we’re just allowing people to do it beforehand and being chauffeured down there so they’re not touching the road with their vehicles, they’re safe on the way down, and the point of how we’re going to make sure people don’t come back after running to get toothpaste or whatever, is a valid concern, I just don’t think it’s going to happen.”

The applicant agrees there is a potential for the proposed uses to adversely affect the safety of people in adjacent and nearby properties.

Adjacent businesses - Under Conditional Use Permits (CUPs), (b) Approval Procedures, the first paragraph on Page 5, it states, “The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odor, glare and noise, particulates, smoke, fumes and other emissions, refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties.”

At the NMIDSDB (See meeting minutes, page 25) – Ms. Rezanka states -

Kim Rezanka – “The community doesn’t like this because they don’t think it’s good for them, and it might not be, but it does bring people in here that will see Brevard County and go to other areas of Brevard County. It’s not necessarily.... I can’t imagine any PIP zoning that’s going to benefit their community, essentially industrial, but that’s not the criteria, the criteria is your Code.”

Ms. Rezanka feels like the proposed uses would adversely affect adjacent and nearby properties.

Mr Phillips believes that their business model will actually result in less traffic than the originally approved intent of the property- a small shopping center. He believes that based on the initial approval of the shopping center, it would result in several thousand trips a day! Please take the time to review the traffic study riddled with inconsistencies, errors and assumptions. Not to mention this traffic study was completed during the complete shutdown/quarantine period of COVID (no schools were in session, NASA, SpaceX, KSC, Cruise Ship and Space Center had all gone to telework prior to the traffic study).

I think anyone who lives/works/travels on North Merritt Island knows this is a pipe dream. And honestly, an active shopping center with viable local businesses that benefited the local community would be welcome! These local businesses would bring more business and tax money to the area and keep it here. There are the businesses that support local events, teams, campaigns, and fundraisers. And not to mention, even if the pie dream of thousands of trips a day were to come true, those trips would be spread out throughout the day (vs. a very short window) and would mostly be made up of people who already are traveling/living on North Merritt Island. Most the traffic wouldn’t be adding to the issue. Where cruise

parking is 100% additive.

Traffic- Their traffic studies don't take into consideration the new neighborhoods that have been built or the huge cruise parking lot that will hold 598 cars less than a ½ mile south, plus 2 additional lots with over 200 spots each. These too will add a great deal of traffic over the questionable bridge and during heavy hours. With our lack of affordable/any local housing, and growing space industry the housing is inevitable. However, why would we add UNNECESSARY traffic on top of what we already know is adding to an existing issue?

In the traffic study presented by Matt Philips, it uses old data from 2018, what about a traffic study that included the currently being built parking lot, new residential areas and when the businesses and school are actually in session and not teleworking. What can the barge canal bridge actually hold and the intersection just past.

The entrance to the parking lot is Duval Street. This is the only entrance into the Sunset Groves community and regular has traffic back-ups for residents coming and going. GoPort states that their customers will not cause any back up, however GoPort also owns the cruise parking at the closed DoubleTree in Cocoa Beach, and (in non COVID times when cruises are running) there are regularly backups on A1A while people wait to get into their lot. If the cruisers coming into town are waiting for spots, that haven't been vacated by cruisers on a boat that was running late, there is opportunity for major early morning congestion in this area.

Please tell me how you won't cause a back-up when cruise ships unload arriving passengers and then board new passengers generally in a 4-5 hour time frame. On average, there are 2-4 ships arriving and departing each day. Ref: <http://crew-center.com/port-canaveral-florida-cruise-port-schedule-september-december-2020>. This also shows that they don't need their bar open longer than 4-5 hours, and Florida State Law states alcohol licenses the business needs to be open for at least 8 hours!

Community Impact -The restaurant/bar is only open to GoPorts clients. They plan to serve alcohol from 9:30am to 1:00 pm. However, as one of the NMIAB members pointed out after calling the state board, the state requires 8 hours of operation for businesses with liquor licenses (so will they really only stay open until 1:00 pm as stated?). And a new restaurant/bar on North Merritt Island might be cool! But why grant a CUP for a business that doesn't benefit the local community whatsoever? If you are thinking- well what if they change to let locals visit? That doesn't work because their business plan is to use all 237 parking spots for cruise clientele, aside from 5 for employees, which are contract and part-time. So not adding jobs to the community.

Parking-I believe this is already a developed site from their proposed site plan they showed various uses for the current buildings. If that is the case they need account for the parking code uses for the building, which cannot be used for the overnight parking use. If you take into account the uses they indicate, per Brevard County Planning and zoning, they say that the building accounts for 84 spots. Then take into account the 54 spots in the FLP easement,

which per FLP they are not allowed to use for overnight parking, only overflow parking. You now take that 237 down to a very small number for overnight parking.

At the NMIDSIB (See meeting minutes, page 10 and 11) – Chris Cook (NMIDSDB board member) asked the applicant, “Also, I see there’s an FPL easement across the property (meaning...there is a 100’ FPL Easement along the southern portion of the property). Do you have a permit from FPL to do long-term parking on it?”

Kim Rezanka, the applicant’s lawyer replied, “We don’t need one, because there’s a parking space there.” And once again, “We don’t need one.”

According to the “Keep Easements Safe and Free From Obstructions information flyer” available on the FPL website...“Items that may not be placed within FPL easements include temporary or permanent buildings, barns, storage sheds, swimming pools and enclosed patios because they prevent safe access. Overflow parking, fences, trees and other landscaping may be permitted within FPL easements subject to proper review and approval.”

We are here because the applicant is wanting to change the use of the property to Overnight Parking and add a fence around the property, including the area within the easement, according to the Proposed Site Plan. Therefore, it needs to be reviewed and approved by FPL.

we have been in contact the FPL Real Estate Officer in Daytona that deals with these matters Brevard County, Ms. Peany Schwahl. As the flyer states, Ms. Schwahl stated that easements could be used for temporary overflow parking, not commercial overnight parking. Temporary as in an hour or two. Overflow, as in you were having an event and ran out of parking elsewhere.

She also stated that...yes, the applicant would need to send it to FPL for review and approval. Also, when the property was built in 2005, the owner failed to get a consent agreement. So, it’s out of compliance.

According to the flyer, to request a review of your proposed use of an FPL easement on your property, please visit [FPL.com/land use](http://FPL.com/land%20use) or call 1-800-FPL-4FPL (1-800-375-4375). Or if you want I can give you the email for Ms. Schwahl.

Environmental- Their permitted storm water system is out of compliance in numerous areas and adding flooding to areas adjacent to the permitted area, and SJWMD has already been out to address some the deficiencies, which some but not have been addressed. In addition, the current owners of the property, MI Plaza Group, LLC, have not changed the permit into their name and from what I have observed; they propose to make alterations to the permit without getting a modification. The proposed plans include adding additional parking spaces/impervious area for a proposed commercial overnight cruise parking lot and restaurant/bar for patrons. Lastly, their mortgage document state that their mortgage can be terminated if in environmental non-compliance if the mortgage company is not notified in 10 days. GoPort was notified by SJWMD to be deficient on June 19th, I am guessing their mortgage company doesn’t know this!

Thank you for taking your time to read by numerous reasons to oppose these change of removing

of an existing BDP, adding a CUP for an Overnight Commercial parking Lot and a CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a restaurant (3,100 square feet) in a PIP (Planned Industrial park) zoning classification.

You can see from the data provide that they do not have a clear business plan nor one that will benefit the community. They even show that this is not a safe idea and doesn't benefit the community. I charge you with challenging Mr. Phillips to do what he said; "fill the strip mall up with local businesses!"

Regards,

Jessica Beal

From: [Deb Bannon](#)
To: [Commissioner, D3](#)
Subject: action ID# 20PZ00027
Date: Sunday, July 5, 2020 3:43:09 PM

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Good Afternoon!

With the upcoming meeting to be held on July 9th, I wanted to restate that I am extremely concerned about another cruise parking lot on North Merritt, especially one that serves alcohol and will not serve the local community in any positive way. This proposal will have no benefit to our community at all. The Port should be the only location for cruise parking. We need carefully planned development that will enhance our community. Please do not let another cruise parking lot fill up our island!!! We would welcome businesses that will enhance our community and provide goods/services that would be beneficial to our quality of life here on North Merritt.

Please consider not approving this proposal.

Thank you,
Deb Bannon

From: [Beverly Crowell](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Action ID#20PZ00027
Date: Wednesday, July 8, 2020 10:21:03 AM

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As 21-year residents of North Merritt Island, FL, I am writing to respectfully ask that you deny Action ID #20PZ00027 for another overnight cruise parking area at 3345 N. Courtenay Pkwy. With the recent increase of housing developments and work at Kennedy Space Center, traffic is already becoming congested specifically at the barge canal bridge. We have one cruise parking area nearly complete by the barge bridge and as residents are already concerned about the additional traffic headaches it will create, not to mention safety concerns during inclement weather. Any additional cruise parking north of the canal bridge will only continue to add to our traffic congestion and add little value for the residents who live here. Please vote NO.

Thank you,
Beverly & Thomas Crowell
3719 Sunward Drive
Merritt Island, FL 32953

From: [Elizabeth Anderson](#)
To: [Commissioner, D3](#)
Subject: another proposed cruise ship parking lot
Date: Friday, April 3, 2020 10:16:16 AM

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Dear Mr. Tobia

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 strongly urge you to deny the actions proposed by MI Plaza Group.

Sincerely,
Elizabeth J Anderson
Taxpayer and Voter

From: [Lyndsay Snead](#)
To: [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Cruise Parking Lots taking over North Merritt Island- Variance to be voted on July 9
Date: Monday, July 6, 2020 8:01:40 AM

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

Dear Brevard County Commissioners,

As a constituent of District 2, I wrote a version of this letter to Commissioner Lober a couple weeks ago. I have been informed that it is best to write you all as well on this topic in the hopes that you will understand why our community is against the cruise lots that seem to be taking over the north part of Merritt Island. As a 6th generation Merritt Islander, raising the 7th generation, I take great pride in this Island, I am invested in this community and want to see it thrive. These parking lots add nothing to our community and only add to existing issues.

I, like many of us on the island, am employed at the Space Center, and have noticed on my (pre-covid) commutes an odd "random" parking lot on SR3 near Crisafulli Road, that seemed incredibly out of place. Then of course how could anyone miss the massive lot being built next to the barge canal bridge? This monstrosity seemed to have been signed, sealed, and delivered before any of the community was even aware. Now I come to find out that the "random" lot is also cruise parking, a third lot has already been approved, and now there is an effort to re-zone yet another property to put the FOURTH cruise parking lot on North Merritt Island. This is utter insanity. For those that may not be familiar with the area, North Merritt Island can only be accessed from the rest of the island via a very old draw bridge with functionality issues that causes major traffic bottle necks on good days. This part of the community is mainly residential and rural with some service businesses along State Road 3. It is not, and never has been geared toward or set up to serve tourists.

Merritt Island has evolved a lot over the years and changed dramatically since the days when my family first homesteaded, but it has always been its own community with its own identity. To turn our precious paradise into a parking lot to feed the cruise industry and the port is an absolute travesty.

These parking lot businesses bring absolutely NOTHING of value to our island. They just suck up our precious resource of land (on an ISLAND no less), and give nothing of value to the community in return. They add to traffic over the already congested and questionable barge canal bridge. There were days last fall where on several occasions, for no apparent reason, traffic going over the canal was so backed up I had to take US1 home from the space center to get to my house in central Merritt Island.

I want to be clear- I am not anti-business. My family has run a small business on Merritt Island

for 60 years, which my husband now runs. I can understand adding businesses that will provide value or services, but why would we add to the existing issues for something that is only using us and not giving anything back?

This issue has me concerned enough that- in a pandemic- I decided to attend the North Merritt Island Advisory Board (NMIAB) Meeting a few weeks ago. At this meeting I learned even more about the specifics as to why this specific location as well as the business plan of GoPort are terrible, but I will let the residents of the neighboring community, Sunset Groves, tell you about that because they have evidently been fighting this already for a while and they are passionate- and they are right.

I learned at the board meeting about the dangerous domino effect of continuing to approve these parking lots. The attorney for GoPort referenced the need to establish that a business must be in keeping with the surroundings. Well, at some point if you keep letting this happen, they will have a strong case to say just that. Now is the time to put our foot down. Now is the time to say this is not right for Merritt Island. This is not what North Merritt Island was intended to be, and is not in fitting with this community.

The NMIAB asked serious, thoughtful questions about the request and they clearly did their homework- and then they unanimously voted against GoPort's request for a conditional use permit to change the property's use to be able to be used for overnight cruise parking (as well as GoPort's other two requests). I am asking that you uphold the board's decision. I ask that you listen to the residents and respect our community. Please don't sell our island down the river for a few parking lots that give nothing and add nothing but headaches.

Respectfully,

Lyndsay Snead
1645 Pluto Street
Merritt Island, Florida 32953

From: [Elizabeth Anderson](#)
To: [Commissioner_D3](#)
Subject: cruise parking, North Merritt Island
Date: Tuesday, June 9, 2020 8:52:38 AM

[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

From: [Lyndsay Snead](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Fw: Cruise Parking Lots taking over North Merritt Island- Variance to be voted on July 9 ID# 20PZ00027
Date: Monday, July 6, 2020 11:05:40 AM

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I wanted to be sure my concern is registered for the proper issue and have been told I need to reference the ID number to be sure. Please ensure my dissent is counted for ID# 20PZ00027

Thank you,
Lyndsay Snead
1645 Pluto Street
Merritt Island, Florida 32953

From: Lyndsay Snead
Sent: Monday, July 6, 2020 8:01 AM
To: 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>
Subject: Cruise Parking Lots taking over North Merritt Island- Variance to be voted on July 9

Dear Brevard County Commissioners,
As a constituent of District 2, I wrote a version of this letter to Commissioner Lober a couple weeks ago. I have been informed that it is best to write you all as well on this topic in the hopes that you will understand why our community is against the cruise lots that seem to be taking over the north part of Merritt Island. As a 6th generation Merritt Islander, raising the 7th generation, I take great pride in this Island, I am invested in this community and want to see it thrive. These parking lots add nothing to our community and only add to existing issues.

