

From: [Brenna Burns](#)
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 9:48:12 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€”

-- Brenna Burns
bjensen6@cfl.rr.com
32903

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

From: [Cindy Forstall](#)
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 10:18:28 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.

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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€

-- Cindy Forstall
CindyF@cfl.rr.com
32903

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

From: [Barbara Roth](#)
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 11:53:26 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.

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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€

-- Barbara Roth
barbararoth@cfl.rr.com
32903

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

From: [Bridgett Anderson](#)
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 12:14:46 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.â€”

-- Bridgett Anderson
bridgettanderson@cfl.rr.com
32951

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

From: [Donna Rockefeller](#)
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: Thursday, December 3, 2020 2:25:30 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.â€

-- Donna Rockefeller
rocky8@optonline.net

10965 We are currently building a home in Viera. We purposely chose this area because of short terms rentals not being allowed. Please do not allow short term rentals which would greatly effect the peace and quite of these unincorporated neighborhoods.

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

From: [Patti Ellis](#)
To: [Abbate, Frank B](#)
Subject: Absolutely against Amendment to Chapter 62 relating to Vacation Rentals and ask that you NOT vote for the change
Date: Thursday, December 3, 2020 10:51:57 AM

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

>
> We specifically chose a home, a single family residence, in a small neighborhood (Mark's Landing) in south Melbourne Beach, specifically based on the lack of activity—of all sorts. We made the decision on the protected zoning of our home, our neighbors and the community at large down here. (We purposely did not choose any of the more active areas that have hotels, restaurants, stores, and the like). We have visited other areas of Florida, ie Rosemary Beach, FL—nice place to vacation for a weekend but wouldn't want to live and pay full taxes there. Melbourne Beach is the place we chose, and pay our \$6000+ share of taxes for the NON-SHORT-TERM RENTAL area it is.

>
> As a constituent of your District, I urge you to vote NO on the Amendment to Chapter 62, Article VI, Zoning Regulations relating to Vacation Rentals!

>
>
>
>
> Sincerely,
>
> Patti Ellis
> pmerve@aol.com
>
>
>

From: dccapemay@aol.com
To: [Abbate, Frank B](#)
Subject: BOCC Meeting 12/8/20 Zoning Changes
Date: Thursday, December 3, 2020 4:57:01 PM

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

Good Afternoon:

I live in Melbourne Shores. I oppose any changes to the zoning that would allow daily rentals in residential neighborhoods.

The changes being proposed are unequally targeting us, those who live in the “unincorporated area of Brevard County.” The proposed changes to our community would be massive and devastating. The other 16 towns in the county are safe from this new ordinance. With our protected residential zoning taken away it would allow an intense commercial use in the middle of our residential area. I am glad the other parts of Brevard County is safe from this and I hope they are not the next target of this rezoning.

I heard of Airbnb before and thought "wow that sounds really interesting". It never occurred to me that their business model is to actually move into residential communities like mine, set up a hotel business next door only 20 feet away. I just assumed they would go into commercially zoned areas that had proper buffers from Family neighborhoods.

A similar attempt of an Airbnb takeover is going on in the Keys. It prompted Monroe County Attorney, Bob Shillinger to say, “Zoning laws have been in place since the 1920s,” he said. “This essentially is allowing a commercial enterprise in a residential district. It’s the equivalent of putting a hotel in a residential district.” I don’t think there is any better way to say it !

If the driving force behind the rezoning is tourist driven then I say lets examine what can be done to satisfy the tourist and visitor's needs? There are currently about 10,225 Hotel rooms of a various shapes,

sizes, locations throughout Brevard County not including all the RV Parks, Campgrounds and Camping Resorts. Plenty of very unique and interesting daily rental options already exist for the tourists here in Brevard County.

A better fit for Airbnb type daily rentals would be to re-imagine troubled Time Share Resorts, outdated hotels or small motels that need a cash infusion and a better business model to evolve to the next level. Those types of residential properties needing renovation and a new image are dotted all over the county. Most of them have the correct zoning and the residential buffers already in place. They could be the economic drivers for the county. The County could work with those existing properly zoned buildings, create tax incentives, joint ventures with Developers that would fit the Airbnb model perfectly. All winners, no losers.

