

From: [Nathan Kivi](#)
To: [Jones, Jennifer](#)
Subject: ID# 21Z00033
Date: Thursday, November 4, 2021 12:49:59 PM

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Hi Jennifer,

I am writing in relation to the notice / request to change the zoning for 117 Franklyn Avenue from RU-1-11 to RU-2-12.

I am a resident at 310 Franklyn Avenue (approximately four houses East of the site – on the corner of Palm and Franklyn) and would like to formally **object** to this change.

The entire market is seeing substantial movement – and the last thing we need is for an individual/trust to make significant gains at the determinant to the neighborhood. Ignoring the large individual gain, this area already has traffic issues morning and night from the school (we already have difficulty getting into our own house in those times), a series of multifamily development will further impact this. I personally don't believe this is in the interest of the greater community.

As a further note, should the change be successful we intend to apply for the same zoning change and to use this case as a precedent.

Regards,

Nathan Kivi
KNA Hospitality
+1 (404) 625-8009

From: [Michelle T.](#)
To: [Jones, Jennifer](#)
Subject: ID# 21Z00033 Re-Zoning in Indialantic Florida
Date: Friday, November 5, 2021 9:41:18 AM

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Dear Ms. Jennifer Jones

Thank you for the letter informing of the potential rezoning of 117 Franklyn Ave, Indialantic, FL. ID# 21Z00033

I am unable to attend the public hearing, but would like to voice my concerns for this rezoning and implications for the neighborhood.

I am against this particular rezoning because

- 1) financial damage by reducing the value of my home and neighboring homes.
- 2) We already have several multi-family households on the street, and adding more will change the feel of the residential street.
- 3) The anticipation of major construction and how this construction will impact my family's experience and impact the school traffic we experience on that street.

If this zoning does go through, I am concerned it will drive a few of the existing families off the street.

Thank you for your time.

Best,
Michelle Tishler

To: Planning and Zoning Board of Brevard County

November 9, 2021

From: Liane Burnette, Property Owner
207 Grosse Pointe Ave., Indialantic, FL 32903
Correspondence ID# 21Z00033

Thank you for the courtesy notice about a request for rezoning or we would not have known and had this opportunity to comment. Please keep the current zoning classification: RU-1-11 (Single-Family Residential). Some of the reasons against the request will follow.

There's already too much traffic and gets very congested at school and work traffic! Vehicles on the north side of Grosse Pointe Avenue rental duplexes park on the edge of the street in their yards causing cars to go towards the center of the road so they don't hit them or get their own ^{side} mirrors damaged. The oncoming cars/vehicles then move over and run into our yards on the southside. An interesting observation since receiving the courtesy notices there's been fewest number of vehicles ever since I moved here nine years ago.

Duplex & tenants (rental) are transient. You never know if new tenants ^{will} be good or bad neighbors. Many issues have been noise, unruly parties (gatherings) with many guests parking along the southside of Grosse Pointe. They have been loud, boisterous and many appear drunk when returning to their vehicles. One party had so many that cars blocked our ^(late night) driveway and even the whole street. Someone must have called police as Indialantic and Brevard

County police came. Individuals ran from them and many into our yards. I was so frightened when I looked out my raised open bedroom window into the face of a young man hiding behind my hibiscus bush.

I was hit on my right upper arm with a BB by a male tenant (duplex rental) while standing in my yard. When I looked down the street to see who had done it, he said, "It's just plastic." He never asked if he'd hurt me. I didn't report the incident to the police for fear of retaliation.

Until just recently (like the parked cars issue) at the rental duplexes garbage and recycling receptacles have remained on the street on non-pickup days. I hope it stays that way. Maybe there's a different landlord. Time will tell especially after the final vote on December 2. I hated the Waste Management trucks would have to stop unnecessarily. It cost time, money and money for this. It's always been a problem in past.

Pets (dogs) have been left alone for hours while renter tenants gone to work or elsewhere.

I am not against gatherings / parties if handled properly. People need to fellowship. The west end house has parties and their guests park along the street coming and leaving orderly, day or at night. It is a single-family dwelling. They also do not have numerous crowds of people.

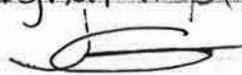
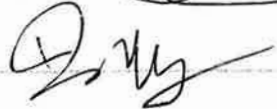
We can't keep our windows open during the cooler months if parties, etc. at the rental duplexes due to the noise. Some times even when windows closed, AC on, TV on, we can still hear.

