

From: [Diana Black](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [Abbate, Frank B](#); [Bentley, Eden](#)
Subject: A petition signature in opposition to Brevard County Vacation Rental rezoning
Date: Monday, December 7, 2020 8:40:27 AM

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

Greetings Brevard County Commissioners, County Manager and Attorney:

As residents of Brevard County, we want to keep our current zoning laws in place and protect our unincorporated residential neighborhoods from zoning changes that would allow short-term Vacation Rentals throughout our county.

We do not want our quiet residential neighborhoods to be converted to daily or hourly rentals through corporate rental companies, or services like Airbnb and VRBO.

By signing this petition, we want to let our Brevard County Commissioners, County Manager and County Attorney know how much we value our unincorporated Brevard County communities.

We do not want changes to our zoning that may negatively affect our quality of life as residents or negatively affect our neighborhoods, beaches, wildlife, and beautiful natural environment.â€

-- Diana Black
diana@deblack.net

32951 I want current zoning laws in place and protect our unincorporated residential neighborhoods that would allow short-term rentals throughout the county.

This petition was signed at NoDailyRentals.com, operated by the Barrier Island Preservation and Protection Association, Inc. (BIPPA).

From: [Tacy Daniel](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [Abbate, Frank B](#); [Bentley, Eden](#)
Subject: A petition signature in opposition to Brevard County Vacation Rental rezoning
Date: Friday, December 4, 2020 3:52:51 PM

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

Greetings Brevard County Commissioners, County Manager and Attorney:

As residents of Brevard County, we want to keep our current zoning laws in place and protect our unincorporated residential neighborhoods from zoning changes that would allow short-term Vacation Rentals throughout our county.

We do not want our quiet residential neighborhoods to be converted to daily or hourly rentals through corporate rental companies, or services like Airbnb and VRBO.

By signing this petition, we want to let our Brevard County Commissioners, County Manager and County Attorney know how much we value our unincorporated Brevard County communities.

We do not want changes to our zoning that may negatively affect our quality of life as residents or negatively affect our neighborhoods, beaches, wildlife, and beautiful natural environment.”

-- Tacy Daniel
tdaniel@cfl.rr.com
32903

This petition was signed at NoDailyRentals.com, operated by the Barrier Island Preservation and Protection Association, Inc. (BIPPA).

From: [Donna Rockefeller](#)
To: [Abbate, Frank B](#)
Subject: Daily Rental Zoning Change
Date: Sunday, December 6, 2020 4:58:05 PM

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

Dear Mr. Abbate,

I am currently not a resident of Brevard County, but am in the process of building my dream retirement home in the Stonecrest community located in Viera.

One of the most important reasons my husband and I chose this area was because Short Term Rentals were prohibited. I do not want our quiet residential neighborhoods to be converted to daily or hourly rental through corporate rental companies such as VRBO and Airbnb. I don't want to live in a community where you don't know who your neighbor will be from day to day.

I want to let you know how much I value the unincorporated Brevard County communities.

I do not want changes to our zoning that will negatively affect my quality of life, or negatively affect our neighborhoods, beaches, wildlife, and natural beautiful environment.

Thank you,

Donna Rockefeller
51 Bogert Ave.
Pearl River, NY 10965
914-261-9691 Cell

From: [Donna Rockefeller](#)
To: [Abbate, Frank B](#)
Subject: Daily Rental Zoning Change
Date: Sunday, December 6, 2020 4:58:05 PM

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

Dear Mr. Abbate,

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One of the most important reasons my husband and I chose this area was because Short Term Rentals were prohibited. I do not want our quiet residential neighborhoods to be converted to daily or hourly rental through corporate rental companies such as VRBO and Airbnb. I don't want to live in a community where you don't know who your neighbor will be from day to day.

I want to let you know how much I value the unincorporated Brevard County communities.

I do not want changes to our zoning that will negatively affect my quality of life, or negatively affect our neighborhoods, beaches, wildlife, and natural beautiful environment.

Thank you,

Donna Rockefeller
51 Bogert Ave.
Pearl River, NY 10965
914-261-9691 Cell

From: [Stephen LaScola](#)
To: [Commissioner, D1](#); D2.Commissioner@brevardfl.gov; D3.commissioner@brevardfl.gov;
D4.Commissioner@brevardfl.gov; D5.commissioner@brevardfl.gov; [Abbate, Frank B](#); eden.bently@brevardfl.gov
Subject: Daily rentals
Date: Saturday, December 5, 2020 10:23:39 AM

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

To all 5 commissioners involved with the decision about daily vacation rentals, I want to voice my opinion that I do not agree with this at all, long term rentals 3 months or more are good enough, daily rentals will allow a larger turn over in renters...party renters....and people who do not respect the lifestyle of the south beaches area, we are a close community of neighbors, not a vacation community.

A fast turn over of people who don't live here, know our ways and the way we respect each other and the nature around us will ultimately cause harm to the beautiful place we live in, and add an element of danger, there are enough people that actually live here that do not respect speed limits, highway A1A is exactly that, a highway, with speeds posted between 40 and 55 MPH, most times people are driving 60 plus MPH and don't respect the limits in more residential areas, I can't tell you how many times I've been passed going the speed limit in non passing areas, I was passed making a right hand turn going INTO THE SOUTH BEACH COMMUNITY CENTER the young woman passed me making the same turn, on the opposite side of the road, there are children and older active people who walk, ride their bikes, jog etc. People who don't live here will have no respect for our community and I strongly oppose daily rentals.

Thank you for your consideration.

Steve LaScola
LaScolas Building & Remodeling
203-767-3577

From: [Jim Lawaich](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [Abbate, Frank B](#); [Bentley, Eden](#)
Subject: Daily Rentals
Date: Sunday, December 6, 2020 8:51:33 AM

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

Dear Madams and Sirs,

I am Jim Lawaich, 229 Norwich Lane, 32951. I am a full time resident in the South Beaches. I am writing in order to express my strong opposition to allowing daily rentals in our communities.

There are any number reasons: overcrowding, noise, litter disregard for our environment and of course turtles. As one of the largest turtle hatcheries in the world, allowing daily rentals would most certainly endanger and degrade the ecosystem turtles need to reproduce. These are important but paramount to me and the connection to the above is enforcement of county codes.

I live in an unincorporated geographic area. There is no municipal police to call, all calls go to the county. This of course allows for a lack of enforcement. Last year there was a petition to allow dogs on all South beaches.. Luckily with the support of John Tobia, the petition was tabled.