I, like many of us on the island, am employed at the Space Center, and have noticed on my (pre-covid) commutes an odd "random" parking lot on SR3 near Crisafulli Road, that seemed incredibly out of place. Then of course how could anyone miss the massive lot being built next to the barge canal bridge? This monstrosity seemed to have been signed, sealed, and delivered before any of the community was even aware. Now I come to find out that the "random" lot is also cruise parking, a third lot has already been approved, and now there is an effort to re-zone yet another property to put the FOURTH cruise parking lot on North Merritt Island. This is utter insanity. For those that may not be familiar with the area, North Merritt

Island can only be accessed from the rest of the island via a very old draw bridge with functionality issues that causes major traffic bottle necks on good days. This part of the community is mainly residential and rural with some service businesses along State Road 3. It is not, and never has been geared toward or set up to serve tourists.

Merritt Island has evolved a lot over the years and changed dramatically since the days when my family first homesteaded, but it has always been its own community with its own identity. To turn our precious paradise into a parking lot to feed the cruise industry and the port is an absolute travesty.

These parking lot businesses bring absolutely NOTHING of value to our island. They just suck up our precious resource of land (on an ISLAND no less), and give nothing of value to the community in return. They add to traffic over the already congested and questionable barge canal bridge. There were days last fall where on several occasions, for no apparent reason, traffic going over the canal was so backed up I had to take US1 home from the space center to get to my house in central Merritt Island.

I want to be clear- I am not anti-business. My family has run a small business on Merritt Island for 60 years, which my husband now runs. I can understand adding businesses that will provide value or services, but why would we add to the existing issues for something that is only using us and not giving anything back?

This issue has me concerned enough that- in a pandemic- I decided to attend the North Merritt Island Advisory Board (NMIAB) Meeting a few weeks ago. At this meeting I learned even more about the specifics as to why this specific location as well as the business plan of GoPort are terrible, but I will let the residents of the neighboring community, Sunset Groves, tell you about that because they have evidently been fighting this already for a while and they are passionate- and they are right.

I learned at the board meeting about the dangerous domino effect of continuing to approve these parking lots. The attorney for GoPort referenced the need to establish that a business must be in keeping with the surroundings. Well, at some point if you keep letting this happen, they will have a strong case to say just that. Now is the time to put our foot down. Now is the time to say this is not right for Merritt Island. This is not what North Merritt Island was intended to be, and is not in fitting with this community.

The NMIAB asked serious, thoughtful questions about the request and they clearly did their homework- and then they unanimously voted against GoPort's request for a conditional use permit to change the property's use to be able to be used for overnight cruise parking (as well as GoPort's other two requests). I am asking that you uphold the board's decision. I ask that you listen to the residents and respect our community. Please don't sell our island down the

river for a few parking lots that give nothing and add nothing but headaches.

Respectfully,

Lyndsay Snead
1645 Pluto Street
Merritt Island, Florida 32953

From: [ivan inmon](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Fwd: Fw: Cruise Parking Lots taking over North Merritt Island- Variance to be voted on July 9
Date: Monday, July 6, 2020 9:33:05 AM

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

I am forwarding this message to my elected officials, as it states more elegantly my views on this very important issue.

Please do the right thing and vote against more of the parking lots

Sincerely

Ivan Inmon

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

From: **Lyndsay Snead** <lbi0926@hotmail.com>

Date: Mon, Jul 6, 2020 at 8:31 AM

Subject: Fw: Cruise Parking Lots taking over North Merritt Island- Variance to be voted on July 9

To: Mom and Dad <iinmon@aol.com>, Sara Inmon, (S.) <sinmon@ford.com>, Terry Inmon <tbinmon@aol.com>

use the below addresses to send an email to the commission about the parking lot issue. The vote is this thursday so emails need to be sent soon.

d1.commissioner@brevardfl.gov
d2.commissioner@brevardfl.gov
d3.commissioner@brevardfl.gov
d4.commissioner@brevardfl.gov
d5.commissioner@brevardfl.gov

From: Lyndsay Snead

Sent: Monday, July 6, 2020 8:01 AM

To: 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>

Subject: Cruise Parking Lots taking over North Merritt Island- Variance to be voted on July 9

Dear Brevard County Commissioners,

As a constituent of District 2, I wrote a version of this letter to Commissioner Lober a couple weeks ago. I have been informed that it is best to write you all as well on this topic in the

hopes that you will understand why our community is against the cruise lots that seem to be taking over the north part of Merritt Island. As a 6th generation Merritt Islander, raising the 7th generation, I take great pride in this Island, I am invested in this community and want to see it thrive. These parking lots add nothing to our community and only add to existing issues.

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Respectfully,

Lyndsay Snead
1645 Pluto Street
Merritt Island, Florida 32953

From: [Patrick Stahl](#)
To: [Jones, Jennifer](#); [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [Abbate, Frank B](#); [Ball, Jeffrey](#)
Cc: [Jessica Beal](#)
Subject: Fwd: MI Plaza Group, LLC - Cruise Parking Lot on N. Courtenay Pkwy - Staff report
Date: Friday, April 10, 2020 1:37:25 PM
Attachments: [Applicant's Response 4.8.20 \(1\).pdf](#)

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

Dear County Commissioners, NMI Development Special District Board, County Manager and Planning and Zoning Dept Manager,

In regards to Rezoning Notice #20PZ00027, our neighborhood just received the attached letter from MI Plaza Group, LLC that "addresses" all of the concerns from letters written by residents of the Sunset Groves Subdivision and the Staff of Brevard County. In the letter, they reference a Proposed Site Plan dated 3/30/20 that was submitted to the County for review. Our residents have not had the opportunity to see the proposed plan. I was wondering since they were citing the plan in their response to our residents, is it possible to get a copy of the plan for our residents to review?

I am not going to go into the particulars and inaccuracies that they present in their response, but I assure you, there will be forthcoming rebuttals to their "answers" or lack thereof.

v/r,

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

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

From: **David Leadbeater** <david@goport.com>
Date: Fri, Apr 10, 2020 at 12:02 PM
Subject: MI Plaza Group, LLC - Cruise Parking Lot on N. Courtenay Pkwy - Staff report
To: <sverwiebe@aol.com>, <bettiaanderson@yahoo.com>, <p_bennardo@yahoo.com>, <ja567m@att.com>, <deb.bannon@yahoo.com>, <jbealrx@gmail.com>, <prdilecce@gmail.com>, <patrickwstahl@gmail.com>, <jimrobo50@hotmail.com>, <dwoodington@gmail.com>, <freddie321@gmail.com>, <annsolo212@gmail.com>, <tracystephens7@gmail.com>, <Jerry_Murr@hotmail.com>, <kymvalk@gmail.com>, <mpalmer37@cfl.rr.com>, <STownsend3@cfl.rr.com>, <smassihnia@hotmail.com>, <c.l.franklin@hotmail.com>, <Audreyjo316@bellsouth.net>, <cozycafe5@gmail.com>, <dverwiebe@yahoo.com>, <larsenjim@yahoo.com>, <JUNAID@cadence.com>, <arch.s.jr@chempoolspa.com>, <kapers@sbcglobal.net>, <pmeade00@gmail.com>, <zarij@cfl.rr.com>, <islander3360@gmail.com>, <rchbstrm@yahoo.com>, <jburke0234@bellsouth.net>, <sberes1@aol.com>, <pamanderic@earthlink.net>, <CD3MOM@aol.com>, <captgaines@msn.com>, <citruspit@gmail.com>, <cupac@aol.com>, <bill.matanis@gmail.com>, <vivianeq@gmail.com>, <wilc0@aol.com>.

<rscarpa@cfl.rr.com>, <mbradley38@cfl.rr.com>, <corienreijm@yahoo.com>

Cc: Kimberly Rezanka <kim@cflawoffice.com>, Matt Phillips <matt@goport.com>, Sharon Galeano <sharon@goport.com>

Good morning Ladies & Gentlemen,

I hope everyone is doing well and staying safe. Please find attached below, our response answering the letters to the people living in Sunset Groves that were sent to the county. I truly thank you for your time reading and your consideration.

Sincerely,

--

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.

**20PZ00027 – MI Plaza Group, LLC – Transportation Facility & Shuttle Service
Response to Staff Comments and Objections by Residents (April 8, 2020)**

- I. Proposed Use:** Primary Use of Shuttle Service, with overnight commercial parking and cocktail/meal service for customers only

This is a new use for this nearly vacant shopping center that was built in 2005. The shuttle service is only by reservation, most if not all will have a companion hotel package – all reserved by phone or internet prior to the customer arriving at the transportation facility.

The shuttle service is the primary use; the cocktail lounge/restaurant is an “accessory use” only for customers departing for Port Canaveral. Only those departing for Cape Canaveral will be permitted to purchase alcohol; customers arriving from Port Canaveral will not be allowed to purchase alcohol. There will be no other uses at this facility.

The maximum parking spaces for customers being shuttled to Port Canaveral is 232. Five additional spaces will be allocated to employees.

The shuttle buses are contractors to MI Plaza Group, LLC, and will not park on site. The buses are driven by licensed and insured professional drivers and will hold 25-35 passengers.

II. Sec. 62-1941.3 - Overnight commercial parking lot.

The following conditions are the minimum conditions necessary to mitigate adverse impacts upon surrounding properties.

- (1) Minimum lot size of not less than three acres for sites zoned: PIP. ✓
- (2) An overnight commercial parking lot which is secondary or accessory to a developed site shall demonstrate... **NOT SECONDARY OR ACCESSORY**
- (3) All drive aisles and parking spaces shall be paved unless an alternative stabilized surface is approved. ✓
- (4) A routing map shall be provided which depicts the routes shuttle service vehicles used to transport passengers ... Shuttle routes shall avoid residential areas. **Duval Street and N. Courtenay Pkwy are in commercial Future Land Use zones.** ✓
- (5) A traffic study, statement or report of traffic patterns (incoming/outgoing) shall be provided for the board to review. ✓

III. Sec. 62-1906. - Alcoholic beverages for on-premises consumption.

“The sale of or serving of alcoholic beverages on the premises shall only be permitted in accordance with the following conditions: (1) a. A bar or cocktail lounge may be a conditional use in a general retail zoning classification... .”

Additional Conditions:

Only customers departing for Port Canaveral will be allowed to purchase alcohol. No customer shuttled to the transportation facility from Port Canaveral can purchase.

The alcohol service hours will be only from 9:30 a.m. to 12:30 a.m.

The seating will be limited to 100.

The cocktail lounge will not be open to the general public.

No pool hall.

IV. Operation of Facility:

All customers will have reservations for the shuttle service prior to arriving at the transportation facility. Most if not all will have companion hotel package with the shuttle service. Fifty percent (50%) will be traveling from the North, coming from Titusville hotels. This is known because of MI Plaza Group, LLC's current business model for this same service.

The reservations and thus, the number of vehicles going to the transportation facility will be based on five cruising days, as shown in the *Procedure for Taking in Customers* and the *Cars In and Out (for Illustration Purposes Only)*, attached to Trip Generation Analysis submitted March 30, 2020.

All three ingress/egress points on the Property will be open for use by customers, as depicted on the Proposed Site Plan dated 3/30/20 and described in the *Procedure for Taking in Customers*, referenced above. The current concrete barriers on Duval Street are to keep the uninvited commercial trucks that use the Property to make “u-turns” on Duval Street.

Not all customers will arrive or depart at the same time. This is not a Church Service or Movie Theatre. The vehicles will dribble in and out of the transportation facility over the six (6) hours the facility is open (6:30 to 12:30).

These vehicles “in and out” are **substantially less** than the daily trip rate for this current shopping center of **2,499 trips per day**. This is the actual number anticipated by the ITE Trip Manual if the 27,500 square foot shopping center was fully rented.

Also, because these vehicles are coming directly into the parking lot and parking in the available spaces (again, because of the reservation), there will be no queuing on Duval Street, North Courtenay Parkway or on the Property. There is a space for all that have reserved, and only those with reservations are accepted. As the site plan shows, there is a large drive area on site (close to 3000 feet of drive area) for drivers to select their space.

V. Legal Standard: The Applicant must present a prima facie case that the requested use of its land is consistent with the County's Comprehensive Plan and complied with the procedural requirements of the zoning ordinance. The burden then shifts to the zoning authority or opponent to show, based on clear and convincing evidence, that a specifically stated public necessity requires a more restrictive use *ABG Real Estate Dev. Co. of Fla. v. St. Johns Cty.*, 608 So. 2d 59, 63 (Fla. 5th DCA 1992), cause dismiss'd, 613 So. 2d 8 (Fla. 1993).

VI. Proposed Conditions by Staff:

- a. Buffering and landscaping – **not needed**. There exists 217' of natural wooded buffer on the west side of the property, and a block wall.
- b. Turn lane analysis - **not needed** - because this use has less traffic than the approved use of a 27,500 sq. ft. shopping center.
- c. Queuing plan – **not needed** – because there will be no queuing on ROW's or on site.
- d. No parking signs – **not needed** – all customers have reservations,
- e. Increased queuing distances – see c. above.
- f. Limiting hours of cocktail lounge/restaurant. **Agreed** to limit alcohol service to 9:30 – 12:30.
- g. Limiting seats in restaurant. **Agreed** to 100.
- h. Limiting to beer and wine only. **Not agreed**.
- i. No outside entertainment activities. **Agreed**.
- j. Limiting number of overnight commercial parking to "surplus parking". **Not agreed**. But will limit to 232, allowing for 5 employee parking spaces.