If the driving force behind the zoning effort is to create an income stream for property owners, under current zoning they can lease their home annually or seasonally. Seasonal rentals can be be very lucrative. Currently what is in demand here are Seasonal Rentals that are 91 to just over 120 days. Many seasonal/snowbirds stay from December to April and they return year after year.

Please help us save our communities and vote no to any zoning changes. By considering alternative options, everyone can win.

Thank you so much for your consideration,

Dolores Conway

Objection
Vacation
Rentals

From: [Barbara Fredell](#)
To: [Abbate, Frank B](#)
Subject: Daily Rentals
Date: Friday, December 4, 2020 1:09:30 PM

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

Please vote NO!

Sent from my iPhone

From: [Bentley, Eden](#)
To: [Roth, Joy](#)
Subject: FW: Absolutely against Amendment to Chapter 62 relating to Vacation Rentals and ask that you NOT vote for the change
Date: Thursday, December 3, 2020 12:23:22 PM

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

From: Patti Ellis <pmerve@aol.com>
Sent: Thursday, December 3, 2020 10:51 AM
To: Bentley, Eden <Eden.Bentley@brevardfl.gov>
Subject: Absolutely against Amendment to Chapter 62 relating to Vacation Rentals and ask that you NOT vote for the change

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

>
> We specifically chose a home, a single family residence, In a small neighborhood (Mark's Landing) in south Melbourne Beach, specifically based on the lack of activity—of all sorts. We made the decision on the protected zoning of our home, our neighbors and the community at large down here. (We purposely did not chose any of the more active areas that have hotel, restaurants, stores, and the like). We have visited other areas of Florida, ie Rosemary Beach, FL—nice place to vacation for a weekend but wouldn't want to live and pay full taxes there. Melbourne Beach is the place we chose, and pay our \$6000+ share of taxes for the NON-SHORT-TERM RENTAL area it is.
>
> As a constituent of your District, I urge you to vote NO on the Amendment to Chapter 62, Article VI, Zoning Regulations relating to Vacation Rentals!
>
>
>
> Sincerely,
>
> Patti Ellis
> pmerve@aol.com
>
>
>

From: [Bentley, Eden](#)
To: [Roth, Joy](#)
Subject: Fw: BOCC Meeting 12/8/20
Date: Thursday, December 3, 2020 4:59:07 PM

From: dccapemay@aol.com <dccapemay@aol.com>
Sent: Thursday, December 3, 2020 4:58 PM
To: Bentley, Eden <Eden.Bentley@brevardfl.gov>
Subject: BOCC Meeting 12/8/20

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

Good Afternoon:

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equivalent of putting a hotel in a residential district.” I don’t think there is any better way to say it !

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Please help us save our communities and vote no to any zoning changes. By considering alternative options, everyone can win.

Thank you so much for your consideration,

Dolores Conway

From: [Bentley, Eden](#)
To: [Roth, Joy](#)
Subject: Fw: Daily rentals
Date: Friday, December 4, 2020 1:33:50 PM

From: Barbara Fredell <barbarafredell@gmail.com>
Sent: Friday, December 4, 2020 1:09 PM
To: Bentley, Eden <Eden.Bentley@brevardfl.gov>
Subject: Daily rentals

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

Please vote NO!

Sent from my iPhone

From: [Bentley, Eden](#)
To: [Roth, Joy](#)
Subject: Fw: I do not support Daily Vacation Rentals
Date: Friday, December 4, 2020 7:50:18 AM

From: Paul Parkinson <paulp@motoxmuseum.com>
Sent: Friday, December 4, 2020 6:47 AM
To: Bentley, Eden <Eden.Bentley@brevardfl.gov>
Subject: I do not support Daily Vacation Rentals

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

Dear Eden,

I am writing as a resident of Brevard county to ask that you do not support the rezoning in Brevard county to allow daily vacation rentals. I have seen the negative effects of this firsthand. My parents live in another city that allows daily rentals and this becomes a way to have party rentals. In one case of the house 4 doors from my parents, there was a shooting and death at one of these parties.

I am not one who believes in placing restrictions on fellow residents however this type of rental is typically not done by residents but out-of-county individuals that are solely profit-oriented.