The rejection by the commissioners did nothing prevent dog owners to have unleashed dogs on the beach, it has embolden them. I have have had knives and a pistol pointed at me when I questioned why owners allowed dogs on the beach. When told I was calling the sheriff, I was laughed at. They knew there would be no enforcement. When I did call, the dog and owner had left long before the sheriff arrived. How will other violations be dealt with?

There needs to be an enforcement strategy in place and published before any consideration for daily rentals.

Thank You

From: mrcollin@aol.com
To: [Abbate, Frank B](#)
Subject: Daily Rentals
Date: Sunday, December 6, 2020 12:35:17 PM

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

Dear Commissioner Isnardi,

County Manager Frank Abbate,

I have been an home owner in the south beach area for over 20 years and have experienced the impact of daily rentals in a residential neighborhood. In fact, two of my direct neighbors are absentee land lords. Most of the visitors have been millennials and have little regard for the impact of their weekend of partying has on the adjacent homeowners. Our subdivision is the largest single home development in south of Melbourne Beach and the ready access of the beach and river makes this a very desirable location. Airbnb is the industry's leader in daily rentals and when it becomes a publicly listed company on December 9, 2020 it likely become the icon of the travel industry.

It is impossible for me to attend the meeting on Tuesday where the Daily Rental in Residential areas will be debated and decided. This is not what the residential tax payers want so please reject this proposal and help protect the integrity of our neighborhood. Thank You.

With Regards,

Maurice Collin, PE

From: [john van kleeck](#)
To: [Abbate, Frank B](#)
Subject: Daily Rentals
Date: Monday, December 7, 2020 9:15:34 AM

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

Dear Commissioner:

I am writing to you regarding the upcoming vote regarding Amendment 62 of the Zoning Code. I am strongly against this amendment allowing Daily Vacation Rentals in my area. As a resident of Brevard County, I want to keep our current zoning laws in place and protect our unincorporated residential neighborhoods from zoning changes that would allow short-term Vacation Rentals throughout our county. I do not want my residential zoning to essentially be turned into commercial hotel zoning with disregard for the environment. We are not zoned for hotels and this would essentially allow that without the input from local residents and turn this area into what A1A looks like north of Ocean Avenue and S.R.192. The proposed zoning change goes against The Comprehensive Land Use Plan for this precious barrier island environment.

I do not want these environmentally sensitive neighborhoods to be converted to daily or hourly rentals through corporate rental companies, Airbnb or VRBO, that will negatively affect beaches, wildlife, and this beautiful natural environment.

Please vote not to adopt this Amendment.

The voters in Brevard County greatly appreciate your attention to this issue.

Sincerely,

John Van Kleeck

5065 Malabar Blvd

32951

From: [Jim Lawaich](#)
To: d1commissioner@brevaedfl.gov; d2commissioner@brevaedfl.gov; d3commissioner@brevaedfl.gov;
d4commissioner@brevaedfl.gov; d5commissioner@brevaedfl.gov; [Abbate, Frank B](#); [Bentley, Eden](#)
Subject: Daily Rentals in South Beach Communities
Date: Saturday, December 5, 2020 12:40:19 PM

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

Dear Madams and Sirs,

I am Jim Lawaich, 229 Norwich Lane, 32951. I am a full time resident in the South Beaches. I am writing in order to express my strong opposition to allowing daily rentals in our communities.

There are any number reasons: overcrowding, noise, litter disregard for our environment and of course turtles. As one of the largest turtle hatcheries in the world, allowing daily rentals would most certainly endanger and degrade the area turtles need to reproduce. These are important but paramount to me and the connection to the above is enforcement of county codes.

I live in an unincorporated geographic area. There is no municipal police to call, all calls go to the county. This of course allows for a lack of enforcement. Last year there was a petition to allow dogs on all South beaches. Luckily with the support of John Tobia, the petition was tabled.

The rejection by the commissioners did not prevent dog owners to have unleashed dogs on the beach, it has embolden them. I have have had knives and a pistol pointed at me when I questioned why owners allowed dogs on the beach. When told I was calling the sheriff, I was laughed at. They knew there would be no enforcement. When I did call, the dog and owner had left long before the sheriff arrived. How will other violations be dealt with?

There needs to be an enforcement strategy in place and published before any consideration for daily rentals.

From: [Mary Nierle](#)
To: [Abbate, Frank B](#)
Subject: Daily Rentals
Date: Friday, December 4, 2020 10:48:06 PM

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

I am a resident Brevard County and would like to voice my opinion against daily rentals. I think this would do disastrous things to a wonderful area. It might bring in more tourist taxes but would do nothing to enhance this county.

**Thank you,
Mary M. Nierle
202 Sanibel Way
Melbourne Beach, FL 32951
District 3
321-409-0705 or 321-616-2950**

From: [Bentley, Eden](#)
To: [Roth, Joy](#)
Subject: FW: Daily Rental Zoning Changes
Date: Monday, December 7, 2020 8:16:24 AM

From: Donna Rockefeller <donnarocky8@gmail.com>
Sent: Sunday, December 6, 2020 5:00 PM
To: Bentley, Eden <Eden.Bentley@brevardfl.gov>
Subject: Daily Rental Zoning Changes

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

Dear Ms. Bentley,

I am currently not a resident of Brevard County, but am in the process of building my dream retirement home in the Stonecrest community located in Viera.

One of the most important reasons my husband and I chose this area was because Short Term Rentals were prohibited. I do not want our quiet residential neighborhoods to be converted to daily or hourly rental through corporate rental companies such as VRBO and Airbnb. I don't want to live in a community where you don't know who your neighbor will be from day to day.

I want to let you know how much I value the unincorporated Brevard County communities.

I do not want changes to our zoning that will negatively affect my quality of life, or negatively affect our neighborhoods, beaches, wildlife, and natural beautiful environment.

Thank you,

Donna Rockefeller
51 Bogert Ave.
Pearl River, NY 10965
914-261-9691 Cell

From: [Bentley, Eden](#)
To: [Roth, Joy](#)
Subject: FW: HELP! Please vote NO Against Vacation Rental Rezoning
Date: Monday, December 7, 2020 10:50:38 AM

From: NK Paulson <art4theheart@outlook.com>
Sent: Monday, December 7, 2020 10:46 AM
Subject: HELP! Please vote NO Against Vacation Rental Rezoning

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

Greetings,

My family has recently purchased a home in Indiatlantic, unincorporated. The safe, small town neighborhood environment is one of the main reasons we chose this area.