This is a completely new application that stands on its own. It is not bound by prior applications, testimony or decisions of the recommendation boards or County Commission.

From: [Peter Dilecce](#)
To: [Commissioner, D5](#); [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#)
Subject: Fwd: Re-zoning request ***Please vote No****
Date: Sunday, March 29, 2020 4:08:53 PM

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

Begin forwarded message:

From: Peter Dilecce <prdilecce@gmail.com>
Subject: Re-zoning request ***Please vote No****
Date: March 29, 2020 at 4:01:55 PM EDT
To: jennifer.jones@brevardfl.gov, d2.commissioner@brevardfl.gov
Cc: hillberg@earthlink.net, sgHOA@live.com

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: [Jerry Perlet](#)
To: [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [Mary Hillberg](#); [Marie Perlet](#); [Jerry Perlet](#)
Subject: Hearing for 3345 Courtenay Parkway
Date: Friday, July 3, 2020 2:41:05 PM
Attachments: [Hearing on MI Plaza Group LLC.docx](#)

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

Brevard County Commissioners:

I have attached my testimony for the hearing on Thursday, July 9th. I understand there is a time limit, so I will summarize my remarks at the hearing.

My wife and I are very hopeful that the Commissioners will deny this CUP application for the reasons outlined in our testimony,.

North Merritt Island receives no benefit from this project and we suffer many losses. It is an insult to allow a beautiful natural place like North Merritt Island become a parking lot.

Thank you for your consideration.

Jerrold Perlet
5127 Royal Paddock Way
Merritt island, FL 32953

To: Brevard County Commissioners

Re: Hearing on MI Plaza Group LLC

3345 North Courtenay Parkway

#20PZ00027

From: Jerrold and Marie Perlet

5127 Royal Paddock Way, Merritt Island, 32953

We are opposed to the requested CUP changes to the property at 3345 North Courtenay. The citizens living on North Merritt Island deserve better. We should not become the parking lot for the port. This project is an insult to the citizens of North Merritt Island.

- How does this project benefit the citizens of North Merritt Island?
 - Citizens living on North Merritt Island will not be using this facility for parking for a cruise. We aren't going to buy a hotel package when we already live here.
 - Citizens will not be permitted to use the restaurant/bar. Only people buying a package can do that.
 - Citizens will lose the gym that currently exists, the only business that seems to have survived there.

The new owner has described his project as a hotel package for out-of-towners. Visitors will stay in Titusville, drive to the parking lot, and then ride buses to the port. Why should Merritt Island become a lily pad for his project to bounce to? Bus the people from Titusville to the port, or set up a parking lot in the port, but don't use us as a depository. We gain nothing from this project.

At the North Merritt Island review meeting on June 11th, the owner threatened to open the shopping center as a shopping center if you would not approve his new plan. That's what it is zoned for and he should have to do what the zoning says. He bought the property knowing it was a shopping center. Some viable businesses that would benefit North Merritt Island, like a hardware store or an Urgent Care facility, would be much better than a parking lot. If he could create a viable shopping center, that might actually benefit us.

His proposed project is of no benefit to Merritt Island, only profits for himself and his company.

- How does this project impact the citizens of North Merritt Island?
 - The traffic on Courtenay will increase, the intersection of Smith and Courtenay will be overwhelmed, the congested bridge will become a barrier, the intersection with 528 will have even more traffic to contend with. The “traffic study” does not even begin to address these important issues.
 - The dangerous intersection at Duval will be even worse. An insufficient left turn lane coming north and no deceleration lane coming south on a 50 MPH roadway. How many people have been killed or injured at this intersection? The traffic study does not address this.
 - The danger to the preschool across Courtenay at the church hasn’t been addressed. Nobody seems to even know about those poor little ones traveling in cars to their school in all this dangerous mess. The traffic study does not even acknowledge the preschool.
 - The danger to the children from the Sunset Groves development who must walk out to Courtenay on Duval to ride their school buses. Cruise parking lot cars will cross the sidewalk the children use. Will there be a crossing guard as the cars line up? The owner says 2 to 4 cars every five minutes. What happens when they all arrive at once in a caravan from Titusville?
 - There will be increased air, noise, and water pollution from buses and cars and luggage delivery trucks that do not benefit the citizens of Merritt Island in any way.
 - There won’t be any increase in customers for our merchants except possibly some gas station stops. Local merchants gain nothing from this project.

The impact of the project to the area around Smith Road is severe, adding a hundred or more cars and buses with trailers and luggage delivery trucks to the already congested roadway. How will the cars in the lot on the canal even get out of Smith Road? Unless we change the traffic light timing and back up traffic on Courtenay even further. And this project adds a hundred vehicles to that traffic flow.

The left turn onto 528 to the port from Courtenay is long and difficult. There is nothing in the traffic study about the project’s impact on this intersection which is directly involved since it is the way to the port. There is nothing about the number of times the draw bridge breaks down and blocks traffic. These are important matters that need to be addressed.

The “Traffic Study” is based on data from 2017 and a traffic count during the COVID isolation time period. The reality of the traffic at Smith Road and Courtenay is:

----a 600-car cruise parking lot

----approved developments on North Merritt Island of over a thousand homes and cars

----the expanding spaceport to the north adding more traffic every week

The DOT numbers from three years ago do not recognize the current or future traffic burdens on Courtenay. Using old numbers just doesn't make sense. The study is flawed. There is no mention of the preschool at the church across Courtenay or the new development starting next to the church or the school bus stops and students who must cross the entranceway to this parking lot. Wouldn't you think a study would at least be based on current data from now, not data from pre-development three years before?

The owner has stated in his testimony to the NMIDSDB that there will be between 20 and 40 cars per day. His own traffic report says anywhere from 45 to 120 cars per day (chart on pages 6-7). The numbers in his testimony, his lawyer's testimony, and his own reports don't agree. The numbers are all over the place. The traffic study is flawed regardless of who prepared it. The report uses DOT data from 2017 to claim that the current shopping center generates 2400 trips per day and we should be grateful to the owner for reducing that number to 900. I'm not sure how 900 trips result from the 20 to 40 or 45 to 120 cars each day, but the owner himself says the current situation for the shopping center is "essentially vacant". It doesn't generate hardly any traffic, except for the gym. Whatever the real number is for the daily trips for this new project, it will definitely, significantly increase traffic at the dangerous intersection of Duval and Courtenay. If this project is approved, the left turn lane going north needs to accommodate at least 4 or 5 cars, and there needs to be a deceleration lane coming south from Titusville. This is a 50 MPH road, not some little side street. People have been killed at this intersection. That should be in the traffic report, too.

Then there is this idea that 20 to 40 to 90 to 120 cars will be coming from Titusville. I believe the bridge on the NASA Causeway has been approved. That bridge often goes down to one lane each way now. Won't these cruise parking lot cars add more traffic to the already overburdened parkway into the space center?

The fact is, the traffic report is flawed. The attorney has stated that they have addressed all five criteria for the exception and they have not. I would think that the traffic study would require accuracy and the application fails the traffic report requirement and at the very least, the county should require a real report based on real numbers and projected traffic from all the developments already approved.

- Finally, who will be responsible?
 - Who will bear the responsibility when someone is killed or injured at Duval and Courtenay?

- Who will bear the responsibility when someone needs emergency medical care and there is so much traffic the ambulance can't get there in time?
- Who will bear the responsibility when someone's house is on fire and the fire trucks can't get there in time because the traffic is all jammed up, or the old bridge just can't take any more cars and it decides to break again?
- Who will bear the responsibility when the old draw bridge fails and we are trapped on the island during a hurricane? Who will come to the rescue for the thousands who live there?
- Who will bear the responsibility when this whole operation fails and we have a vacant building with no businesses and a big parking lot sitting again for another fifteen years?

It is the responsibility of government to check out these things, to use current and future data to plan, to protect its citizens from commercial invasion. The citizens of North Merritt Island gain nothing from this project, we lose a lot, and if the inevitable bad things happen...I hope not, I pray not, but history has shown us over and over and over again, that rampant, uncontrolled development causes lots of problems and can lead to disasters.

We don't need another parking lot, we don't need a bar serving drinks in the middle of the day next to a pre-school and a school bus stop, we don't need a business that takes from us and gives us nothing in return.

Deny this project for the safety and dignity of the thousands of citizens living north of the barge canal.

From: [Nicole Charara](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: ID 20PZ00027
Date: Monday, July 6, 2020 8:32:34 AM

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

Dear commissioners,

Please consider allowing another cruise parking, specially one with a bar, to be built on NMI.

This raises a few concerns for us. The bar (if opened only in the am), could potentially create a problem with patrons drinking and then getting in their cars to drive, all at the same time that children are on their way to school.

Secondly, those of us who live in NMI have a longer commute already due to being on the outskirts of Merritt Island. We chose to buy our home here for that reason (in order to be on the outskirts), but traffic was and has never been an issue. But with having to cross the barge to get anywhere, a parking such as this one would greatly impact commute times. If we continue to allow cruise parking structures to pop up, eventually this will create a traffic burden for those of us who own homes here.

Lastly, we chose NMI because of the open land and open spaces aspect of it. If we continue to allow these types of projects, we are changing the charm and overall feel of what makes NMI so special.

Please consider listening to those of us who will be directly impacted by this decision.

Thank you for your time and consideration.

Kind regards,

Nicole Charara

From: [Peg Cotner](#)
To: [Commissioner. D2](#)
Cc: [Commissioner. D3](#)
Subject: ID# 20PZ00027
Date: Friday, June 5, 2020 2:51:16 PM

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

Just in case you did not receive my opinion, I am very against this proposal. Everyone I have conversed with is of the same opinion. I know some of you live near here, and for the life of me I can't understand how you think this is necessary, logical, advantageous or beneficial to our community. We can do better. Thank you, Peg Cotner

From: [BV](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: ID# 20PZ00027
Date: Tuesday, July 7, 2020 8:31:07 AM

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

I am opposed to the proposal to rezone the area in N. Merritt for Goport. As written, this is not a win/win for both.

Thank You,
B. Vernatter

From: [ivan.inmon](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: ID#20pz00027
Date: Monday, July 6, 2020 11:40:53 AM

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

I wanted to be sure my concern is registered for the proper issue and have been told I need to reference the ID number to be sure. Please ensure my dissent is counted for ID# 20PZ00027 .

Ivan Inmon
3485 Spartina ave.
Merritt Island, Florida 32953

From: [kathleen.mccoy](#)
To: [Commissioner_D3](#)
Subject: Merritt Island Rezoning action ID#20PZ00027
Date: Tuesday, July 7, 2020 10:09:03 PM

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

Dear John Tobia,

As a resident and homeowner on North Merritt Island I am writing to voice my concern about the request for more cruise parking on North Merritt Island.

I hope you will deny the rezoning request for a parking lot and bar on Courtenay Pkwy and Duval St. First of all, traffic in this area has been steadily growing due to new residential developments, Space Center traffic and the 3 other parking facilities already approved. Building another parking lot will make traffic even worse. The main problem with our traffic pattern is the barge canal drawbridge, which I hope you are taking into consideration.

This is a residential portion of Merritt Island. We are dependent on the barge canal bridge to go south on Courtenay to get to schools, the hospital, groceries and to access the major highways. Giving these tourists/cruise patrons alcohol will only make matters worse when they are put on our streets.

I can only hope that when you vote on this rezoning request you consider if you personally would want this parking lot/bar outside your neighborhood and vote no. These parking lots do not contribute to our community.

Could you please consider projects in the future that are a positive for the residents and, as a plus, may be aesthetically pleasing? My neighbors and I do not want to live in the middle of parking lots and storage areas for the Port.

Thank you,

Kate McCoy
630 Wild Flower St.
Merritt Island, FL 32953

From: [Suzanne Perucci](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Cc: [Perucci Suzanne](#)
Subject: parking facilities for the cruise lines
Date: Wednesday, July 8, 2020 12:22:40 PM

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

RE Action ID# 20PZ00027.

I currently live on North Merritt Island, north of the barge canal. I've seen a lot of positive development over the years. However, the current practice of turning North Merritt Island into a parking facility for the cruise lines concerns me for many reasons. The first concern is safety. The Florida Department of Transportation has already identified the intersection of SR528 and SR3 as one of the ten most dangerous in Brevard County. To add the volume of traffic that multiple parking facilities have the capacity to add to this already dangerous intersection doesn't seem wise and is certain to make this area even more dangerous!!! To compound the danger, they have added an entrance and exit for a multi-acre parking facility directly off SR3 and within a short distance from the bottom of the barge canal ramp. My second concern is for the Indian River Restoration, as these parking facilities all propose to have their storm-water runoff deposited into the barge canal. We all know that the automotive pollutants float on top of the water during a rain event, and that means acres and acres of vehicles will be adding all kinds of pollutants to a very fragile ecosystem. The IRL restoration is high enough on Governor DeSantis' list that he spared it in the recent \$1B budget cuts. My next concern is that that intersection is not designed to handle the volume of traffic that is now destined for that area, and FDOT has indicated that there is not sufficient real estate available to improve that intersection. Also, that particular intersection is a single point failure for the evacuation route for all of Merritt Island and surrounding areas. I have other concerns that are of equal importance for consideration, but I don't want to overwhelm you!!! Please do not continue the practice of turning every inch of our area into all kinds of parking facilities. By not approving parking facilities on Merritt Island you will keep our roads a little safer, work towards Governor DeSantis' IRL goal of restoration, and provide safe passage for any citizen using this evacuation route in a time of emergency, hurricane or other!!

Thank you for your time to read these concerns, I appreciate it.