Respectfully,

Paul Parkinson
1850 Atlantic St,
Melbourne Beach, FL

From: [Bentley, Eden](#)
To: [Roth, Joy](#)
Subject: Fw: No Daily Rentals
Date: Friday, December 4, 2020 7:50:27 AM

From: Linda Barger <lba3508607@gmail.com>
Sent: Friday, December 4, 2020 5:54 AM
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.

Dear Mr. Bentley,

As homeowners of unincorporated Brevard County for 40+ years, 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. In the past, we have had county

commissioners who changed our zoning laws for their personal profit, which is how we ended up with

a few high-rise condos in our area.

We do not want our quiet residential neighborhoods to be converted to weekly, daily or hourly rentals.

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

We do not want changes to our zoning that will negatively affect our quality of life, or negatively affect

our neighborhoods, beaches, wildlife and beautiful natural environments.

Sincerely,

Charles and Linda Barger

From: [Bentley, Eden](#)
To: [Roth, Joy](#)
Subject: Fw: No On Daily Rentals
Date: Thursday, December 3, 2020 1:48:14 PM

From: Myron Wozniak <thewozz@mindspring.com>
Sent: Thursday, December 3, 2020 1:23 PM
To: Bentley, Eden <Eden.Bentley@brevardfl.gov>
Subject: No On Daily Rentals

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

Dear Mrs Bentley,

we live in Brevard County on 408 Hiawatha Way and like to express that we are against the Vacation Rental rezoning.

Allowing daily rentals would increase Crime, traffic, strangers moving in and out of properties. This is our community where elderly as well as family with children live to be save.

Let me ask you, would you want to raise your family or have your elderly parents in a house that is next to a weekly or daily rental ?

I urge you please do not move forward with rezoning our beautiful neighborhood to allow daily rentals

Veronika Wozniak

From: [Bentley, Eden](#)
To: [Roth, Joy](#)
Subject: Fw: No vacation rentals!
Date: Friday, December 4, 2020 1:34:10 PM

From: Daniel Restis <danrestis@icloud.com>
Sent: Friday, December 4, 2020 1:32 PM
To: Bentley, Eden <Eden.Bentley@brevardfl.gov>
Subject: No vacation rentals!

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

If you truly represent the will of the people you will vote against allowing vacation rentals.
Dan Restis
[380 Hiawatha Way](#)
[Melbourne Beach, Fl 32951](#)
[321-373-5084](#)

Sent from my iPhone

From: [Bentley, Eden](#)
To: [Roth, Joy](#)
Subject: FW: Short Term Rentals -The System Worked For US!
Date: Friday, December 4, 2020 9:56:36 AM

From: Ben Cabrera <bentcabrera@gmail.com>
Sent: Friday, December 4, 2020 9:49 AM
To: Bentley, Eden <Eden.Bentley@brevardfl.gov>
Subject: Short Term Rentals -The System Worked For US!

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

I am writing you about the proposed zoning changes for short term rentals. I will keep this short but I can share the whole story with you as well if you are interested.

We live in unincorporated Indialantic, not too far south of Eau Gallie. We had a short term rental open up next door to us a couple of years ago. When it opened, it was daily and it was horrible. New people every few nights partying until 5 in the morning and waking up my kids. (my twins were only 2 at the time and their bedroom was 12' away from the rental) After exhaustive efforts to get them to follow the zoning, I filed a complaint with code enforcement. Code enforcement did an excellent job and shut it down within a few weeks and they began following the 90 day rule. It has been SO much better ever since. The people staying there now have more accountability and more respect for our family and neighbors. We want neighbors and community, not party people that do not care at all about our community.

I was so amazed that the system actually worked for us and now this proposal is going to take all that away.

Please help us. We are just trying to raise our family (4 kids, 2 dogs and a cat) in the community that we grew up in. My family had been here since the 60's and my wife is 3rd generation Melbourne. We did not purchase our home 10 years ago to live next door to a motel. We have amazing neighbors and a real community on our little street. We want more good neighbors.

Thank you for your time and hope to hear from you soon.