This is NOT a commercial neighborhood, but one with children, families and friends like family.

Our home was not cheap, we could have saved a lot of money by living somewhere else. Except we stretched our budget to be close to the beach and become a part of a special community where someone knows our name. Our children are looked after and it is a quiet, peaceful place to live.

We rented next to two illegal Airbnbs last year, and it was not anywhere we would want to invest in a home. Strangers coming in and out of the homes. Fast driving, rude non-social guests. LOUD music at all hours of the day, every weekend and holidays were horrible! Worse, is that I worried for my children. One instance there were kids doing drugs across the street yelling at us. (and these were illegal rentals!) If we change the law, not just mom and pop investors would have rentals, but large investors creating "party houses" or "event rentals". This will be a nightmare for current homeowners and a devalue to our property.

We invested in this neighborhood because we thought it would stay a safe residential neighborhood. I do support investing, but please consider those who have children and have invested in these neighborhoods and protect our family and homes.

There are plenty of hotels that need business, or Airbnb along the beach that are available for tourism is not like we are shutting them out.

Daily Vacation rentals will forever change our communities!

Please vote **NO on rezoning unincorporated to Vacation Rental.**

Thank you so much for your time and support.

Sincerely,

Kelly Paulson

2210 Sea Ave

Indialantic FL

303-803-5614

nkpaulson@hotmail.com

From: [Bentley, Eden](#)
To: [Roth, Joy](#)
Subject: FW: NO DAILY RENTALS
Date: Friday, December 4, 2020 5:02:40 PM

-----Original Message-----

From: frank maurer <f.maurer4@icloud.com>
Sent: Friday, December 4, 2020 4:48 PM
To: Bentley, Eden <Eden.Bentley@brevardfl.gov>
Subject: NO DAILY RENTALS

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

Eden Bentley, Esq, Brevard County Attorney

Please do not allow AIRBNB, VRBO, and other individuals who want to use their residential homes as short term rentals persuade you to allow a change to existing laws. The zoning laws that are currently in effect prohibit short term rentals in many unincorporated communities and neighborhoods. When people bought single family homes in these neighborhoods they knew the existing laws.

Problems of crime, noise, traffic and negative impact on the fragile environment will become common if you let the law be changed. VOTE AGAINST this change to save Brevard County from a enormous mistake which will result in long term negative consequences to our neighborhoods.

Frank Maurer and Sharon Fahy
230 Woody Circle
Melbourne Beach 32951

From: [Bentley, Eden](#)
To: [Roth, Joy](#)
Subject: FW: No rezoning!
Date: Monday, December 7, 2020 8:23:49 AM

From: Craig Nichols <craignichols@bellsouth.net>
Sent: Saturday, December 5, 2020 12:27 PM
To: Bentley, Eden <Eden.Bentley@brevardfl.gov>
Subject: No rezoning!

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

Dear Mr. Bentley- County Attorney,

Regarding the upcoming County Commission rezoning vote on December 8th... **PLEASE stop any rezoning in unincorporated Brevard County!!**

Relative to allowing daily rentals, Mr. Tobia is commissioner for my area and he has already told me that in his opinion he, "does not believe the County should be preventing property-owners from utilizing the economic opportunities from their properties." I agree that private property rights are very important, but when people buy a home in an area zoned as residential they should be able to expect it to be a certain environment. It is an ***infringement on one's property rights*** (and a negative impact on the economic value of their home) when their neighbor turns their house into a public hotel and meeting place.

Also, the potential for development on preserve land in Brevard and especially on the barrier island is VERY concerning. There are many places in Brevard on which to build and other places that should be preserved. There are few special places in Florida like what we have in Brevard County and it would be a travesty to see it destroyed.

Because of COVID my wife and I cannot attend the meeting on December 8th. We would otherwise be present in person to strongly demonstrate our position on this issue. Again, **PLEASE stop any rezoning in unincorporated Brevard County!!**

Respectfully Yours,
Craig Nichols

6035 S. Hwy A1A
Melbourne Beach, 32951

Sent from my iPad

Objection
Vacation
Rentals

From: [Bentley, Eden](#)
To: [Roth, Joy](#)
Subject: FW: Say NO to Vacation Rental Rezoning
Date: Monday, December 7, 2020 8:23:59 AM

-----Original Message-----

From: Donna Polster <donna_m_polster@yahoo.com>
Sent: Saturday, December 5, 2020 11:57 AM
To: Bentley, Eden <Eden.Bentley@brevardfl.gov>
Subject: Say NO to Vacation Rental Rezoning

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

We are against the Vacation Rental Rezoning!
Donna and John Mihoch
3192 Ricks Way
Melbourne Beach, FL 32951

Sent from my iPhone

From: [Bentley, Eden](#)
To: [Roth, Joy](#)
Subject: Fw: Vacation Rentals
Date: Friday, December 4, 2020 6:03:55 PM

From: MMike Sego <mikefs6040@gmail.com>
Sent: Friday, December 4, 2020 5:49 PM
To: Bentley, Eden <Eden.Bentley@brevardfl.gov>
Subject: Vacation Rentals

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

Good Afternoon **Eden Bentley, Esq,**

I am contacting you about the zoning meeting on 12/8/20. As a resident of Melbourne Beach, I oppose any zoning changes to the unincorporated area of the county that would allow daily short-term vacation rentals in our neighborhood.

The new Legislative Intent request made on 9/15/20 does not have clarity. it is confusing, the goals are not obvious and what has not been factored in is the harm it will cause to the local residents. The question posed on 9/15/20 asked if the rules for short term rentals could be less restrictive.

The question today is, why is this complete overhaul of zoning being done? Who benefits, who loses, how does it serve the residents? Questions not answered or addressed.

The Staff Report dated October 28, 2020 refers to "code language that remains convoluted, it references the complexity of interpretation and the ability to determine if a resort dwelling is allowed on a certain property." The current and existing code language is quite clear. So clear, that it can easily be interpreted by a layman. The Legislative Intent from 6/1/2011 back to 2006 and to when the Comprehensive Plan was enacted was very clear and the goals were realized. It is pretty perfect the way it is.