Suzanne and Joseph Perucci
Cedar Creek Circle
MI, FL 32953

From: birdie3@cfl.rr.com
To: [Commissioner, D5](#); [Commissioner, D4](#); [Commissioner, D3](#); [Commissioner, D2](#); [Commissioner, D1](#)
Subject: Parking For The Port on Merritt Island.
Date: Sunday, July 5, 2020 3:32:30 PM
Attachments: [Proposed Parking Lot For The Port 7-5-20.pdf](#)

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

Commissioners,

Please strike down the proposal for another Port parking lot on North Merritt Island. Let them put their ugly parking lots in Cape Canaveral. The north side of the barge canal is a very fragile area.

You have already approved more housing then our area can support. There are still two-three additional neighborhoods that are being reviewed and we are already flooding out of control. (See attached pictures)

The people who actually live North of the barge canal, do not want our area to look like the Orlando Airport parking areas. Make them stay at the area where they are taking all of the people. (Cape Canaveral-Port Area)

Thank you for considering our issues.

Arnold Dingman

6200 Crystal Lane

Merritt Island, Fl 32953

Our properties North of the Barge Canal, cannot support anymore large developments due to the current flooding concerns. Pleased review some of the attached pictures to see the issues.

Arnold & Terri Dingman
6200 Crystal Lane
Merritt Island, Fl 32953



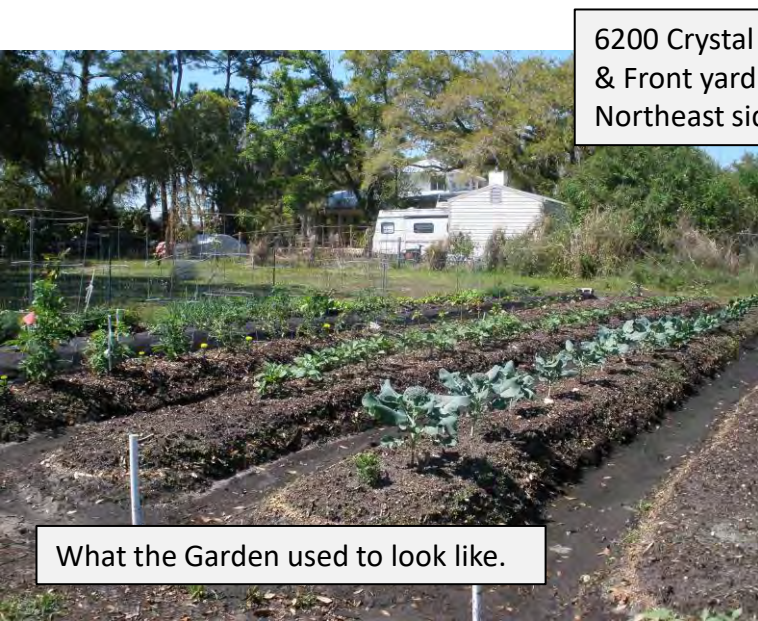
6200 Crystal Lane- Northeast side of house w/
Garden underwater.

10.02.2017



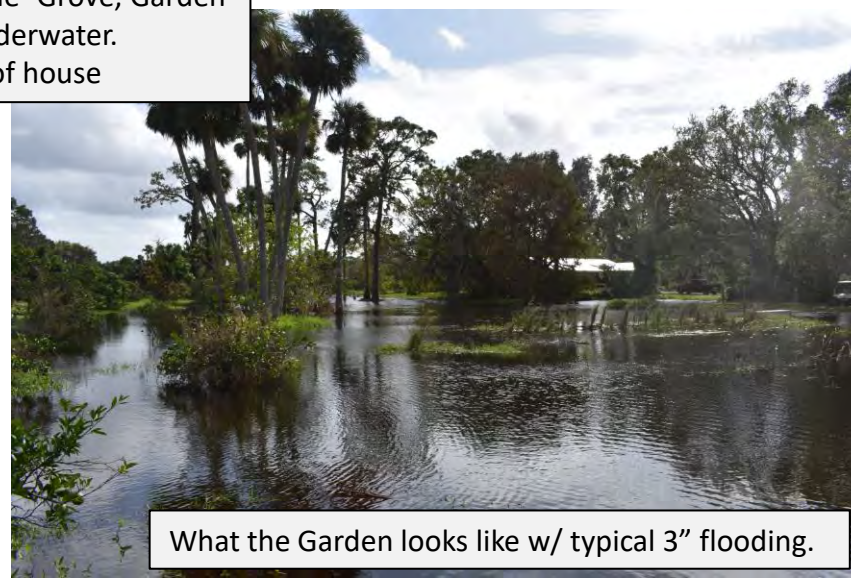
Normal view of 6200 Crystal Lane- Northeast side
of house

07.12.2018



6200 Crystal Lane- Grove, Garden
& Front yard underwater.
Northeast side of house

What the Garden used to look like.



What the Garden looks like w/ typical 3" flooding.



Currently digging out my drainage ditches to help
ease the flooding.

07.23.2018

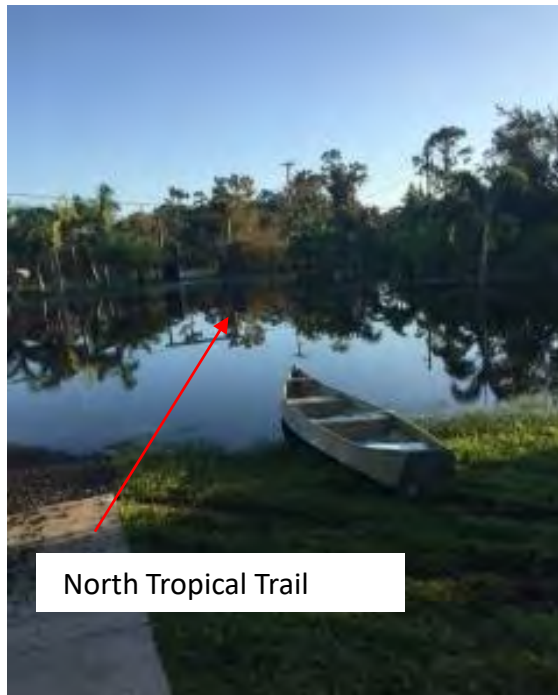


Solid water from North side of house on Crystal Lane to Crisafulli Rd. 3/8 mile.
Please note the dates: 22 DAYS We stayed Flooded

09.11.2017



10.02.2017



North Tropical Trail

For a month, the only way in & out of the house was by canoe.





6370 North Tropical Trail
& Kangaroo Lane

Looking South across the street from the proposed new development on North Tropical Trail. This is the last parcel of land sold to developers, and we were told no flooding would occur. This is on the West of the fire station, looking South, standing on North Tropical Trail

Normal 6370 North Tropical Trail & Kangaroo



Normal view of 6348 Boomerang Lane

07.12.2018



Normal 6370 North Tropical Trail & Kangaroo

07.12.2018



6348 Boomerang drive- The South side of North Tropical Trail directly across from the proposed development w/ typical 3" flooding.

Slide-6

09.11.2017

From: [Kimberly Willey](#)
To: [Commissioner, D3](#)
Subject: Project #20PZ00027
Date: Monday, March 30, 2020 5:03:45 PM

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

I have heard of plans for another cruise ship parking lot proposing to be built in North Merritt Island. Please consider the impact this will have on residents of this area.

>

> We already have 2 new housing developments and a cruise ship parking lot. Adding another will only increase the traffic in an already poorly configured system, especially on Courtenay by 528. It is already over congested with the amount of traffic we have now, and that is before the second housing development and cruise parking lot is complete.

>

> Please consider what the impact of even more development will have on the residents of the county you represent.

>

> It's sad that developers won't be happy until all the land is gone. Please help keep North Merritt Island from being overrun with development like the rest of the MI.

>

> Thank you,

> Kimberly Willey

>

>

> Sent from my iPhone

From: [Dolores Ryan](#)
To: [Commissioner, D3](#)
Subject: Re: Action #20PZ00027
Date: Tuesday, July 7, 2020 2:59:16 PM

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

Thank you for responding. Very appreciative.

Sent from my iPhone

> On Jul 6, 2020, at 12:12 PM, Commissioner, D3 <d3.commissioner@brevardfl.gov> wrote:

>

> Ms. Ryan,

>

> Thank you for writing to Commissioner Tobia's office regarding cruise parking. I will make sure he is aware of your concerns before this comes before him for a vote on Thursday.

> Thank you,

>

> Bethany Iliff

> Special Projects Coordinator

> County Commissioner John Tobia, District 3

> PH: (321) 633-2075 * Fax: (321) 633-2196

> 2539 Palm Bay Road NE, Suite 4

> Palm Bay, FL 32905

>

>

> -----Original Message-----

> From: Dolores Ryan <dryan79829@icloud.com>

> Sent: Sunday, July 5, 2020 9:52 AM

> To: Commissioner, D3 <d3.commissioner@brevardfl.gov>

> Subject: Action #20PZ00027

>

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

>

> Dear County Commissioner:

>

> Please vote down the proposal of another parking lot and bar on N. Merritt Island. With traffic tripled at Space Center, 3 new large developments and a new 750 parking lot already, the two-lane bridge back and forth poses a safety hazard already. Many days traffic is backed up 2 miles. In case of an emergency, (wild fire, etc.) we cannot evacuate through the crowd. School buses over the bridge back and forth have been delayed already numerous times. Please consider these and other factors and turn down passing another parking area. Thank you for your support.

> Respectfully, Dolores Ryan

> Sent from my iPhone

From: [Karen Pardy](#)
Cc: [Jones, Jennifer](#); [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [D4.commissioner@brevardfl.gov](#); [Commissioner, D4](#); [Dabu](#); [Beth Matsoukis](#); [slhoa@slhoa.info](#)
Subject: Re: Action ID # 20PZ00027
Date: Friday, July 3, 2020 10:14:51 AM

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

I am a North Merritt Island resident and agree with the concerns in this matter.
We appreciate your service to our community and hope you will take these concerns of the residents of North Merritt Island into consideration.
Thank you,
Karen

On Fri, Jul 3, 2020 at 9:28 AM George Kraft <george-kraft@att.net> wrote:
Commissioners,

I have lived on North Merritt Island, north of the barge canal, for 21-years. In that time, I've seen a lot of positive development. However, the current practice of turning North Merritt Island into a parking facility for the cruise lines concerns me for many reasons. The first concern is safety. The Florida Department of Transportation has already identified the intersection of SR528 and SR3 as one of the ten most dangerous in Brevard County. To add the volume of traffic that multiple parking facilities have the capacity to add to this already dangerous intersection doesn't seem wise and is certain to make this area even more dangerous!!! To compound the danger, they have added an entrance and exit for a multi-acre parking facility directly off SR3 and within a short distance from the bottom of the barge canal ramp. My second concern is for the Indian River Restoration, as these parking facilities all propose to have their storm-water runoff deposited into the barge canal. We all know that the automotive pollutants float on top of the water during a rain event, and that means acres and acres of vehicles will be adding all kinds of pollutants to a very fragile ecosystem. The IRL restoration is high enough on Governor DeSantis' list that he spared it in the recent \$1B budget cuts. My next concern is that that intersection is not designed to handle the volume of traffic that is now destined for that area, and FDOT has indicated that there is not sufficient real estate available to improve that intersection. Also, that particular intersection is a single point failure for the evacuation route for all of Merritt Island and surrounding areas. I have other concerns that are of equal importance for consideration, but I don't want to overwhelm you!!! Please do not continue the practice of turning every inch of our area into all kinds of parking facilities. By not approving parking facilities on Merritt Island you will keep our roads a little safer, work towards Governor DeSantis' IRL goal of restoration, and provide safe passage for any citizen using this evacuation route in a time of emergency, hurricane or other!!

Thank you for your time to read these concerns, I appreciate it.

George

> This email has been sent using Bcc (blind carbon copy) to my recipients. This prevents email addresses from showing when forwarding to others. When forwarding emails to others, please remove all past sender information before sending.

From: [Jones, Jennifer](#)
To: [Patrick Stahl](#); [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [Abbate, Frank B](#); [Ball, Jeffrey](#)
Cc: [Jessica Beal](#)
Subject: RE: MI Plaza Group, LLC - Cruise Parking Lot on N. Courtenay Pkwy - Staff report
Date: Friday, April 10, 2020 4:02:54 PM
Attachments: [10. 20PZ00027 2 Proposed Site Plan.pdf](#)

Mr. Stahl,

Please see the attached proposed site plan.

Regards,

Jennifer Jones

From: Patrick Stahl <patrickwstahl@gmail.com>
Sent: Friday, April 10, 2020 1:37 PM
To: Jones, Jennifer <jennifer.jones@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Ball, Jeffrey <Jeffrey.Ball@brevardfl.gov>
Cc: Jessica Beal <jbealrx@gmail.com>
Subject: Fwd: MI Plaza Group, LLC - Cruise Parking Lot on N. Courtenay Pkwy - Staff report

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

Dear County Commissioners, NMI Development Special District Board, County Manager and Planning and Zoning Dept Manager,

In regards to Rezoning Notice #20PZ00027, our neighborhood just received the attached letter from MI Plaza Group, LLC that "addresses" all of the concerns from letters written by residents of the Sunset Groves Subdivision and the Staff of Brevard County. In the letter, they reference a Proposed Site Plan dated 3/30/20 that was submitted to the County for review. Our residents have not had the opportunity to see the proposed plan. I was wondering since they were citing the plan in their response to our residents, is it possible to get a copy of the plan for our residents to review?