Thanks,

Ben Cabrera

From: [Bentley, Eden](#)
To: [Roth, Joy](#)
Subject: Fw: Zoning Changes
Date: Friday, December 4, 2020 1:34:39 PM

From: Cheryl Hernandez <firemangirl@icloud.com>
Sent: Friday, December 4, 2020 1:11 PM
To: Bentley, Eden <Eden.Bentley@brevardfl.gov>
Subject: Zoning Changes

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

Dear Ms Bentley,

We bought our home in the south beaches because of the quiet residential neighborhood, low density, low rental ratio and limits on future development. Adding short term rentals will change all of that. We understood when we purchased our home that we had a safety net in place with the current zoning. Please honor that unspoken “contract” by voting against this drastic change.

In 2006, a lot of time and research went into developing our current zoning regulations to protect residential neighborhoods from commercialization.

The final draft of the ordinance revision shows the addition of Vacation Rental in EVERY residential area that does not already contain Resort Dwelling. The color coded chart comparing current resort dwelling code allowances, and the proposed vacation rental ordinance, demonstrates this dramatically.

Brevard Code 62-1102 defines Resort Dwelling ... as a rental less than 90 days and states that a resort dwelling is commercial use, therefore “Vacation Rental” since it is a rental less than 30 days, would be considered commercial as well.

This ordinance revision will insert commercial use into each and every residentially zoned classification.

We don’t want a virtual “Motel 6” across the street or next door.

To open up every residential area to these types of rentals will be the end of the life we so cherish here now. In other areas where this has happened, homeowners eventually moved out as the influx of tourists with no tie to the community, became too much to deal with.

We believe this change is NOT in the best interest of the community at large.

Please advise a vote of “NO” to Amendments to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rental as a Permitted Use in Certain Zoning Classifications.

Respectfully,
Frank and Cheryl Hernandez

From: [Paul Parkinson](#)
To: [Abbate, Frank B](#)
Subject: I do not support Daily Vacation Rentals
Date: Friday, December 4, 2020 6:47:33 AM

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

Dear Frank,

I am writing as a resident of Brevard county to ask that you do not support the rezoning in Brevard county to allow daily vacation rentals. I have seen the negative effects of this firsthand. My parents live in another city that allows daily rentals and this becomes a way to have party rentals. In one case of the house 4 doors from my parents, there was a shooting and death at one of these parties.

I am not one who believes in placing restrictions on fellow residents however this type of rental is typically not done by residents but out-of-county individuals that are solely profit-oriented.

Respectfully,

Paul Parkinson
1850 Atlantic St,
Melbourne Beach, FL

From: [Brent Burns](#)
To: d.1commissioner@brevardfl.gov; d.2commissioner@brevardfl.gov; d.3commissioner@brevardfl.gov;
d.4commissioner@brevardfl.gov; d.5commissioner@brevardfl.gov; [Abbate, Frank B](#); [Bentley, Eden](#)
Subject: No Daily Rentals
Date: Friday, December 4, 2020 10:33:13 AM

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

Dear Brevard Commissioner / Manager / Attorney,

Thank you for serving the residents of Brevard County.

I am AGAINST changing the zoning codes of our unincorporated residential neighborhoods to allow short term rentals. Please vote NO on this amendment. I have visited other towns in Florida where short term rentals are allowed and I was able to see first hand what could happen here in Brevard.

We seem to have plenty of hotels throughout our county to support visitors. I also believe that our hospitality workers need our support. Driving visitors away from these hotels will negatively impact our local workforce.

Thank you for considering my opinion on the matter.

Brent Burns
321-777-3238
709 Hummingbird Dr
Indialantic

From: [Alan Burton](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D4](#); [Commissioner, D5](#); [Abbate, Frank B](#); [Bentley, Eden](#); [Commissioner, D3](#)
Subject: No Daily Rentals
Date: Friday, December 4, 2020 12:07:26 PM

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

Dear Commissioners,

My wife and I greatly oppose the rezoning of unincorporated Brevard County to allow daily vacation rentals. WE DO NOT WANT DAILY VACATION RENTALS IN OUR NEIGHBORHOOD!!!

Sincerely,
Alan and Beverly Burton
1907 Cedar Lane
Melbourne Beach, FL
32951

Al Burton
Aburton12@cfl.rr.com

From: [Linda Barger](#)
To: [Abbate, Frank B](#)
Subject: No Daily Rentals
Date: Friday, December 4, 2020 5:48:09 AM

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

Dear Mr. Abbate,

As residents of Brevard County for 40+ years, 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. In the past, we have had county commissioners who changed

our zoning laws for their personal profit, which is how we ended up with a few high-rise condos in our area.