Safety is a big issue, so please keep the single-family residence zoning. More people and vehicles will not help the already crowded street. The multi-family residential zoning would impact the community in a negative way.

Thank you for your consideration and the opportunity to write. We appreciate you and your work.

Sincerely,
Diane Burnette
Diane Burnette

Please KEEP the current zoning classification of RU-1-11 (Single Family Residential) for the property (117 Franklyn Ave., Indian Shalantic, FL) on the south side of Franklyn Ave. approximately 320 ft. east of Palm Ave. Please DENY the request to change its zoning classification to RU-2-12 (Medium Density Multi-Family Residential). Thank you.

House Number	Address	Print-Name	Signature	(O) owner or (R) Renter
175	Franklyn Ave	Ben Gordon		R
123		Rich EGAR		R
109		Alena Kuppfer →		Owner
109		Wendy Kletich	Wendy Kletich	Owner
112		Ann Thompson	Ann M. Thompson	Owner

I am sending copy of this form signed by people I spoke to at their homes on Sunday, November 7th. Many were not home or didn't answer door on Sunday or Monday. Several owners on Grosse Pointe Ave want single ^{the 8th} family also (that I spoke to) some will send e-mail, a couple are not home this week. None wanted multi-family.

To: Planning and Zoning Board of Brevard County

Please KEEP the current zoning classification of RU-1-11 (Single Family Residential) for the property (117 Franklyn Ave., Indian Lake, FL) on the south side of Franklyn Ave. approximately 320 ft. east of Palm Ave. Please DENY the request to change its zoning classification to RU-2-12 (medium density Multi-Family Residential). Thank you.

House Number	Address	Print Name	Signature	(O) Owner or (R) Renter
208	Chalet Ave	Michael Heckman	[Signature]	O
208	Chalet Ave	Debra Heckman	[Signature]	O
202	CHALET AVE	Ker Bernis	KERIN L. BERNIS	O
202	Chalet Ave	Angela Bernis	Angela Bernis	O
216	CHALET AVE	William H. Weeks	William H. Weeks	O
209	Grosse Pointe	JOANNE EVERETT	Joanne Everett	O
210	Chalet Ave	Anna Rotondo	Anna Rotondo	O
203	Grosse Pointe Ave	JANICE RASBERRY DARLING	[Signature]	O
217	Grosse Pointe	Angela Brown	Angela Brown	O
211	Grosse Pte Ave	Kisie T. Amos	Kisie T. Amos	O
200	Chalet Ave	Mary Collins (Amy Seidel)	[Signature]	O
1130	Shawnee Ave	Gladie Eliasson	Gladie Eliasson	O
207	Grosse Pointe Ave	Diane Burnette	Diane Burnette	O

From: [J Geracie](#)
To: [Jones, Jennifer](#)
Subject: Rezoning of 117 Franklin Ave, Indialantic, FL 32903
Date: Friday, November 12, 2021 8:57:21 AM

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

Ms. Jones, yesterday I was informed by a neighbor that there is an outstanding rezoning notice for the captioned location. Our property is directly across the street on Grosse Pointe Ave.

The request is to change the zoning status for this property from a one-family residential to a two-story, three-family dwelling. I did not get enough notice to attend next Monday's meeting. So I am writing to you to express my concern.

I want urge the zoning board to **decline** this request as it would: 1. negatively affect the quality of the neighbor; 2. increase congestion in an already crowded area; 3. adversely affect property values; 4. put more pressure on the municipal services and resources.

I have no problem with the construction of a new one-story, one-family dwelling on the property that is similar to the existing one-story, one-family homes in the neighborhood. There are enough multi-family dwellings currently in the area. Adding more will create additional problems and change the character of this Indialantic neighborhood. I believe that if this request is granted it will lead to additional rezoning for multifamily requests.

Thank you for your consideration,

Best Regards,

Joe Geracie
678.386.5416

Executor, Personal Representative for the Estates of
Virginia P. Wilson/ James R. Wilson
215 Grosse Pointe Ave.
Indialantic, FL 32903

Sent from [Mail](#) for Windows

From: [Chuck Sigmund](#)
To: [Jones, Jennifer](#)
Subject: Rezoning_117Franklyn_ID#21Z00033
Date: Friday, November 12, 2021 9:27:08 AM

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To the Board of County Commissioners:

My name is Charles Sigmund and I live at 225 Grosse Pointe Ave. in Indialantic.