One reason short-term rentals like Airbnb seem to be such a complex

issue is that many people are trying to force daily rentals into residential areas, where they do not belong. Everybody knows they do not belong there.

So, it begins, the endeavor of putting a square peg in a round hole. First you have to re-define this, shave a little off that, make some new rules, create maps, new language and the final push of the peg is the argument of "private property rights."

The definition of a residential single-family home is a place where people live. It is a place that could not reasonably be ascribed to a class of temporary or transient accommodations.

We need your help to stop this and we want to help the Commissioners know why we ask you to please vote no. It is about our home, our sanctuary, the place we feel safe and content.

- Please keep in mind, the definition of what a residential single-family home is, which is a place to live. That is the true nature, intent and character of a residential single-family home and neighborhood.
- We ask the Commissioners to keep in mind, what a single-family home is not. Which is, it is not a hotel, transient public lodging establishment, not a daily rental and definitely not a commercial use property.
- Private property rights. If you own a single-family home you have many rights. What Airbnb wants County Commissioners to do is give *more* rights. As a property owner you don't have a right to have **more** rights. That is what Airbnb is selling. It is a trap they are setting for many home towns across America.
- We ask the Commissioners to stand with the County Comprehensive Plan. It states single-family residential uses are normally compatible with residential surroundings. Passing an Ordinance that allows the house next door to operate as a Hotel is incompatible with the spirit of the Comprehensive Plan.

So, what can be done about the request by Patricia Fitzgerald on 9/15/20 and for property owners that need income? There are two options on the books already.

- a. Currently a property owner can rent a home out annually.
- b. Currently a property owner can rent a home out seasonally for 91

days or more which can be very lucrative. Seasonal Rentals are in demand.

In closing I ask the Commissioners to accept the recommendation made by the BCAC Board meeting on 11/18/20 and the recommendation made by the LPA meeting on 11/23/20 both of which recommended to make no zoning changes. Please vote no to any changes on December 8, 2020.

Thank you,
Sincerely,
Michael Sego, Sr
123 Cardinal Drive
Melbourne Beach, FL 32951
Phone # 321-446-6712
Email: mikefs6040@gmail.com

From: [Bentley, Eden](#)
To: [Roth, Joy](#)
Subject: FW: VOTE NO ON AMENDMENT 62: PLEASE PROTECT US!
Date: Monday, December 7, 2020 11:30:40 AM

From: Peggy Penridge <ptpen@earthlink.net>
Sent: Monday, December 7, 2020 11:22 AM
To: Bentley, Eden <Eden.Bentley@brevardfl.gov>
Subject: FW: VOTE NO ON AMENDMENT 62: PLEASE PROTECT US!

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

DEAR BREVARD COUNTY ATTORNEY BENTLEY,

I have sent this to all 5 commissioners. Please know that this is NOT what we want for our county!

PLEASE DO NOT ALLOW THE EXPANSION OF SHORT TERM AND DAILY RENTALS IN OUR COUNTY TO OUR NEIGHBORHOODS. Homeowners and yearly tenants create communities that are safe for all as they look out for one another. In Florida, a sexual predator could be here staying in a residential short term daily rental in a single family home neighborhood in unincorporated Brevard communities around the county and not even have to register if they are just here for a weekend. YOU ARE ELECTED TO REPRESENT THE PEOPLE AND TO INSURE THAT YOUR DECISIONS CREATE AN ENVIRONMENT OF SAFETY FOR THE MOST VULNERABLE. IF YOU VOTE YES, YOU ARE TRADING THE ALMIGHTY DOLLAR FOR THE WELFARE OF THE CITIZENS WHO HAVE ELECTED YOU. PLEASE VOTE NO AND SHOW US THAT YOU CARE ABOUT "WE" THE PEOPLE.

SEXUAL PREDATORS AND OFFENDERS WON'T EVEN HAVE TO REGISTER TO SPEND THE WEEKEND NEXT DOOR TO FAMILIES WITH YOUNG CHILDREN---PLEASE DON'T LET THIS HAPPEN. SHOW YOU CARE!

(a) A sexual predator shall register with the department through the sheriff's office by providing the following information to the department:

A sexual offender shall report in person at the sheriff's office in the county in which he or she is located within 48 hours after establishing a transient residence and thereafter must report in person every 30 days to the sheriff's office in the county in which he or she is located while maintaining a

transient residence.

775.21 The Florida Sexual Predators Act.—

(n) “Temporary residence” means a place where the person abides, lodges, or resides, including, but not limited to, vacation, business, or personal travel destinations in or out of this state, for a period of 3 or more days in the aggregate during any calendar year and which is not the person’s permanent address or, for a person whose permanent residence is not in this state, a place where the person is employed, practices a vocation, or is enrolled as a student for any period of time in this state.

(o) “Transient residence” means a county where a person lives, remains, or is located for a period of 3 or more days in the aggregate during a calendar year and which is not the person’s permanent or temporary address. The term includes, but is not limited to, a place where the person sleeps or seeks shelter and a location that has no specific street address.

THANK YOU,
PEGGY PENRIDGE
INDIALANTIC, FL 32903

From: [Peggy Penridge](#)
To: [Abbate, Frank B](#)
Subject: FW: VOTE NO ON AMENDMENT 62: PLEASE PROTECT US!
Date: Monday, December 7, 2020 11:19:55 AM

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

DEAR COUNTY MANAGER ABBATE,

I have sent this to all 5 commissioners. Please know that this is NOT what we want for our county!

PLEASE DO NOT ALLOW THE EXPANSION OF SHORT TERM AND DAILY RENTALS IN OUR COUNTY TO OUR NEIGHBORHOODS. Homeowners and yearly tenants create communities that are safe for all as they look out for one another. In Florida, a sexual predator could be here staying in a residential short term daily rental in a single family home neighborhood in unincorporated Brevard communities around the county and not even have to register if they are just here for a weekend. YOU ARE ELECTED TO REPRESENT THE PEOPLE AND TO INSURE THAT YOUR DECISIONS CREATE AN ENVIRONMENT OF SAFETY FOR THE MOST VULNERABLE. IF YOU VOTE YES, YOU ARE TRADING THE ALMIGHTY DOLLAR FOR THE WELFARE OF THE CITIZENS WHO HAVE ELECTED YOU. PLEASE VOTE NO AND SHOW US THAT YOU CARE ABOUT "WE" THE PEOPLE.