We do not want our quiet residential neighborhoods to be converted to weekly, daily or hourly rentals.

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

We do not want changes to our zoning that will negatively affect our quality of life, or negatively affect

our neighborhoods, beaches, wildlife and beautiful natural environments.

Sincerely,

Charles and Linda Barger

From: fred_holdsworth
To: d1.comissioner@brevardfl.gov
Cc: [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [Abbate, Frank B](#); [Bentley, Eden](#)
Subject: NO DAILY RENTALS
Date: Thursday, December 3, 2020 3:36:30 PM

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

Hello Comissioners,

I strongly oppose the daily rentals for Melbourne Beach.

Frederick James Holdsworth III
321-720-4744

From: [Myron Wozniak](#)
To: [Abbate, Frank B](#)
Subject: No on Daily Rentals
Date: Thursday, December 3, 2020 1:08:01 PM

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

Dear Mr Abbate,

we live in Brevard County on 408 Hiawatha Way and like to express that we are against the Vacation Rental rezoning.

Allowing daily rentals would increase Crime, traffic, strangers moving in and out of properties. This is our community where elderly as well as family with children live to be save.

Let me ask you, would you want to raise your family or have your elderly parents in a house that is next to a weekly or daily rental ?

I urge you please do not move forward with rezoning our beautiful neighborhood to allow daily rentals

Veronika Wozniak

From: [Cindy Forstall](#)
To: [Abbate, Frank B](#)
Subject: No short term rentals please
Date: Friday, December 4, 2020 10:22:30 AM

[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.

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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.

Cindy Forstall

321-676-5307

331 Avenida Del Mar

Indialantic, FL 32903

From: [Daniel Restis](#)
To: [Abbate, Frank B](#)
Subject: No vacation rentals!
Date: Friday, December 4, 2020 1:31:55 PM

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

If you truly represent the will of the people you will vote against allowing vacation rentals.

Dan Restis

[380 Hiawatha Way](#)

[Melbourne Beach, Fl 32951](#)

[321-373-5084](#)

Sent from my iPhone

From: [Laurie Guiser](#)
To: [Commissioner, D3](#); [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D4](#); [Commissioner, D5](#); [Abbate, Frank B](#); [Bentley, Eden](#)
Subject: OPPOSITION to Code 62 Amendment
Date: Friday, December 4, 2020 10:01:12 AM

[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.

The rental on the opposite side of A1A from us is a constant source of disruption, trash, trespassing and endangerment to the gopher tortoises that live in the area on the minute amount or remaining undeveloped land. Earlier this year, the renters knocked down a power pole in the middle of the night, causing frustration, fear, and disruption to our elderly neighbours. Our property was trespassed, damaging native landscaping and natural habitats.

On another occasion earlier this year, a pick up truck drove well up into our land, smashing in the front of a gopher tortoise burrow. This was reported to FWC. We frantically dug out the opening and met the juvenile gopher tortoise digging from the inside. Fortunately, we found the situation right away and was able to open the burrow. This is a consequence of environment insensitive activity in our neighbourhoods that should not be increased by opening it up to more rentals and traffic. We have a delicate balance now between the residential use and the preservation. Do not elect to make it worse. It is our responsibility together to properly look after this natural area and prevent it from being destroyed. DO YOUR PART.

WE ARE NOT ZONED FOR HOTELS. The proposed zoning change goes against

The Comprehensive Land Use Plan for our precious barrier island environment. My entire neighborhood is up in arms about this issue. No one wants a hotel in the house next door.

PLEASE VOTE TO OPPOSE ANY CHANGES TO OUR RESIDENTIAL ZONING.

I DO NOT WANT DAILY RENTALS IN MY NEIGHBORHOOD

Paul and Laurie Guiser

256 Nikomas Way
321-327-8462

From: [Michael Giancarlo](#)
To: [Abbate, Frank B](#)
Cc: [Melissa Giancarlo](#)
Subject: Please: No Daily Rentals
Date: Friday, December 4, 2020 11:06:53 AM

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

Dear County Manager Abbate:

My wife and I are opposed to the contemplated change of our existing zoning to allow daily rentals. Please note that we are opposed to any changes in the current 2006 exemption.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. The proposed zoning change goes against The Comprehensive Land Use Plan for our precious barrier island environment.