I am writing regarding ID# 21Z00033. It concerns the rezoning of the property owned by James Eric Preece, Trustee, at 117 Franklyn Ave., Indialantic. He is requesting the zoning be changed from RU-1-11 (Single Family Residential) to RU-2-12 (Medium Density Multi-Family Residential).

The property borders Grosse Pointe Ave. on the south side. Grosse Pointe is a narrow and busy road as there is a traffic light where it connects with A1A. The street is like a funnel for cars wanting to make turns on A1A with the help of the traffic light or go to the Indialantic Shopping Center. Also, Grosse Pointe is part of the roadway connecting A1A with Riverside Drive. It is heavily travelled by vehicles and also used by school buses from both Indialantic Elementary and Hoover Middle School. The new nearby Publix and relocated Starbucks have also increased traffic flow on Grosse Pointe.

There are already two duplexes on Grosse Pointe Avenue that would connect with this property. Sometimes the yards of these units look like parking lots, and sometimes the residents park their cars on portions of Grosse Pointe Avenue causing problems for vehicles and pedestrians and especially school buses. Usually multiple adults live in these units, each with a vehicle. If multifamily units are allowed on the property in question, I'm sure such parking problems would only increase. Bringing more parking issues, driving concerns and increased noise levels will definitely cause safety issues in the area. It will also negatively impact the seniors living in the Chalets Atlantique Under 55 Adult community on the opposite side of Grosse Pointe Avenue.

Another reason for rejecting the rezoning of this property is that there are two schools nearby. Indialantic Elementary is a block away. Hoover Middle School is also nearby. If the rezoning is approved, the increased traffic issues which will be a safety concern for those students who walk and bicycle to these schools, not so much on Franklyn Avenue but certainly on Grosse Pointe Avenue.

This is a different issue, but Grosse Pointe Avenue desperately needs sidewalks. I shutter in the mornings when I see high school students walking two or three abreast down Grosse Pointe with their backs to the traffic causing vehicles to stop behind them and wait for traffic to clear so they can safely drive around the students.

Surely the owner of this property could sell the land for a significant profit. Perhaps he could build single family homes, one on Grosse Pointe and the other on Franklyn. With the escalating price of housing in this area, Mr. Preece would make a handsome profit and not detract from the quality of life of those who live in the areas adjacent to this property.

The effects of the zoning change would be minimal for Franklyn but significant for the Grosse Pointe side. Perhaps the zoning could be changed for the property along Franklyn, but the property along Grosse Pointe Avenue could be kept single family residential.

Hopefully you will take into account my objections when you make your decision on rezoning this property.

Respectfully,
Charles Sigmund



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From: [Mayor berkman](#)
To: [Jones, Jennifer](#); [Stern, Danielle](#)
Subject: Re: Letter opposing changes to 117 Franklyn
Date: Monday, November 15, 2021 11:34:00 AM

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Jennifer/Danielle,

Thank you for the opportunity to let Indialantic's voice be heard.

In regard to today's hearing for proposed re-zoning of 117 Franklyn, I ask that you deny this request. Franklyn is exactly one street North of the incorporated Town of Indialantic and such a change directly affects us also.

I have received a number of objections to this action and as such I am sending this as Mayor of Indialantic.

This change doesn't fit the character of that street or surrounding area. It also changes the immediate density and traffic which is extremely important as it is located extremely close to our elementary and middle schools, for which we have significant traffic already.

Changing from single family to multi-family changes the character of that street and we all know it won't stop once the first change is granted.

I ask that this be denied or not recommended for board approval. In the Town of Indialantic a change like this would be denied, it isn't appropriate for a mid-block location. Changes like this have only been approved on lots that are directly on A1A and consistent with other existing building zones similarly.

Thank you
Mayor Dave Berkman
Town of Indialantic, FL

Sent from my iPhone 5s
(321) 693-7367

On Nov 15, 2021, at 11:15 AM, Stern, Danielle <danielle.stern@brevardfl.gov> wrote:

If you can email me your letter against these changes by 1 p.m. today, I can include in the meeting package for today. Just include it in a reply to this email. I have copied the Planning and Zoning department representative on it so she can also receive it.

Danielle Stern
Chief of Staff
Brevard County Commissioner Kristine Zonka
District Five
490 Centre Lake Drive NE
Suite 175
Palm Bay, FL 32907
(321)253-6611

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