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(a) A sexual predator shall register with the department through the sheriff's office by providing the following information to the department:

A sexual offender shall report in person at the sheriff's office in the county in which he or she is located **within 48 hours after establishing a transient residence** and thereafter must report in person every 30 days to the sheriff's office in the county in which he or she is located while maintaining a transient residence.

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(n) "Temporary residence" means a place where the person abides, lodges, or resides, including, but not limited to, vacation, business, or personal travel destinations in or out of this state, **for a period of 3 or more days** in the aggregate during any calendar year and which is not the person's permanent address or, for a person whose permanent residence is not in this state, a place where the person is

employed, practices a vocation, or is enrolled as a student for any period of time in this state.

(o) “Transient residence” means a county where a person lives, remains, or is located for a period of 3 or more days in the aggregate during a calendar year and which is not the person’s permanent or temporary address. The term includes, but is not limited to, a place where the person sleeps or seeks shelter and a location that has no specific street address.

THANK YOU,

PEGGY PENRIDGE

INDIALANTIC, FL 32903

From: [NK Paulson](#)
Subject: HELP! Please vote NO Against Vacation Rental Rezoning
Date: Monday, December 7, 2020 10:45:45 AM

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

Greetings,

My family has recently purchased a home in Indiatlantic, unincorporated. The safe, small town neighborhood environment is one of the main reasons we chose this area.

This is NOT a commercial neighborhood, but one with children, families and friends like family.

Our home was not cheap, we could have saved a lot of money by living somewhere else. Except we stretched our budget to be close to the beach and become a part of a special community where someone knows our name. Our children are looked after and it is a quiet, peaceful place to live.

We rented next to two illegal Airbnbs last year, and it was not anywhere we would want to invest in a home. Strangers coming in and out of the homes. Fast driving, rude non-social guests. LOUD music at all hours of the day, every weekend and holidays were horrible! Worse, is that I worried for my children. One instance there were kids doing drugs across the street yelling at us. (and these were illegal rentals!) If we change the law, not just mom and pop investors would have rentals, but large investors creating "party houses" or "event rentals". This will be a nightmare for current homeowners and a devalue to our property.

We invested in this neighborhood because we thought it would stay a safe residential neighborhood. I do support investing, but please consider those who have children and have invested in these neighborhoods and protect our family and homes.

There are plenty of hotels that need business, or Airbnb along the beach that are available for tourism is not like we are shutting them out.

Daily Vacation rentals will forever change our communities!

Please vote **NO on rezoning unincorporated to Vacation Rental.**

Thank you so much for your time and support.

Sincerely,

Kelly Paulson

2210 Sea Ave

Indialantic FL

303-803-5614

nkpaulson@hotmail.com

From: [Roth, Joy](#)
To: [Abbate, Frank B](#)
Subject: In agreement with proposed changes to vacation rentals
Date: Monday, December 7, 2020 10:06:23 AM
Attachments: [image001.png](#)

Frank,

Joan Telson called on 12/04 stating she sent you an email re: proposed changes to the ordinance on vacation rentals. I could not locate the email in your outlook. I spoke to her this morning and she wanted me to take her comment over the phone: **In favor of the proposed changes to the ordinance for vacation rentals.**

PH: 321-725-2353

Joy Roth

Administrative Assistant to County Manager
Brevard County Board of County Commissioners
PH: 321-633-2001 FX: 321-633-2115



From: [Jodi Baldassin \(Maiolo\)](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D4](#); [Commissioner, D3](#); d5.commissioner@breavardfl.gov; [Abbate, Frank B](#); [Bentley, Eden](#)
Subject: No Daily Rentals
Date: Saturday, December 5, 2020 1:08:21 PM

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

As a resident of Brevard County, I want to keep our current zoning laws in place and protect our unincorporated residential neighborhoods from zoning changes that would allow short-term Vacation Rentals throughout our county.

I do not want our quiet residential neighborhoods to be converted to daily or hourly rentals through corporate rental companies, Airbnb or VRBO.

I want to let you know how much I value our unincorporated Brevard County communities.

I do not want changes to our zoning that will negatively affect my quality of life, or negatively affect our neighborhoods, beaches, wildlife, and beautiful natural environment.

Jodi Baldassin

4521 South Highway A1A
Melbourne Beach, FL 32951

From: [Kevin Keough](#)
To: [Abbate, Frank B](#); [Bentley, Eden](#); [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: No Daily Rentals
Date: Saturday, December 5, 2020 2:09:17 PM

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

Dear Commissioners Rita Pritchett, Bryan Lober, John Tobia, Curt Smith, Kristine Isnardi, County Manager Frank Abbate and County Attorney Eden Bentley:

Please, please, please do not change zoning of unincorporated Brevard to allow daily rentals.

We love our quiet neighborhoods. That's why we moved here. We love the peace and security. We don't want strangers living nextdoor on a daily rotating basis. Think if this was happening to the house next door to you!

Please do not allow daily rentals.

Kevin Keough
Indialantic, FL

401-829-6537

From: [Paul Baldassin](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D4](#); [Commissioner, D3](#); d5.commissioner@breavardfl.gov; [Abbate, Frank B](#); [Bentley, Eden](#)
Subject: NO Daily Rentals
Date: Saturday, December 5, 2020 5:39:33 PM

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

As a resident of Brevard County, I want to keep our current zoning laws in place and protect our unincorporated residential neighborhoods from zoning changes that would allow short-term Vacation Rentals throughout our county.

I do not want our quiet residential neighborhoods to be converted to daily or hourly rentals through corporate rental companies, Airbnb or VRBO.

I want to let you know how much I value our unincorporated Brevard County communities.

I do not want changes to our zoning that will negatively affect my quality of life, or negatively affect our neighborhoods, beaches, wildlife, and beautiful natural environment.

Paul Baldassin

4521 South Highway A1A
Melbourne Beach, FL 32951

From: [Diana Black](#)
To: [Commissioner, D3](#); [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D4](#); [Commissioner, D5](#); [Abbate, Frank B](#); [Bentley, Eden](#)
Subject: No Daily Rentals
Date: Monday, December 7, 2020 8:52:46 AM

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

Dear Commissioners and Attorneys,

As a resident of Brevard County for more than 6 years, I want to keep our current zoning laws in place and protect our unincorporated residential neighborhoods from zoning changes that would allow short-term rentals throughout county.

I do not want our quiet residential neighborhoods to be converted to daily or hourly rentals through corporate rental companies, or services like Airbnb and VRBO.