Please vote to oppose any changes to our existing residential zoning as we do not want nor wish any daily rentals in our neighborhood.

Thank you for your service and consideration.

Michael & Melissa Giancarlo
7829 S Highway A1A
Melbourne Beach, FL 32951
201.270.7665

Maurice Arcadier, MBA*
Stephen J. Biggie, Esq.
Joseph C. Wood, Esq.
Ethan B. Babb, Esq



LAW OFFICES OF
ARCADIER, BIGGIE & WOOD
A Full Service, AV Rated Law Firm

Eve Travis, Esq. †
Amina Levy, Esq. †
Michael Douglas, Esq. †

December 3, 2020

VIA FED EX

Attn: Board of County Commissioners
2725 Judge Fran Jamieson Way, C-201
Viera, Florida 32940

**Re: PUBLIC COMMENT TO ORDINACE AND AMENDMENTS
62-1841.5.5, 62-1945.2, 62-1102**

Dear County Commissioners:

This firm represents the legal and property interests of **Mr. Wendell Mazelow** and the corporate interests of Seashell Suites, Inc. a Florida Corporation DBA Seashell Suites Resort henceforth addressed as Seashell Suites.

Mr. Mazelow is a resident within the proposed changes to Chapter 62, Article VI, Zoning Regulations relating to residential vacation rentals. Mr. Mazelow is also an owner of Seashell Suites, located at: 8795 S Hwy A1A, Melbourne Beach, FL 32951 Seashell Suites is a local small business that operates a nine room motel and is also adversely affected by the proposed amendment.

The purpose of this letter is to object to the proposed subject changes and to delineate the adverse effects such proposed changes would have to residents in the affected areas as well as the business detriment to the hospitality industry that is affected in the subject area, particularly the A1A corridor.

The zoning ordinances were in effect prior to June 1, 2011 and therefore, they are exempt from F.S. 509.242(1)c The proposed amendments would eliminate the "grandfathered" protections and allow unwanted expansion of the short term, or even, the hourly rentals.

Residential Objections:

As is evident by the code enforcement cases which were substantiated by the County in the subject residential areas, residents like Mr. Mazelow will be subjected to excessive noise, late noise, and unwelcomed traffic. Indeed, changing the zoning classification defeats the intent of many residents in choosing to live in the subject residential neighborhood. Many residents, including Mr. Mazelow, bought



his home in the residential neighborhood because the residential neighborhood was free from commercial endeavors, noise and provided the quiet comforts associated with a residential home. To change the zoning to permit resort dwellings and short-term rentals obviates the intent set out by most residents who purchased homes in the subject residential areas.

Moreover, permitting short term rentals, including weekly, daily, or even hourly, invites out-of-town strangers, some of which will have criminal records, including convicted sexual child predators. The residential neighborhood houses numerous public playgrounds, day cares and facilities. Pursuant to F.S. 775.215, convicted predators are not permitted to be within 500 feet of a school, or playground. Florida Law requires predators to register where they live. However, for short term rentals, no such protection exists. If this ordinance is permitted to modify the residential neighborhoods to short term rentals, sexual predators will be free to circumvent the protections afforded by F.S. 509.032(7)(b) and meander around children. Indeed, these child sexual predators will be invited into our residential neighborhoods.

Additionally, most of the short-term rentals would inevitable be rented to short term vacationers which oftentimes change their behavior to accommodate vacationing habits such as loud music, drinking, violence, and late-night parties.

Furthermore, parking is a limited resource in the residential properties near the beach. Cars will be parking in the streets and overwhelming the infrastructure.

The result of passing the proposed ordinance will inevitably result in the diminishment of residential value, including forfeiting the quiet peace and enjoyment for all residential homes who relied in the restrictions set in place.

Business Objections (By Seashell Suites).

Compounding to the residential downfall, which is being proposed, is the commonsense business objections which the ordinance would be causing to undermine local motels. Seashell Suites invests significant time and resources in the elaborate rules and regulations which it is subject to.