I am not going to go into the particulars and inaccuracies that they present in their response, but I assure you, there will be forthcoming rebuttals to their "answers" or lack thereof.

v/r,

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

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

From: **David Leadbeater** <david@goport.com>

Date: Fri, Apr 10, 2020 at 12:02 PM

Subject: MI Plaza Group, LLC - Cruise Parking Lot on N. Courtenay Pkwy - Staff report

To: <sverwiebe@aol.com>, <bettianderson@yahoo.com>, <p_bennardo@yahoo.com>, <ja567m@att.com>, <deb.bannon@yahoo.com>, <jbealrx@gmail.com>, <prdilecce@gmail.com>, <patrickwstahl@gmail.com>, <jimrobo50@hotmail.com>, <dwoodington@gmail.com>, <freddie321@gmail.com>, <annsolo212@gmail.com>, <tracystephens7@gmail.com>, <Jerry_Murr@hotmail.com>, <kymvalk@gmail.com>, <mpalmer37@cfl.rr.com>, <STownsend3@cfl.rr.com>, <smassihnia@hotmail.com>, <c.l.franklin@hotmail.com>, <Audreyjo316@bellsouth.net>, <cozycafe5@gmail.com>, <dverwiebe@yahoo.com>, <larsonjim@yahoo.com>, <JUNAID@cadence.com>, <arch.s.jr@chempoolspa.com>, <kapers@sbcglobal.net>, <pmeade00@gmail.com>, <zarikj@cfl.rr.com>, <islander3360@gmail.com>, <rchbstrm@yahoo.com>, <jburke0234@bellsouth.net>, <sberes1@aol.com>, <pamanderic@earthlink.net>, <CD3MOM@aol.com>, <captgaines@msn.com>, <citruspit@gmail.com>, <cupac@aol.com>, <bill.matanis@gmail.com>, <vivianeq@gmail.com>, <wilc0@aol.com>, <rscarpa@cfl.rr.com>, <mbradley38@cfl.rr.com>, <corienreijm@yahoo.com>

Cc: Kimberly Rezanka <kim@cfglawoffice.com>, Matt Phillips <matt@goport.com>, Sharon Galeano <sharon@goport.com>

Good morning Ladies & Gentlemen,

I hope everyone is doing well and staying safe. Please find attached below, our response answering the letters to the people living in Sunset Groves that were sent to the county. I truly thank you for your time reading and your consideration.

Sincerely,

--

David Leadbeater

Executive Assistant

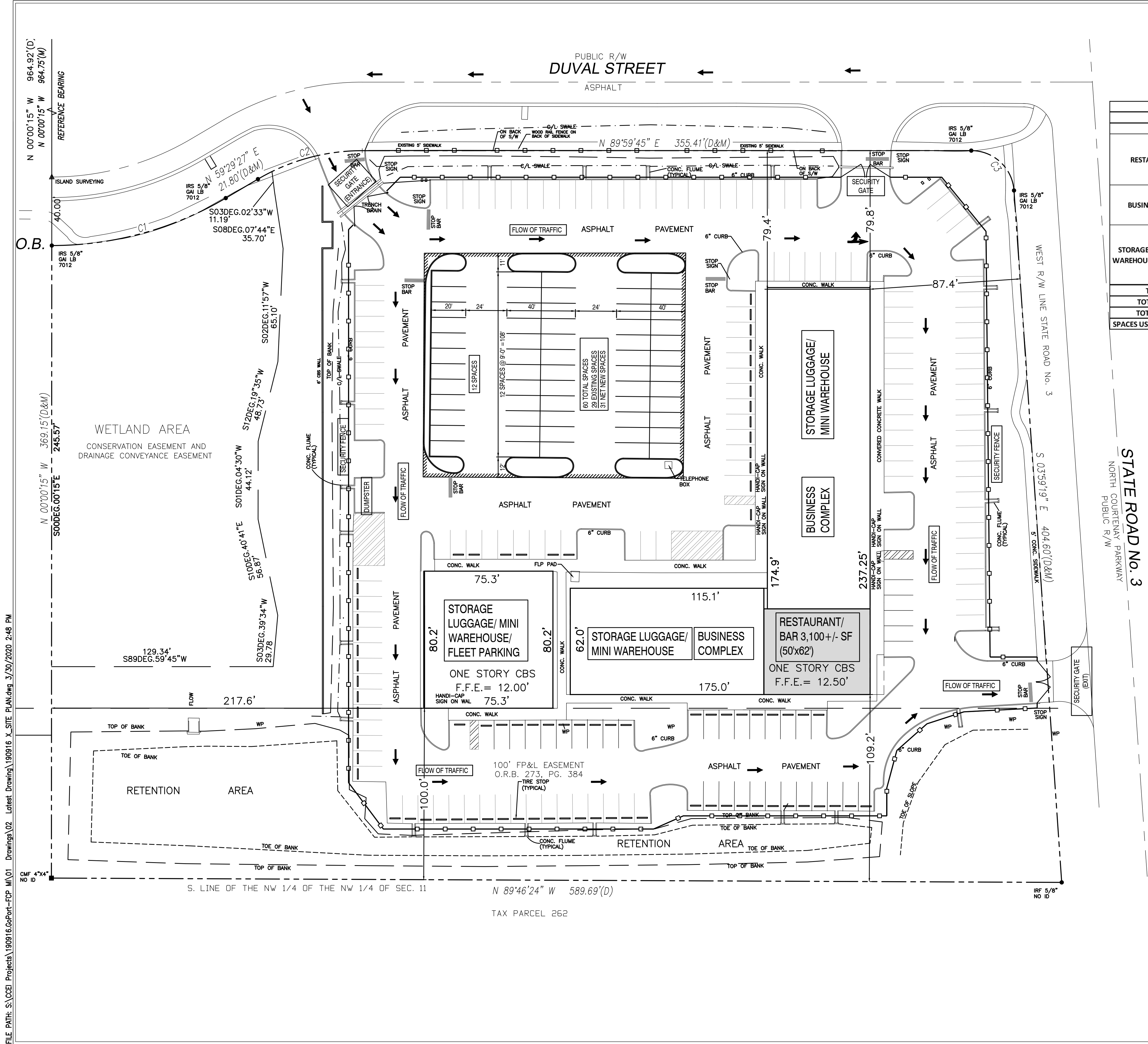
david@goport.com

(321) 305-6969

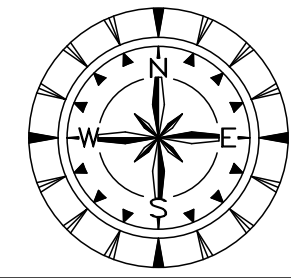
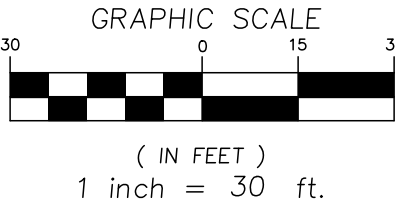


273 Crockett Blvd
Merritt Island, FL 32953
www.goport.com

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STATE ROAD No. 3
NORTH COURTENAY PARKWAY
PUBLIC R/W



CCEI
CONSULTING CIVIL
ENGINEERS, INC.

3650 ROBERT LANE SUITE 119
TITUSVILLE, FLORIDA 32780
PH: (321) 289-9930 INFO@CCEI.COM
CERT. AUTH. NO. 00007522

CCEI PROJECT No.
-----190916-----

ZOHER S. CHEVAYER, STATE OF FLORIDA
PROFESSIONAL ENGINEER, LICENSE NO. 38677

MI PLAZA			
PARKING REQUIREMENTS FOR THE NEW SITE IMPROVEMENTS			
	AREA (SF)	REQUIRED SPACES	CODE: Sec 62-3206
RESTAURANT/BAR	3100	31	(29) Restaurants, cocktail lounges and other eating and drinking establishments: one space for every 100 square feet of gross floor area of the building including outdoor seating. Take-out restaurants with no associated seating shall provide one parking space for every 250 square feet gross floor area.
BUSINESS COMPLEX	3500	11	(29) Business complex: Consisting of a mix of office, retail, wholesale stores, recreational areas, warehousing, manufacturing, light industrial, or scientific research functions shall provide one space per 325 square foot total.
STORAGE LUGGAGE/mini WAREHOUSE/FLEET PARKING	20400	5	(21) Mini warehouses: A self-storage mini warehouse as defined in the county zoning code shall have a minimum and a maximum of five parking spaces, including one accessible parking space, regardless of size. A minimum 24-foot driveway aisle shall be provided contiguously along any side of the mini-warehouse containing the access points or doors to the individual storage areas.
TOTAL SF	27000		
TOTAL SPACES REQUIRED		47	
TOTAL SPACES AVAILABLE		237	
SPACES USED FOR OVERNIGHT PARKING		190	

REVISION TABLE		
NO.	DATE	
1		
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7		
8		
9		
10		

DRAWN BY: SCS	CHECKED BY: POT	APPROVED BY: ZSC
START: 09/19/19		

CUP SITE PLAN
NORTH COURTENAY SQUARE
3345 N. COURTENAY PARKWAY
MERRITT ISLAND, FL.

SHEET NO.
CUP-1

From: sverwiebe@aol.com
To: [Abbate, Frank B](#); [Denninghoff, John P](#); [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D5](#)
Subject: Re: Rezoning Notice #20PZ00027 - MI Plaza Group, LLC
Date: Monday, March 30, 2020 2:19:21 PM

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

Dear Board Members:

In response to the courtesy notice we received regarding a rezoning request by property owned by MI Plaza Group, LLC, located on the southwest corner of Duval St., and N. Courtenay Parkway, and the planned meetings to discuss, would you please reschedule. The first county public meeting when these changes will be addressed is Thursday, April 9 in Viera, the final one on Thursday, May 7, 2020.

My husband and I are in the "at risk" group as are many of our neighbors in this subdivision. If the county holds this/these meetings, even in larger rooms, in a time when the "at risk" group of people is being told to stay away from any public gatherings to avoid the risk of spreading COVID-19 to themselves and/or others, the county is taking away their rights to attend and speak at these public meetings.

Again, I request that you postpone these meetings to a safer time.

V/R

Donald VerWiebe
3281 Biscayne Drive
Merritt Island, Florida
32953

From: [Deb Bannon](#)
To: [Commissioner, D3](#)
Subject: Rezoning Action #20PZ00027
Date: Wednesday, April 1, 2020 1:33:41 PM

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

Dear Mr. Smith ,
Please help stop proposal of another parking lot in North Merritt. Please help residents to fight having the parking folks pave over our island for their profit. We do not need another lot here! They need to add adequate parking to the port so other communities are not impacted like this. Please help!

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

Objection
20PZ00027
MI Plaza Group

From: [Deb Bannon](#)
To: [Commissioner D3](#)
Subject: Rezoning Action #20PZ00027
Date: Wednesday, April 1, 2020 1:27:20 PM

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

Dear Mr. Tobia,

Please stop the rezoning proposal to build another cruise parking lot!!! North Merritt should not be paved over for parking lots. The port needs to be able to provide parking for their cruise guests, not our little island. Please stop this proposed action!!! One parking lot is already too many! We have one way on/off in North Merritt and do not want another parking lot.

Deb Bannon
5490 Broad Acres St
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: [Jessica Schneider](#)
To: [Commissioner, D3](#)
Subject: Rezoning Action #20PZ0027
Date: Friday, April 10, 2020 5:01:51 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: [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: rscarpa@cfl.rr.com
To: ["Jessica.Jones@BrevardFL.gov"](mailto:Jessica.Jones@BrevardFL.gov)
Cc: [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Rezoning Notice #20PZ00027
Date: Wednesday, April 8, 2020 7:31:03 AM

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

As an interested party in Rezoning Notice #20PZ00027 on the agenda for the North Merritt Island Dependent Special District Board meeting scheduled for Thursday at 6:00 pm, I would like to request the meeting be rescheduled due to the health concerns over COVID-19. With the health concerns, I will not be able to attend without seriously risking my exposure and potential illness.

There are a number of residents in our community that fall into the vulnerable age bracket of 60 years old or older that would be put at risk to attend this meeting. I, personally, do not feel that this CUP meeting warrants my risking my health and possibly my life to speak my mind to the county government representatives. I would hope that the county government representatives are like minded.

Please reconsider your decision to hold this meeting until the pandemic is over and we can all come and discuss the matter, safely, with the county representatives.

Sunset Groves Homeowner:

***Mr. Raymond Scarpa
3430 Biscayne Drive
Merritt Island, Florida 32953***

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: [Phil Bennardo](#)
To: [Abbate, Frank B](#); [Denninghoff, John P](#); [Calkins, Tad](#); [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [d4.commissioners@brevardfl.gov](#); [Commissioner, D5](#)
Subject: Schedule Delay for Upcoming Public Meetings
Date: Thursday, April 2, 2020 11:16:18 AM

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

At present, there are 2 upcoming rezoning requests, of interest to residents of North Merritt Island (NMI), that are scheduled to be discussed at public meetings in April, and early May. The first public meeting where they will be discussed is at a Dependent Special District Board on April 9, followed by an LPA Board meeting on April 20, with a final decision to be made at a commissioners' meeting planned for May 7.

As a resident of NMI and board member of the NMI HOA, I have concerns with both of the above mentioned zoning requests, especially since one of them is addressing additional cruise ship parking on NMI (the other request involves a zoning change from GU to SEU on 2.22 acres at 5305 Country Lane). Therefore I plan to be involved in these meetings, as do several other residents of NMI.

Many residents of NMI are considered to be "at risk" or living with those "at risk" with regards to the current pandemic. Therefore I respectfully request that these upcoming meetings be delayed until we are able to return more to "business as usual" and can expect full participation from the public.

Also, although I did not view the commissioners' meeting held on March 31, I was advised that there was a motion made, and passed, at this meeting, that required County advisory board meetings to meet security and social distancing rules with regards to the virus, and that if the meetings could not do this, they would be cancelled. So hopefully, my concerns noted above are being addressed. Nevertheless, I do not see an urgent need to finalize a decision on either zoning request, and still believe the best approach is to delay all public meetings completely until after we resume normal operations.