I do not want changes to our zoning that will most certainly negatively affect our quality of life as residents or negatively affect our neighborhoods, beaches, wildlife, and beautiful natural environment.

I beg you to make a decision that will allow us to maintain the care and respect we have for our neighbors and this amazing natural setting that must be protected.

Respectfully,
Diana Black

diana black | 770.845.9800 | diana@deblack.net

110 Whaler Drive Unit 301 Melbourne Beach FL 32951

From: [Roger Morales](#)
To: [Abbate, Frank B](#); [Bentley, Eden](#)
Subject: No Daily Rentals Please
Date: Sunday, December 6, 2020 9:27:29 AM

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

Good morning Frank Abbate and Eden Bentley:

My family and I just moved here to Melbourne Beach from Ft Lauderdale Beach where they allow daily rentals and B&B.

The reason why we moved here was for the quiet beach community and friendly residents.

Allowing daily rentals here will change the dynamics of the community for the worse. I can speak first hand that daily rentals turned what once was a quiet community of Ft Lauderdale beach to a transient high crime unsafe city. The recent poll shown on Fox News this morning has Ft Lauderdale as the #1 most unsafe city in America. I know daily rentals is a big part of this.

Melbourne Beach is charming and safe and you can see pride in homeownership everywhere. Allowing daily rentals will devastate the area as more and more people will come here for short term and negatively impact our beaches and neighborhoods.

Do the right thing for the residents and homeowners of this area and Say NO DAILY RENTALS!

Thank you for your service and time dedicated to our area.

[Roger Morales](#)
Florida Builders Engineers & Inspectors
877-894-8001

From: [Toni Sergott](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [Abbate, Frank B](#); [Bentley, Eden](#)
Subject: NO DAILY RENTALS!
Date: Saturday, December 5, 2020 5:05:26 PM

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

Commissioner Pritchett
Commissioner Lober
Commissioner Tobia
Commissioner Smith
Commissioner Isnardi
County Manager Abbate
Attorney Bently, ESQ

I find it difficult to see why anyone, other than hotels, would want DAILY VACATION RENTALS. We came to Melbourne Beach because of the small town, quiet atmosphere. In the 10+ years we have resided here, we have witnessed the gradual increase in population. We enjoy a piece of paradise in Melbourne Beach...why would anyone want to disrupt this environment in their neighborhood with DAILY VACATION RENTALS. Reasonable, intelligent people, particularly those Commissioners that supposedly represent their respective communities, would NEVER consider such actions to be beneficial.

I AM ADAMENTLY OPPOSED TO THE PROPOSED REZONING TO ALLOW DAILY VACATION RENTALS

I appreciate your efforts to make sure this does not happen.

Thank you

Toni Sergott
2040 S River Road
Melbourne Beach, FL 32951
847-726-9245

From: dale.chellis@comcast.net
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [Abbate, Frank B](#); [Bentley, Eden](#)
Subject: NO DAILY RENTALS!
Date: Saturday, December 5, 2020 3:44:56 PM

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

Commissioner Pritchett
Commissioner Lober
Commissioner Tobia
Commissioner Smith
Commissioner Isnardi
County Manager Abbate
Attorney Bently, ESQ

I find it difficult to see why anyone, other than hotels, would want DAILY VACATION RENTALS anywhere in the country - say nothing about our Brevard County. Reasonable, intelligent people, particularly those Commissioners that supposedly represent their respective communities, would NEVER consider such actions to be beneficial.

I AM ADAMENTLY OPPOSED TO THE PROPOSED REZONING TO ALLOW DAILY VACATION RENTALS

I appreciate your efforts to make sure this does not happen.

Thank you

Dale Chellis
2040 S River Road
Melbourne Beach Fl, 32951
847-220-1965

From: [frank.maurer](#)
To: [Abbate, Frank B](#)
Subject: No Daily Rentals
Date: Friday, December 4, 2020 4:38:42 PM

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

Frank Abbate, County Manager

Please do not allow Airbnb, VRBO and other individuals who want to use their single family residential homes as short term rentals persuade you to change current laws. The zoning laws that are currently in effect prohibit short term rentals in many unincorporated communities and neighborhoods. When people bought single family homes in these residential neighborhoods they knew the laws existed.

Problems of crime, noise, traffic and a negative effect on the fragile environment will become common if this change to existing law is allowed. VOTE AGAINST this change to save Brevard County from a enormous mistake with negative long term effect.

Sharon Fahy and Frank Maurer
230 Woody Circle
Melbourne Beach 32951

From: [EDWARD LEFF](#)
To: [Abbate, Frank B](#)
Subject: Opposition to Melbourne Beach Zoning Changes
Date: Sunday, December 6, 2020 10:48:06 AM

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

Dear County Manager Abbate,

As residents of unincorporated Melbourne Beach, we are writing to express our opposition to the proposed changes to the Brevard County zoning regulations that will loosen the restrictions on Airbnb rentals.

We strongly believe that making short term rentals permissible will have a significant adverse effect on our community, neighborhoods, traffic congestion, and overall quality of life.

There are numerous accounts of the negative impact these kinds of short-term rentals have had on communities. These impacts have led many larger cities to increase (certainly not lessen) the restrictions on short term rentals. By reducing these restrictions, we are going backwards at a time when Highway A1A is already too congested, has too many speeders and has had too many serious accidents. The resulting disturbances in neighborhoods also threatens to further spread thin an already busy Sheriff's Department.

We cannot understand why the County Commission would even consider a move that would have so many negative repercussions on the existing communities, while at the same time ignoring the concerns of the residents who do have a vested interest in the community, our neighborhoods and our way of life.

We always believed that the role of our County Commissioners is to protect and represent the interests of our neighborhoods and communities not the financial interests of unknown, outside investors whose interest is clearly profit over community.

We strongly urge you to vote against the proposed zoning change.

Thank you for your time and consideration of this matter.

Edward and Lisa Leff
5594 Cord Grass Ln.
Melbourne Beach, FL 32951

From: [Mary Lou Church](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Bentley, Eden](#); [Abbate, Frank B](#); [Commissioner, D5](#)
Subject: Please vote no on short term rentals!
Date: Monday, December 7, 2020 7:03:50 AM

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

Hello all,

I implore you to vote no on short term rentals.