It begs to question why the Board of County Commissions would entertain a proposal which would devastate legitimate businesses who comply with all property taxes, tourist tax, occupation licensure, fire codes, and ADA codes, while legitimizing the conversion of residential properties who will be free to circumvent the rules and regulations which subject the motels to significant costs and expenses. The government is in effect picking winners and losers and cutting a significant portion of its tax revenues and will be putting numerous motels out of business.

How will Seashell Suites compete with the [Johns] and [Marries] who rent out rooms in their house at reduced prices, and who would be legally permitted to obviate the Hotel and Resort fees and taxes collected by Brevard County, and also obviate numerous strict regulations which subject motels to invest significant resources in complying with laws such as the American with Disabilities Act (ADA AA), occupancy thresholds, insurance, and labor costs.

How will Seashell Suites compete with the [Johns] and [Marries] who rent out rooms without any supervision as to what goes on in the rooms. Motels such as Seashell Suites always has present at least

one responsible adult at the facility to ensure safety for all guests and the community, as well as prevent debaucheries and other unethical acts which are not tolerated in legitimate motels.

The result will be the obliteration of the peaceful character of the motels and hotels in the area who attract romantic peaceful getaways. In its place, the end result will be numerous motels and hotels not able to endure the adverse economic impact of the afore-stated, and invite an unregulated body of people to circumvent the regulations and efforts which are duly paid by the local hospitality businesses.

On behalf of my clients, I urge you to reconsider the proposed ordinance and object to changing the zoning restrictions which predate the June 2011 effect of F.S. 509.242(1)c

Sincerely,

A handwritten signature in black ink, appearing to read "Maurice Arcadier". The signature is fluid and cursive, with a long horizontal stroke at the beginning and a large, sweeping flourish at the end.

Maurice Arcadier
Attorney for Seashell Suites and Wendell Mazelow

Objection
Vacation
Rentals

From: [Faith Riccilli](#)
To: [Abbate, Frank B](#)
Subject: Rezoning & daily rentals
Date: Friday, December 4, 2020 9:47:54 AM

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

I am Faith Riccilli, a resident of Melbourne Beach (112 Windrush Pl.) and would like to voice my OPPOSITION to Daily Rentals, the rezoning of the unincorporated areas of Brevard County, the changing of our Comprehensive Plan and our 2006 Ordinance.

Faith Riccilli
321-474-2079
Sent from my iPhone

From: [Bentley, Eden](#)
To: [Roth, Joy](#)
Subject: FW: Vacation Rentals - Undoing the Damage - AZ Legislator Op/Ed 02-26-2020
Date: Thursday, December 3, 2020 12:43:25 PM
Attachments: [Vacation Rentals - AZ Legislator 02-26-2020 - Reader View.docx](#)

From: Robert J. Pinizzotto, Esquire <bob@pinizzotto.com>
Sent: Thursday, December 3, 2020 9:39 AM
Subject: Vacation Rentals - Undoing the Damage - AZ Legislator Op/Ed 02-26-2020

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

Dear Commissioner:

I am not sure whether I will be able to attend Tuesday's County Commissioners' Meeting and I wanted to make sure I contacted you to implore you to vote against the proposed zoning change that would allow "vacation rentals."

Sometimes, I think it is best that we learn from history from someone that has lived it - and therefore I am attaching to this email an Op/Ed piece from an AZ Legislator who regrets allowing "vacation rentals" to be permitted in localities in AZ. To put it nicely, they have been trying for four (4) years to undue the DAMAGE that vacation rentals have had in the entire state of AZ.

Please consider the impact to property owners who may live next door, on the same street, or in the same neighborhood of a "vacation rental" owned by an LLC, a Corporation, and out of state owner, etc.

And please consider the impact on Code enforcement, law enforcement, tax base, etc.

When you do, I hope and trust you will agree with the Op/Ed of John Kavanaugh, again, attached to this email.

Thank you for your service to our county and our communities.

All the best,

Bob

Robert J. Pinizzotto, Esquire

Sent from my mobile device. Please excuse my brevity and any typos.

Florida should not repeat Arizona's mistake on vacation rental pre-emption law.

by: John Kavanagh

[Special to the Sun Sentinel:

Feb 26, 2020

Edited by: Bob Pinizzotto - Original attached.]

As an Arizona legislator who watched his state legislature enact a bill that allows state wide vacation rentals I've seen firsthand the consequences this legislation had on communities in my state and what could be in store for Brevard County, FL.