Charles Philip (Phil) Bennardo
321-266-5135

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 Shabram Massihnia"; "3270 Gasey 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 Dilecca"; "3341 Kevin Zart"; "3350 Jessica Beal"; "3360 Steve & Rose Phillips"; "3381 Richard & Michelle Bostrom"; "3370 John & Dianne Bursk"; "3371 Steven & Kwang Benes"; "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 Bessley"; "3430 Ray Scarpa"; "3431 Bill Matans"; "3440 Mike & Maria Bradley"; "3441 Robert & Cornelia Reijn".
Date: Thursday, March 26, 2020 9:09:55 PM
Attachments: [image002.jpg](#)

[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 a 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: [Nancy Thomas](#)
To: [Commissioner, D3](#)
Subject: Vote NO to cruise parking
Date: Monday, July 6, 2020 11:37:16 AM

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

Please vote NO to cruise parking on North Merritt a Island
Id# 20PZ00027

Sent from my iPhone

From: [Commissioner, D3](#)
To: [Jones, Jennifer](#)
Subject: FW: Action ID# 20PZ00027/Request to Deny the upcoming Conditional Use Permits for Overnight Commercial Cruise Parking Lot and Liquor bar
Date: Wednesday, July 8, 2020 2:31:26 PM

Additional Disclosure for D3

Thank you,

Bethany Iliff

Special Projects Coordinator

County Commissioner John Tobia, District 3

PH: (321) 633-2075 * Fax: (321) 633-2196

2539 Palm Bay Road NE, Suite 4

Palm Bay, FL 32905

From: Wendi <wendisouthwick@gmail.com>
Sent: Monday, July 6, 2020 3:53 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>
Subject: Action ID# 20PZ00027/Request to Deny the upcoming Conditional Use Permits for Overnight Commercial Cruise Parking Lot and Liquor bar

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

Dear Brevard County Commissioners,

I am a resident of North Merritt Island and want to express my deep concern regarding the new overnight cruise parking lot at 3345 North Courtenay Parkway, Merritt Island. I strongly urge you to deny the requests for Conditional Use Permits (CUPs) for the overnight commercial cruise parking lot and full liquor bar/lounge for cruise patrons only.

Designating Merritt Island as a "parking lot" for cruise patrons truly devalues the intrinsic value of this beautiful island and its potential for further development and more sustainable, diverse economic growth as the space industry is greatly expanding in the area, hiring and also transferring employees to this immediate area within the next few years. Blue Origins, SpaceX, and NASA are just a few of those expanding employers who will be bringing more business and employees who will increase the demand for the further development of residential neighborhoods (which will bring in additional property tax income), restaurants, and other shopping. Limiting Merritt Island growth to the "cruise" industry is not only a risky maneuver (given the current COVID-19 pandemic and its in turn damaging effects on the cruising/tourism industry), but truly devalues the potential diverse

growth Merritt Island's economy and in turn Brevard county's economy has in developing a county rich in residential growth, which will in turn increase a demand for additional construction of both residential and business, goods and services.

I urge you to deny the requests for Conditional Use Permits at this Thursday's Board Meeting for an overnight commercial cruise parking lot and cruise patrons only liquor bar and lounge, and truly help Merritt Island and in turn Brevard County to further diversify and develop a sustainable and diverse economic growth--rich in residential development and growth.

I am happy to provide additional information if you would like.

Sincerely,
Wendi Southwick
North Merritt Island Resident
(703) 907-9790

From: [Commissioner, D3](#)
To: [Jones, Jennifer](#)
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: Wednesday, July 8, 2020 2:33:02 PM

Additional disclosure for d3

Thank you,

Bethany Iliff

Special Projects Coordinator

County Commissioner John Tobia, District 3

PH: (321) 633-2075 * Fax: (321) 633-2196

2539 Palm Bay Road NE, Suite 4

Palm Bay, FL 32905

From: dave woodington <dwoodington@gmail.com>

Sent: Saturday, March 28, 2020 6:45 AM

To: Jones, Jennifer <jennifer.jones@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>

Cc: prince.leacy@gmail.com; 3211 -- Frederick Solomon <freddie321@gmail.com>; SGHOA Officers <sghoa@live.com>; 3211 Ann Solomon <annsolo212@gmail.com>; 3220 Everette & Tracy Stephens <tracystephens7@gmail.com>; 3230 Jerry & Kathie Murr <Jerry_Murr@hotmail.com>; 3231 -- Valk <kymvalk@gmail.com>; 3240 Jim Robertson <jimrobo50@hotmail.com>; 3241 Roland and April Burson <roland_burson@yahoo.com>; 3251 Michael & Chong Palmer <mpalmer37@cfl.rr.com>; 3260 Stephen Townsend <STownsend3@cfl.rr.com>; 3261 Shahram Massihnia <smassihnia@hotmail.com>; 3270 Casey and Dana Franklin <c.l.franklin@hotmail.com>; 3271 George & Audrey Lewis <Audreyjo316@bellsouth.net>; 3280 George Alden <cozycafe5@gmail.com>; 3281 -- Sarah VerWiebe <sverwiebe@aol.com>; 3281 Don VerWiebe <dverwiebe@yahoo.com>; 3291 -- Robin Massetti <ctmass@aol.com>; 3300 Jim Larson <larsonjim@yahoo.com>; 3301 (Rental) Alim & Syeda Ara Junaid <JUNAID@cadence.com>; Jessica Beal <jbealrx@gmail.com>; 3310 Arch & Cynthia Stanton <arch.s.jr@chempoolsipa.com>; 3311 Kerry Peppers <kapers@sbcglobal.net>; 3330 Phillip & Shelby Meade <pmeade00@gmail.com>; 3340 Peitro & Rose Dilecce <prdilecce@gmail.com>; 3341 Kevin Zari <zarikj@cfl.rr.com>; 3350 Jessica Beal <jessbeal@yahoo.com>; 3350 Pat Stahl <patrickwstahl@gmail.com>; 3360 Steve & Roe Phillips <islander3360@gmail.com>; 3361 Richard & Michelle Bostrom <rchbstrm@yahoo.com>; 3370 John & Dianne Burke <jburke0234@bellsouth.net>; 3371 Steven & Kuang Beres <sberes1@aol.com>; 3380 Eric & Pamela Martin <pamanderic@earthlink.net>; 3381 Carla & Tracy Dickinson <CD3MOM@aol.com>; 3390 Cliff & Norma Gaines <captgaines@msn.com>; 3391 Dave & Teresa Woodington <citruspit@gmail.com>; 3410 Larry Cupac <cupac@aol.com>; 3411 Jennifer Campbell <vivianeq@gmail.com>; 3420 Bob Willcox and Heidi Beasley <wilc0@aol.com>; 3430 Ray Scarpa <rscarpa@cfl.rr.com>; 3431 Bill Matanis <bill.matanis@gmail.com>; 3440 Mike & Maria Bradley

<mbradley38@cfl.rr.com>; 3441 Robert & Cornelia Reijm <corienreijm@yahoo.com>

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)

[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 and 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: [Commissioner, D3](#)
To: [Jones, Jennifer](#)
Subject: FW: SJRWMD Environmental Resource Permit# 34127-2 - Out of Compliance - 3345 North Courtenay Parkway, Merritt Island, FL (#20PZ00027)
Date: Wednesday, July 8, 2020 2:33:55 PM
Attachments: [Permitted Stormwater System with Noted Compliance Issues .pdf](#)
[10. 20PZ00027_2 Proposed Site Plan.pdf](#)

Additional Zoning item for d3

Thank you,

Bethany Iliff

Special Projects Coordinator

County Commissioner John Tobia, District 3

PH: (321) 633-2075 * Fax: (321) 633-2196

2539 Palm Bay Road NE, Suite 4

Palm Bay, FL 32905

From: Patrick Stahl <patrickwstahl@gmail.com>
Sent: Monday, June 22, 2020 8:00 AM
To: compliancesupport@sjrwmd.com; sbarican@sjrwmd.com
Cc: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Jones, Jennifer <jennifer.jones@brevardfl.gov>
Subject: SJRWMD Environmental Resource Permit# 34127-2 - Out of Compliance - 3345 North Courtenay Parkway, Merritt Island, FL (#20PZ00027)

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

Ms. Barican and/or Compliance Support,

I am writing about the existing ERP (34127-2) located at a strip mall at 3345 North Courtenay Parkway, Merritt Island 32953 in Brevard County. I live in the residential subdivision (Sunset Groves) adjacent to the property. Currently, the permitted stormwater system is out of compliance in numerous areas and adding flooding to areas adjacent to the permitted area. I have attached the survey of the permitted stormwater system with notes and highlighted areas of compliance issues. In addition, the current owners of the property, MI Plaza Group, LLC, have not changed the permit into their name and from what I have observed, they propose to make alterations to the permit without getting a modification. The proposed plans include adding additional parking spaces/impervious area for a proposed commercial overnight cruise parking lot and restaurant/bar

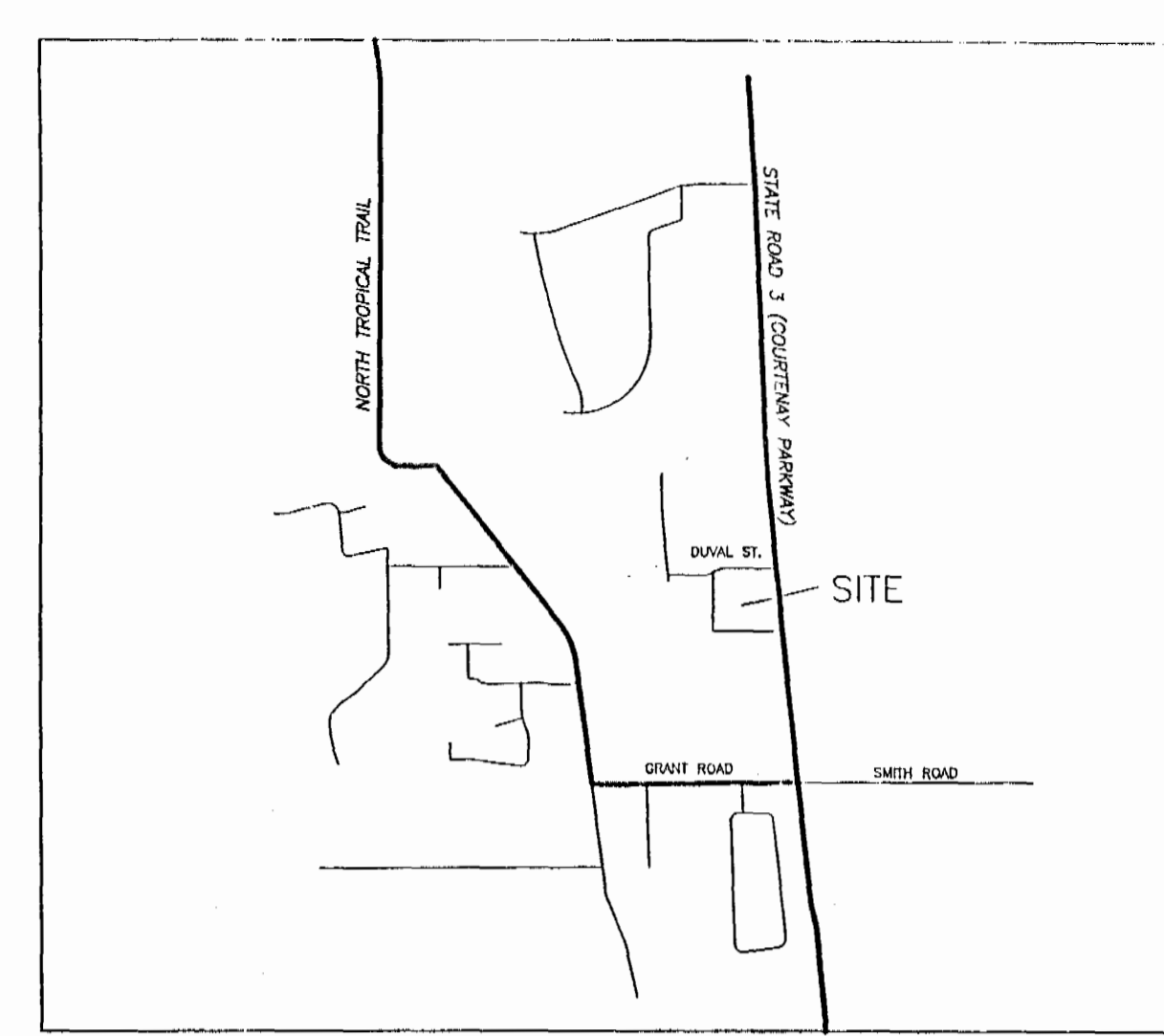
for patrons. A proposed site plan for this new venture from the property owner is also attached. This recently went before the North Merritt Island Dependent Special District Board (Action Item #20PZ00027) with a great amount of opposition from the public and the board members. It is next up for review by the Brevard County Commissioners Board on 9 July 2020. There are many other issues with their plan including not getting a consent agreement for property use under an existing FP&L easement, but the stormwater issues associated with commercial overnight cruise parking lots along North Courtenay Parkway is a huge concern to residents of North Merritt Island, so the property owner's disregard for the existing permit is disturbing at the least.