We built our forever home in a quiet residential beachside family neighborhood where short term rentals were not allowed. However, there is a home in our neighborhood who has been illegally renting out short term, many times for just a weekend, where the renters try to get the most bang for their buck in a short amount of time to the detriment of the neighbors and the delicate environment. What we have experienced from that one home is terrifying if even ten homes in our 300 home neighborhood started.

We have witnessed some renters there:

Ignore No wake zones for the sake of our manatees - I have also seen them "harass" manatees

Disregard turtle nesting rules - I have seen a group of them on the beach at night with white flashlights shine on incoming turtles, and then the frightened mama turns back into the ocean, not laying her eggs.

Blatantly disregard neighbors quiet and noise ordinances, with partying late into the night

Speed up and down the small roads where our children are riding their bikes.

I don't want new strangers living next to my family every week, it really does change the entire fabric of a small neighborhood community.

I beg you, PLEASE vote no. Or delay the vote until you can get a better idea of what the people want, not the corporations, and put the vote in a future election.

Thank you so much for your time. I wanted to be at the meeting but it is such a difficult time, it is far away and during working hours / dinner time for parents with young kids. I know lots of people who cannot attend for that reason.

Again, thanks for your consideration.

Best,
Mary Lou Church
411 Hiawatha Way
Melbourne Beach, FL 32951

965-3726

Objection
Vacation
Rentals

From: randhook@yahoo.com
To: [Abbate, Frank B](#)
Cc: [Bentley, Eden](#)
Subject: PLEASE VOTE NO TO DAILY RENTALS
Date: Sunday, December 6, 2020 10:14:17 AM

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

As registered voters, property owners and 40 year residents of Brevard County, we wish to express our vehement opposition to the proposal to allow short term rentals in unincorporated areas of the county. We know that this will be seriously detrimental to our quality of life in our beachside communities. We have experienced it first hand with an Airbnb in our neighborhood. We urge the commissioners in the strongest possible terms to reject this proposal.

Robert and Heather Hook

From: [Ian Gronosky Photography](#)
To: [Abbate, Frank B](#)
Subject: Proposed Brevard County Zoning Change
Date: Sunday, December 6, 2020 10:35:39 AM

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

Dear County Manager,

I was very concerned to hear that a zoning change is being considered that would allow short term rentals (daily and/or weekly) in unincorporated Brevard County. This would degrade our residential neighborhoods and establish more of a transient community. I have a friend that has experienced major problems with a weekly rental next door to his mother for the past 2 years (parties, large gatherings, noise and traffic). Many calls have been made to try and get this stopped.

The Proposed ordinance contains the following: WHEREAS the Board of County Commissioners has determined that the proposed amendment serves a public benefit to residents of and visitors to Brevard County. Please tell me what public benefit this proposed ordinance provides to the residents of Brevard County.

Please help preserve our residential communities by not making changes to the current zoning regulations.

Thank you for your consideration.

--

Ian Gronosky
Ian Gronosky Photography
2821 Newcastle Drive
Palm Bay, FL. 32905

My Website:
<https://www.iangronosky.com/services>

My Facebook Page:
<https://www.facebook.com/IanGronoskyPhotography>

My Instagram:
<https://www.instagram.com/iangronoskyphotography>

From: [Donna Polster](#)
To: [Abbate, Frank B](#)
Subject: Say NO to Vacation Rental Rezoning
Date: Saturday, December 5, 2020 11:56:37 AM

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

We are against the Vacation Rental Rezoning!
Donna and John Mihoch
3192 Ricks Way
Melbourne Beach, FL 32951

Sent from my iPhone

From: [John Stewart](#)
To: [Bentley, Eden](#); [Abbate, Frank B](#); d5.commissioner@breavardfl.gov; [Commissioner, D4](#); [Commissioner, D3](#); [Commissioner, D2](#); [Commissioner, D1](#)
Subject: Something suspicious is going on???
Date: Monday, December 7, 2020 11:04:37 AM

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

Dear County Commissioner,

Something is bothering me and I can't stop thinking about.

This past weekend I drove down A1A to Vero and observed dozens and dozens, if not a couple of hundred, yard signs for "Nodailyrentals.com". I originally saw these signs along Riverside Drive near my home. At first, I believed they were voicing the concerns of a few local citizens or maybe a neighborhood association or two.

Not a chance! This campaign is not some local "grass roots" operation out to prevent occasional daily rentals or a few Airbnb or VRBO operations. Instead, it smacks me of a large, very well-funded operation that has its own goals and objectives, goals and objectives that may or may not be in support or to the benefit of the average Brevard County Citizen. By the way, it is strange in itself that it is very difficult to ascertain the real motivation and funding sources behind BIPPA and their current campaign. It is a well designed web page, but makes every effort to hide to organization's info as to support, financing, officers and contributors.

Some of the marketing put out by BIPPA talks of curbing crime, wild parties, drugs, drinking in public and all types of other criminal activity if these daily rentals are allowed to exist or continue! Another advertisement warns of, "a revolving door of strangers and transients in the house next to you." That's just hogwash!

Talk about scare tactics! Give me a break!

BIPPA is certainly not some little neighborhood concern or operation, but rather a very professional campaign aimed to scare the hell out of folks that all types of crime will now suddenly inundate our neighborhoods if daily rentals are allowed to operate within unincorporated areas of the county. I started thinking of who or what entities are most likely to benefit from these types of restrictions and it occurs to me that large and medium size hotel chains (through their national trade associations) are certainly the biggest potential beneficiaries of these types of restrictions. Nothing wrong with taking a stand against Airbnb and VRBOs, but to hide that fact with altruistic appeals is very deceptive!

At the very least, I encourage you to postpone any actions in this regard until further information can be researched. I tried to find out more about BIPPA (the organization

behind this campaign) and was very surprised that so little detailed info is available. As of Monday, Dec. 7, 2020 I was unable to find out any corporate detail because the SunbizFL web site has apparently been down for hours.

Sincerely,



John Stewart
Executive Director, NPRC
Email: membership@printingresearch.org
Email: johnstewart@printingresearch.org
2110 Dairy Road, # 102
Melbourne, FL 32904
321-727-2444
Fax 321-727-2166

From: [Heather Sears](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [Abbate, Frank B](#); [Bentley, Eden](#)
Cc: [Matt Sears](#); [skew777](#)
Subject: Vacation Rental Rezoning
Date: Monday, December 7, 2020 8:48:57 AM

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

Dear Commissioners,

I live in unincorporated Melbourne Beach and I am against the vacation rental rezoning. My husband and I moved here after years of living in Palm Bay. It was always our dream to move here and raise a family away from all the renters. This place is unlike any other and for a reason. We do not need to sacrifice our way of living for someone wanting to AirB&B their place. There are other options if they need money. The south beaches may look like no man's land to some, but to us, it is a close knit community of families who do not want to raise their children in that type of environment. Many families would be affected by this. I am asking you to not approve the rezoning of unincorporated Brevard County. Thank you.

Sincerely,
Heather Sears
285 Ross Avenue
Melbourne, FL 32951
321-474-8202

From: [Carolyn Bland](#)
To: [Abbate, Frank B](#)
Subject: vacation rental rezoning
Date: Saturday, December 5, 2020 1:35:06 PM

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

Dear Mr. Abbate,

Good day, my name is Carolyn Cooke and I live in Beach Woods in Melbourne Beach. I am writing to you to register my objection to rezoning our neighborhood to allow short term rentals. I feel this will negatively impact our quiet neighborhood and I urge you not to allow it.

Thank you,
Carolyn

From: [Mike Sego](#)
To: [Abbate, Frank B](#)
Subject: Vacation Rentals
Date: Friday, December 4, 2020 5:51:24 PM

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

Good Afternoon County Manager Abbate,
I am contacting you about the zoning meeting on 12/8/20. As a resident of Melbourne Beach, I oppose any zoning changes to the unincorporated area of the county that would allow daily short-term vacation rentals in our neighborhood.

The new Legislative Intent request made on 9/15/20 does not have clarity. It is confusing, the goals are not obvious and what has not been factored in is the harm it will cause to the local residents. The question posed on 9/15/20 asked if the rules for short term rentals could be less restrictive.

The question today is, why is this complete overhaul of zoning being done? Who benefits, who loses, how does it serve the residents? Questions not answered or addressed.

The Staff Report dated October 28, 2020 refers to "code language that remains convoluted, it references the complexity of interpretation and the ability to determine if a resort dwelling is allowed on a certain property." The current and existing code language is quite clear. So clear, that it can easily be interpreted by a layman. The Legislative Intent from 6/1/2011 back to 2006 and to when the Comprehensive Plan was enacted was very clear and the goals were realized. It is pretty perfect the way it is.

One reason short-term rentals like Airbnb seem to be such a complex issue is that many people are trying to force daily rentals into residential areas, where they do not belong. Everybody knows they do not belong there.

So, it begins, the endeavor of putting a square peg in a round hole. First you have to re-define this, shave a little off that, make some new rules, create maps, new language and the final push of the peg is the

argument of “private property rights.”

The definition of a residential single-family home is a place where people live. It is a place that could not reasonably be ascribed to a class of temporary or transient accommodations.

We need your help to stop this and we want to help the Commissioners know why we ask you to please vote no. It is about our home, our sanctuary, the place we feel safe and content.

- Please keep in mind, the definition of what a residential single-family home is, which is a place to live. That is the true nature, intent and character of a residential single-family home and neighborhood.
- We ask the Commissioners to keep in mind, what a single-family home is not. Which is, it is not a hotel, transient public lodging establishment, not a daily rental and definitely not a commercial use property.
- Private property rights. If you own a single-family home you have many rights. What Airbnb wants County Commissioners to do is give *more* rights. As a property owner you don't have a right to have **more** rights. That is what Airbnb is selling. It is a trap they are setting for many home towns across America.
- We ask the Commissioners to stand with the County Comprehensive Plan. It states single-family residential uses are normally compatible with residential surroundings. Passing an Ordinance that allows the house next door to operate as a Hotel is incompatible with the spirit of the Comprehensive Plan.

So, what can be done about the request by Patricia Fitzgerald on 9/15/20 and for property owners that need income? There are two options on the books already.

- a. Currently a property owner can rent a home out annually.
- b. Currently a property owner can rent a home out seasonally for 91 days or more which can be very lucrative. Seasonal Rentals are in demand.

In closing I ask the Commissioners to accept the recommendation made by the BCAC Board meeting on 11/18/20 and the recommendation made by the LPA meeting on 11/23/20 both of which recommended to make no zoning changes. Please vote no to any changes on December 8, 2020.

Thank you,
Sincerely,
Michael Sego, Sr
123 Cardinal Drive
Melbourne Beach, FL 32951
Phone # 321-446-6712
Email: mikefs6040@gmail.com

From: [Craig Nichols](#)
To: [Abbate, Frank B](#)
Subject: Vote no on rezoning!!
Date: Saturday, December 5, 2020 12:21:49 PM

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

Dear Mr. Abbate - County Manager,

Regarding the upcoming County Commission rezoning vote on December 8th... **PLEASE VOTE NO on any rezoning in unincorporated Brevard County!!**

Relative to allowing daily rentals, Mr. Tobia is commissioner for my area and he has already told me that in his opinion he, "does not believe the County should be preventing property-owners from utilizing the economic opportunities from their properties." I agree that private property rights are very important, but when people buy a home in an area zoned as residential they should be able to expect it to be a certain environment. It is an ***infringement on one's property rights*** (and a negative impact on the economic value of their home) when their neighbor turns their house into a public hotel and meeting place.

Also, the potential for development on preserve land in Brevard and especially on the barrier island is VERY concerning. There are many places in Brevard on which to build and other places that should be preserved. There are few special places in Florida like what we have in Brevard County and it would be a travesty to see it destroyed.

Because of COVID my wife and I cannot attend the meeting on December 8th. We would otherwise be present in person to strongly demonstrate our position on this issue. Again, **PLEASE VOTE NO on any rezoning in unincorporated Brevard County!!**

Respectfully Yours,
Craig Nichols

6035 S. Hwy A1A
Melbourne Beach, 32951

Sent from my iPad

From: [rene paradis](#)
To: [Abbate, Frank B](#)
Subject: zoning change to allow daily rentals
Date: Saturday, December 5, 2020 5:46:42 PM

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

Please do not approve the proposed zoning law changes which would allow unlimited daily rentals. We moved to this area because of the quality of live in this area. Allowing daily rentals would have a very negative impact on our quality of life by increasing traffic, noise, pollution and crime.

Thank you
Rene Paradis
191 Seaglass Drive
Melbourne Beach, FL 32951
321-724-9512
Sent from [Mail](#) for Windows 10