I am asking for a review of the compliance issues associated with this existing permit and for the property owner to be held accountable.

v/r,

Patrick Stahl
3350 Biscayne Drive
Merritt Island, FL 32953


7

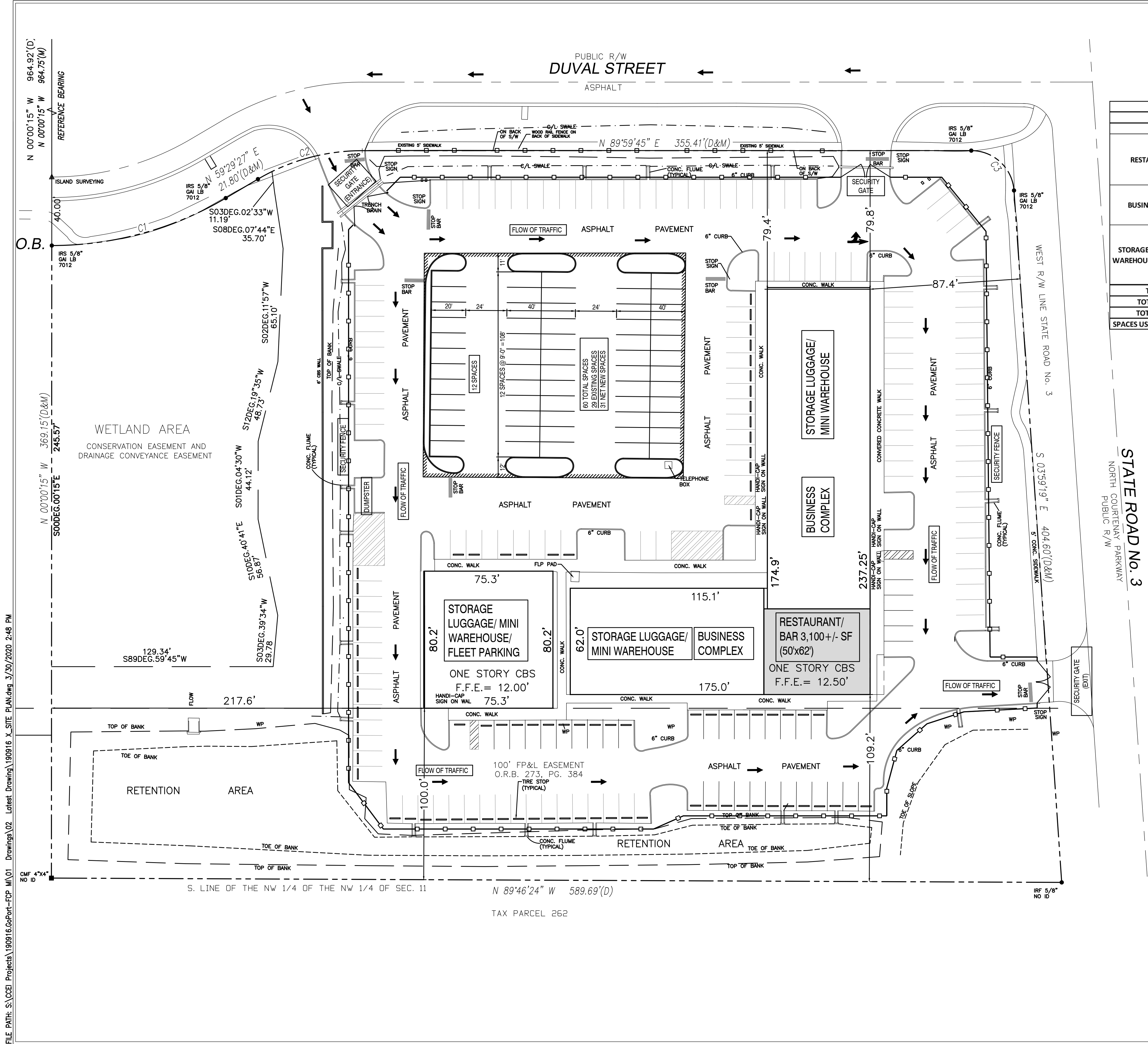
[illegible][illegible]

I hereby certify that the survey shown hereon is true and correct based on actual measurements taken in the field. This survey meets Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61 S 17-5, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

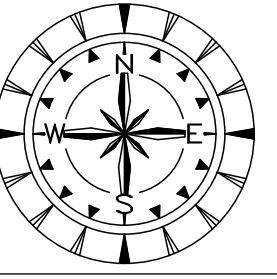
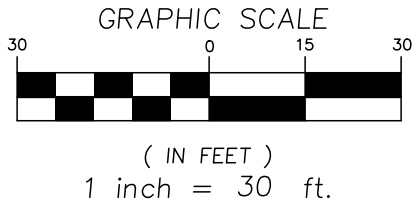
UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND JAPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

John R. Campbell
John R. Campbell
Professional Surveyor No. 2351
State of Florida

PROJECT #		200		SHEET	
 <p>3525 NORTH COURTESY PARKWAY SUITE 100 GAINESVILLE, FL 32609-4520 PHONE (352) 453-5820 FAX (352) 453-5821</p>					
<p>A SURVEY PREPARED FOR:</p> <p>THE SCALES COMPANY</p> <p>IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA</p>					
DRAWN BY:					WJF
CHECKED BY:					JRC
DATE:	3/22/05	ADDED SENER & WATER UNITS			02/04/05
	2/17/05	AS BUILT			
	12/04/05	FOUNDATION LOCATION			SCALE: 1"=30'
NO.	DATE	REVISION			



STATE ROAD No. 3
NORTH COURTENAY PARKWAY
PUBLIC R/W



MI PLAZA			
PARKING REQUIREMENTS FOR THE NEW SITE IMPROVEMENTS			
	AREA (SF)	REQUIRED SPACES	
RESTAURANT/BAR	3100	31	(29) Restaurants, cocktail lounges and other eating and drinking establishments: one space for every 100 square feet of gross floor area of the building including outdoor seating. Take-out restaurants with no associated seating shall provide one parking space for every 250 square feet gross floor area.
BUSINESS COMPLEX	3500	11	(29) Business complex: Consisting of a mix of office, retail, wholesale stores, recreational areas, warehousing, manufacturing, light industrial, or scientific research functions shall provide one space per 325 square foot total.
STORAGE LUGGAGE/mini WAREHOUSE/FLEET PARKING	20400	5	(21) Mini warehouses: A self-storage mini warehouse as defined in the county zoning code shall have a minimum and a maximum of five parking spaces, including one accessible parking space, regardless of size. A minimum 24-foot driveway aisle shall be provided contiguously along any side of the mini-warehouse containing the access points or doors to the individual storage areas.
TOTAL SF	27000		
TOTAL SPACES REQUIRED		47	
TOTAL SPACES AVAILABLE		237	
SPACES USED FOR OVERNIGHT PARKING		190	

CCEI
CONSULTING CIVIL
ENGINEERS, INC.
3650 ROBERT LANE SUITE 119
TITUSVILLE, FLORIDA 32780
PH: (321) 289-9930 INFO@CCEI.COM
CERT. AUTH. NO. 00007522
CCEI PROJECT No.
-----190916-----

ZOHER S. CHEVAYER, STATE OF FLORIDA
PROFESSIONAL ENGINEER, LICENSE NO. 38677

REVISION TABLE			
NO.	DATE	DESCRIPTION	BY
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2			
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10			

DRAWN BY: SCH
CHECKED BY: POT
APPROVED BY: ZSC
START: 09/19/19

CUP SITE PLAN
NORTH COURTENAY SQUARE
3345 N. COURTENAY PARKWAY
MERRITT ISLAND, FL.

SHEET NO.
CUP-1

Commissioner, D1

From: Jessica Beal <jbealrx@gmail.com>
Sent: Wednesday, July 8, 2020 10:38 AM
To: Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5
Subject: Action ID #20PZ00027: Overnight Cruise Parking Lot and Alcohol Permit
Categories: MARCIA

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

Dear County Commissioners:

Hello! My name is Jessica Beal, PharmD. I have been a Merritt Island resident since 1986 and also am a pharmacist at a local family owned pharmacy on Merritt Island. I love this community and am a huge supporter of local businesses. I would like to voice my opposition to the proposal (20PZ00027) (Tax Account 2459292) by MI Plaza Group, LLC requests for the following 1) Removal of an existing BDP (Binding Development Plan); 2.) a CUP (Conditional Use Permit) for an Overnight Commercial parking Lot (5.48 acres) ; 3.) a CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a restaurant (3.100 square feet) in a PIP (Planned Industrial park) zoning classification.

This proposal is not a good idea and you can see from the minutes and presentation of the MI plaza group that they don't have a cohesive business plan. The minutes of the prior meeting show their large number of inconsistencies, on the spot changes to a business plan and agreement that this is not a good idea for our community.

Please find my concerns and supporting documentation below and how they do not meet the Brevard County Administrative Policies of the Future Land Use Element -Under Conditional Use Permits (CUPs), (b) Approval Procedures, second paragraph, it states, "... In stating grounds in support of an application for a conditional use permit, it is necessary to show how the request fulfills both the general and specific standards for review. The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odor, glare and noise, particulate s, smoke, fumes and other emissions , refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties. The applicant, at his discretion, may choose to present expert testimony where necessary to show the effect of granting the conditional use permit."

School Bus Stop- The primary entrance (West entrance off of Duval Street) will be past the bus stop (Across from the East entrance on Duval) and all of kids in elementary, middle, and higher schoolers are going to walking past high traffic areas. The bus cannot go into the Sunset Groves community because it is a dead end and unable to turn in the cul-de-sac and they don't back up (per Brevard County School Board). The only spot for this bus stop is where it is currently. Children (and parents) walking to the bus stop will be there during the prime hours for cruise patrons arriving (highest traffic time). These patrons will be from out of town and unfamiliar with the area, most likely using a gps or phones and less paying attention to the road/sidewalks.

At the NMIDSDB (See meeting minutes, page 10 and 11) - Jack Ratterman (NMIDSDB member) asked the applicant about the proximity of the proposed uses to the bus stop on Duval Street?

"Matthew Phillips – Correct. The bus stop is being picked up in a commercial area, which is a little beyond me. You have Mr. Crisafulli's construction company on the right when you pull in, you have us on the left and you

have the bus stop there. I'm confused on why there is a bus stop in a commercial area and why the pickup and drop off of these children isn't in the residential area where the children live; they actually walk out of where they are now and go to a commercial area to be picked up by a bus. I would make a suggestion that you might want to look at that because for safety, whether this goes through or not, I have five children and I would probably want them picked up closer to my house and not further away from my house."

So basically, the applicant, who stated he has five children, says that because of safety, he would not let his kids use that as a bus stop. Thus agreeing with us that this is not a safe idea!

No security - GoPort has no overnight security plan. Although the business owner said at the NMI board meeting, "there is no crime on Merritt Island!" If there was no crime, then why did the owner place a large number of cameras on his property immediately? Every owner of a nest cam in our community Facebook groups/ on Nextdoor app sure seem to know and have evidence otherwise! These parking lots, with no security, with cars parked overnight, where you know the vehicle owner/renter is nowhere around, are going to be prime targets for theft—and beacons to attract crime to a somewhat isolated area. What prevents someone from coming in and parking there, waiting for the right moment to commit a crime.

With no security and children walking, could also turn into a prime area for human trafficking! As this has been on the rise and all healthcare professionals are now trained to recognize and watch for human trafficking.

Commissioners, those of you that have kids, would you want your kids standing at a bus stop in an area where a bunch of tourists who are not familiar with their surroundings are trying to find out where to go/where the entrance is and then on top of that, adding in a place that sells alcohol to said tourists/people drinking alcohol in the morning near the bus stop, whether they are driving or not? Or walking near a large parking area with no security or eyes watching. Just asking.

Again at the NMIDSDB meeting on 11 June 2020 (See meeting minutes, page 15) Matt Phillips was asked, "If this thing is just going to be open for people to come in and park, they have reservations or whatever, there's nobody really directing them, how are you going to stop someone from having a few drinks and then realizing they forgot toothpaste and driving to the grocery store down the street. How is that going to stop?"

At the NMIDSDB meeting on 11 June 2020 (See meeting minutes, page 22) – Mr. Phillips agreed with me that it is a concern that someone could have a few drinks then drive to get something they forgot allowing drunk driving in the morning near our community, bus stop, North Courtenay Parkway corridor businesses and residents -

"Usually, when they (cruise patrons) get to the cruise ship, no matter what time it is, they do start drinking, so we're just allowing people to do it beforehand and being chauffeured down there so they're not touching the road with their vehicles, they're safe on the way down, and the point of how we're going to make sure people don't come back after running to get toothpaste or whatever, is a valid concern, I just don't think it's going to happen."

The applicant agrees there is a potential for the proposed uses to adversely affect the safety of people in adjacent and nearby properties.

Adjacent businesses - Under Conditional Use Permits (CUPs), (b) Approval Procedures, the first paragraph on Page 5, it states, "The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odor, glare and noise, particulates, smoke, fumes and other emissions, refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties."

At the NMIDSDB (See meeting minutes, page 25) – Ms. Rezanka states -

Kim Rezanka – "The community doesn't like this because they don't think it's good for them, and it might not be, but it does bring people in here that will see Brevard County and go to other areas of Brevard County. It's not

necessarily.... I can't imagine any PIP zoning that's going to benefit their community, essentially industrial, but that's not the criteria, the criteria is your Code."

Ms. Rezanka feels like the proposed uses would adversely affect adjacent and nearby properties.

Mr Phillips believes that their business model will actually result in less traffic than the originally approved intent of the property- a small shopping center. He believes that based on the initial approval of the shopping center, it would result in several thousand trips a day! Please take the time to review the traffic study riddled with inconsistencies, errors and assumptions. Not to mention this traffic study was completed during the complete shutdown/quarantine period of COVID (no schools were in session, NASA, SpaceX. KSC, Cruise Ship and Space Center had all gone to telework prior to the traffic study).

I think anyone who lives/works/travels on North Merritt Island knows this is a pipe dream. And honestly, an active shopping center with viable local businesses that benefited the local community would be welcome! These local businesses would bring more business and tax money to the area and keep it here. There are the businesses that support local events, teams, campaigns, and fundraisers. And not to mention, even if the pie dream of thousands of trips a day were to come true, those trips would be spread out throughout the day (vs. a very short window) and would mostly be made up of people who already are traveling/living on North Merritt Island. Most the traffic wouldn't be adding to the issue. Where cruise parking is 100% additive.

Traffic- Their traffic studies don't take into consideration the new neighborhoods that have been built or the huge cruise parking lot that will hold 598 cars less than a ½ mile south, plus 2 additional lots with over 200 spots each. These too will add a great deal of traffic over the questionable bridge and during heavy hours. With our lack of affordable/any local housing, and growing space industry the housing is inevitable. However, why would we add UNNECESSARY traffic on top of what we already know is adding to an existing issue?

In the traffic study presented by Matt Philips, it uses old data from 2018, what about a traffic study that included the currently being built parking lot, new residential areas and when the businesses and school are actually in session and not teleworking. What can the barge canal bridge actually hold and the intersection just past.

The entrance to the parking lot is Duval Street. This is the only entrance into the Sunset Groves community and regular has traffic back-ups for residents coming and going. GoPort states that their customers will not cause any back up, however GoPort also owns the cruise parking at the closed DoubleTree in Cocoa Beach, and (in non COVID times when cruises are running) there are regularly backups on A1A while people wait to get into their lot. If the cruisers coming into town are waiting for spots, that haven't been vacated by cruisers on a boat that was running late, there is opportunity for major early morning congestion in this area.

Please tell me how you won't cause a back-up when cruise ships unload arriving passengers and then board new passengers generally in a 4-5 hour time frame. On average, there are 2-4 ships arriving and departing each day. Ref: <http://crew-center.com/port-canaveral-florida-cruise-port-schedule-september-december-2020>. This also shows that they don't need their bar open longer than 4-5 hours, and Florida State Law states alcohol licenses the business needs to be open for at least 8 hours!

Community Impact -The restaurant/bar is only open to GoPorts clients. They plan to serve alcohol from 9:30am to 1:00 pm. However, as one of the NMIAB members pointed out after calling the state board, the state requires 8 hours of operation for businesses with liquor licenses (so will they really only stay open until 1:00 pm as stated?). And a new restaurant/bar on North Merritt Island might be cool! But why grant a CUP for a business that doesn't benefit the local community whatsoever? If you are thinking- well what if they change to let locals visit? That doesn't work because their business plan is to use all 237 parking spots for cruise clientele, aside from 5 for employees, which are contact and part-time. So not adding jobs to the community.

Parking- I believe this is already a developed site from their proposed site plan they showed various uses for the current buildings. If that is the case they need account for the parking code uses for the building, which cannot be used for the overnight parking use. If you take into account the uses they indicate, per Brevard County Planning and zoning, they say that the building accounts for 84 spots. Then take into account the 54 spots in the FLP easement, which per FLP they are not allowed to use for overnight parking, only overflow parking. You now take that 237 down to a very small number for overnight parking.

At the NMIDSIB (See meeting minutes, page 10 and 11) – Chris Cook (NMIDSDB board member) asked the applicant, “Also, I see there’s an FPL easement across the property (meaning...there is a 100’ FPL Easement along the southern portion of the property). Do you have a permit from FPL to do long-term parking on it?”

Kim Rezanka, the applicant’s lawyer replied, “We don’t need one, because there’s a parking space there.” And once again, “We don’t need one.”

According to the “Keep Easements Safe and Free From Obstructions information flyer” available on the FPL website...“Items that may not be placed within FPL easements include temporary or permanent buildings, barns, storage sheds, swimming pools and enclosed patios because they prevent safe access. Overflow parking, fences, trees and other landscaping may be permitted within FPL easements subject to proper review and approval.”

We are here because the applicant is wanting to change the use of the property to Overnight Parking and add a fence around the property, including the area within the easement, according to the Proposed Site Plan. Therefore, it needs to be reviewed and approved by FPL.

we have been in contact the FPL Real Estate Officer in Daytona that deals with these matters Brevard County, Ms. Peany Schwahl. As the flyer states, Ms. Schwahl stated that easements could be used for temporary overflow parking, not commercial overnight parking. Temporary as in an hour or two. Overflow, as in you were having an event and ran out of parking elsewhere.

She also stated that...yes, the applicant would need to send it to FPL for review and approval. Also, when the property was built in 2005, the owner failed to get a consent agreement. So, it’s out of compliance.

According to the flyer, to request a review of your proposed use of an FPL easement on your property, please visit [FPL.com/land use](http://FPL.com/land%20use) or call 1-800-FPL-4FPL (1-800-375-4375). Or if you want I can give you the email for Ms. Schwahl.

Environmental- Their permitted storm water system is out of compliance in numerous areas and adding flooding to areas adjacent to the permitted area, and SJWMD has already been out to address some the deficiencies, which some but not have been addressed. In addition, the current owners of the property, MI Plaza Group, LLC, have not changed the permit into their name and from what I have observed; they propose to make alterations to the permit without getting a modification. The proposed plans include adding additional parking spaces/impervious area for a proposed commercial overnight cruise parking lot and restaurant/bar for patrons. Lastly, their mortgage document state that their mortgage can be terminated if in environmental non-compliance if the mortgage company is not notified in 10 days. GoPort was notified by SJWMD to be deficient on June 19th, I am guessing their mortgage company doesn’t know this!

Thank you for taking your time to read by numerous reasons to oppose these change of removing of an existing BDP, adding a CUP for an Overnight Commercial parking Lot and a CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a restaurant (3,100 square feet) in a PIP (Planned Industrial park) zoning classification.

You can see from the data provide that they do not have a clear business plan nor one that will benefit the community. They even show that this is not a safe idea and doesn’t benefit the community. I charge you with challenging Mr. Phillips to do what he said; “fill the strip mall up with local businesses!”

Regards,

Jessica Beal

Commissioner, D1

From: DSTJEAN3@cfl.rr.com
Sent: Wednesday, July 8, 2020 1:03 PM
To: Commissioner, D1
Subject: 2nd Parking Garage for N. Merritt Island

Categories: MARCIA

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

Commissioners,

We are Brevard County residents at 738 Mandalay Grove Court in North Merritt Island and strongly oppose the building of another parking facility in our area.

Traffic over the Barge Canal Bridge and the Intersections of SR3 and 528 is already horrendous and dangerous. Those of us who live north of the bridge are daily impacted by the amount of traffic already served. Even the first parking lot is a very bad idea. The Port has the resources to build parking lots at the Port or in Cape Canaveral. Using North Merritt Island as infrastructure would necessitate using the Barge Canal Bridge at least 4 times for every car parked. Does the Commission have immediate plans to alleviate the already burdened Bridge?

I'm sure the Commission is aware of the ongoing development of residences in North Merritt Island. Further impacting the roadways and bridge is the traffic that carries workers to and from the Kennedy Space Center. What is desperately needed are things like grocery stores, pharmacies, etc. Maybe it would be in our best interest to attract services that would benefit our residences rather than negatively impacting them.

We urgently request that the petition for additional Port parking be denied in order to preserve our way of life and help alleviate additional traffic and stress in our area.

Respectfully,

Michael and Dana St. Jean

Commissioner, D1

From: Suzanne Perucci <suzchefbiz@gmail.com>
Sent: Wednesday, July 8, 2020 12:23 PM
To: Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5
Cc: Perucci Suzanne
Subject: parking facilities for the cruise lines

Categories: MARCIA

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

RE Action ID# 20PZ00027.

I currently live on North Merritt Island, north of the barge canal. I've seen a lot of positive development over the years. However, the current practice of turning North Merritt Island into a parking facility for the cruise lines concerns me for many reasons. The first concern is safety. The Florida Department of Transportation has already identified the intersection of SR528 and SR3 as one of the ten most dangerous in Brevard County. To add the volume of traffic that multiple parking facilities have the capacity to add to this already dangerous intersection doesn't seem wise and is certain to make this area even more dangerous!!! To compound the danger, they have added an entrance and exit for a multi-acre parking facility directly off SR3 and within a short distance from the bottom of the barge canal ramp. My second concern is for the Indian River Restoration, as these parking facilities all propose to have their storm-water runoff deposited into the barge canal. We all know that the automotive pollutants float on top of the water during a rain event, and that means acres and acres of vehicles will be adding all kinds of pollutants to a very fragile ecosystem. The IRL restoration is high enough on Governor DeSantis' list that he spared it in the recent \$1B budget cuts. My next concern is that that intersection is not designed to handle the volume of traffic that is now destined for that area, and FDOT has indicated that there is not sufficient real estate available to improve that intersection. Also, that particular intersection is a single point failure for the evacuation route for all of Merritt Island and surrounding areas. I have other concerns that are of equal importance for consideration, but I don't want to overwhelm you!!! Please do not continue the practice of turning every inch of our area into all kinds of parking facilities. By not approving parking facilities on Merritt Island you will keep our roads a little safer, work towards Governor DeSantis' IRL goal of restoration, and provide safe passage for any citizen using this evacuation route in a time of emergency, hurricane or other!!

Thank you for your time to read these concerns, I appreciate it.

Suzanne and Joseph Perucci
Cedar Creek Circle
MI, FL 32953

Commissioner, D1

From: Beverly Crowell <beverly.crowell@gmail.com>
Sent: Wednesday, July 8, 2020 10:21 AM
To: Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5
Subject: Action ID#20PZ00027
Categories: MARCIA

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

As 21-year residents of North Merritt Island, FL, I am writing to respectfully ask that you deny Action ID #20PZ00027 for another overnight cruise parking area at 3345 N. Courtenay Pkwy. With the recent increase of housing developments and work at Kennedy Space Center, traffic is already becoming congested specifically at the barge canal bridge. We have one cruise parking area nearly complete by the barge bridge and as residents are already concerned about the additional traffic headaches it will create, not to mention safety concerns during inclement weather. Any additional cruise parking north of the canal bridge will only continue to add to our traffic congestion and add little value for the residents who live here. Please vote NO.

Thank you,
Beverly & Thomas Crowell
3719 Sunward Drive
Merritt Island, FL 32953

Commissioner, D1

From: Rajeev Gohil <rajeevx7@hotmail.com>
Sent: Wednesday, July 8, 2020 6:48 AM
To: Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5
Subject: FOR proposal ID# 20PZ00027
Categories: MARCIA

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

Hello team,

I've been made aware that you will be voting on this proposal this week through the Facebook Neighborhoods website/app. I am unequivocally FOR the new cruise parking.

I have read the proposal written by the business and there are no novel or unaddressed concerns being brought fourth by my neighbors of North Merritt Island. All the complaints and psuedo-logic are clearly refuted by the studies done by the corporation as well as common sense regarding two facts; the parking spaces have been approved there for years and by unfortunate economic downturns have NEVER been fully utilized and NASA employs far less people that commute across our neighborhood than when the original parking lot was approved and constructed. In other words, even with a new successful and thriving business the congestion concerns will still be exponentially smaller than a full thriving shopping complex and space program pre-2010-2012 layoffs.

The entire argument against a new parking lot can be surmised in two notions :

- 1) "who moved my cheese"
- 2) "our free-market capitalism is the best in the world and anyone can make it due to our freedoms, but don't you dare try that in my neighborhood"

I do believe in a free-market capitalist's society and would encourage you to give this business proposal a chance at success.

Thank you, North Merritt Island Resident since 1993 Raj Gohil

Commissioner, D1

From: kathleen mccoy <k8.a.mccoy@gmail.com>
Sent: Tuesday, July 7, 2020 10:06 PM
To: Commissioner, D1
Subject: Merritt Island Rezoning action ID#20PZ00027

Categories: MARCIA

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

Dear Rita Pritchett,

As a resident and homeowner on North Merritt Island I am writing to voice my concern about the request for more cruise parking on North Merritt Island.

I hope you will deny the rezoning request for a parking lot and bar on Courtenay Pkwy and Duval St. First of all, traffic in this area has been steadily growing due to new residential developments, Space Center traffic and the 3 other parking facilities already approved. Building another parking lot will make traffic even worse. The main problem with our traffic pattern is the barge canal drawbridge, which I hope you are taking into consideration.

This is a residential portion of Merritt Island. We are dependent on the barge canal bridge to go south on Courtenay to get to schools, the hospital, groceries and to access the major highways. Giving these tourists/cruise patrons alcohol will only make matters worse when they are put on our streets.

I can only hope that when you vote on this rezoning request you consider if you personally would want this parking lot/bar outside your neighborhood and vote no. These parking lots do not contribute to our community.

Could you please consider projects in the future that are a positive for the residents and, as a plus, may be aesthetically pleasing? My neighbors and I do not want to live in the middle of parking lots and storage areas for the Port.

Thank you,

Kate McCoy
630 Wild Flower St.
Merritt Island, FL 32953

From: [Rajeev Gohil](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: FOR proposal ID# 20PZ00027
Date: Wednesday, July 8, 2020 6:48:12 AM

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

Hello team,

I've been made aware that you will be voting on this proposal this week through the Facebook Neighborhoods website/app. I am unequivocally FOR the new cruise parking.

I have read the proposal written by the business and there are no novel or unaddressed concerns being brought fourth by my neighbors of North Merritt Island. All the complaints and psuedo-logic are clearly refuted by the studies done by the corporation as well as common sense regarding two facts; the parking spaces have been approved there for years and by unfortunate economic downturns have NEVER been fully utilized and NASA employs far less people that commute across our neighborhood than when the original parking lot was approved and constructed. In other words, even with a new successful and thriving business the congestion concerns will still be exponentially smaller than a full thriving shopping complex and space program pre-2010-2012 layoffs.

The entire argument against a new parking lot can be surmised in two notions :

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- 2) "our free-market capitalism is the best in the world and anyone can make it due to our freedoms, but don't you dare try that in my neighborhood"

I do believe in a free-market capitalist's society and would encourage you to give this business proposal a chance at success.

Thank you, North Merritt Island Resident since 1993
Raj Gohil