Florida and Arizona have a lot of similarities. Both are among the most visited states in the country and the most popular states for retirees. Both states are also experiencing a serious housing crisis, as Arizona and Florida are among the five states with the most severe affordable housing shortages in the country.

But as home to seven of the 10 U.S. cities with the most Airbnb listings per capita, Florida is poised to feel even more of the negative effects of vacation rentals if they become legally permissible.

Since vacation rentals have been permitted throughout AZ, my colleagues in the legislature have been struggling for the last four legislative sessions to undo the damage caused by this legislation.

If Brevard's County Commissioners permit vacation rentals, they would be opening the door to the unintended consequences that have burdened Arizona, as this zoning change will give real estate investors free rein to replace residential homes in residential neighborhoods with short-term rental operations.

We didn't expect that real estate investors, LLCs and commercial operators were going to buy houses for the sole purpose of operating them as vacation rentals. We didn't envision that houses rented exclusively for parties, weddings and large events would pop up in

formerly quiet neighborhoods. We didn't anticipate that a tourist destination like Sedona would see almost a third of its housing convert to short-term rentals, creating an affordable housing crisis that has forced out families and caused one of the city's two elementary schools to close.

In the town of Scottsdale in my district, one condo complex near downtown was almost exclusively occupied by retired seniors. Now about half of the units operate as short-term rentals.

With the explosion of Airbnb and VRBO in the past few years, the problems have grown. Noise, parties and illegal activities have drastically increased in our communities.

As a former police officer, I understand the challenges of enforcing violations on these abuses and preventing them from repeating, particularly when it's a new group of people coming in every few days. I also know the drain this causes on our local law enforcement resources — resources that are funded by local tax-paying residents. **Now each session, my fellow lawmakers and I are working to fix the damage.**

Based on my first-hand experience, I encourage the Brevard County Commissioners to strongly consider the impacts of this proposed zoning change and look to Arizona as a case study and a warning.

I'm a conservative and a strong proponent of people's property rights. But if I'm living next to one of these houses, I've got property rights too.

Localities must be able to balance the demand of tourism with the well-being of their own residents. Zoning changes like the legislation currently being debated in Brevard would eliminate communities' ability to protect their neighborhoods from commercial businesses operating in residential neighborhoods.

Florida should not repeat Arizona's mistake on vacation rental pre-emption law | Opinion

By John Kavanagh

[Special to the Sun Sentinel:
Feb 26, 2020]

As the Florida Legislature considers a state preemption bill this session that would take away authority from local governments to regulate short-term vacation rentals, I offer a unique perspective as an Arizona legislator who watched his state legislature enact the same bill.

In 2016, Arizona passed a vacation rental law almost identical to the legislation currently being considered by Florida legislators. I've seen firsthand the consequences this legislation had on communities in my state and what could be in store for the Sunshine State.

Florida and Arizona have a lot of similarities. Both are among the most visited states in the country and the most popular states for retirees. Both states are also experiencing a serious housing crisis, as Arizona ranks third and Florida ranks fourth among the five states with the most severe affordable housing shortages in the country.

But as home to seven of the 10 U.S. cities with the most Airbnb listings per capita, Florida is poised to feel even more of the negative effects of vacation rental preemption if it were to pass and become law.

Since the passage of Arizona's bill, my colleagues in the legislature have been struggling for the last four legislative sessions to undo the damage caused by this legislation.

If Florida's legislators pass SB 1128 and HB 1011, they would be opening the door to the unintended consequences that have burdened Arizona, as this legislation will give real estate investors free rein to replace residential homes in residential neighborhoods with short-term rental operations.

We didn't expect that real estate investors, LLCs and commercial operators were going to buy houses for the sole purpose of operating them as vacation rentals. We didn't envision that houses rented exclusively for parties, weddings and large events would pop up in formerly quiet neighborhoods. We didn't anticipate that a tourist destination like Sedona would see almost a third of its housing convert to short-term rentals, creating an affordable housing crisis that has forced out families and caused one of the city's two elementary schools to close.

In the town of Scottsdale in my district, one condo complex near downtown was almost exclusively occupied by retired seniors. Now about half of the units operate as short-term rentals.

Proponents of this legislation might be well-intentioned, but by removing local control of short-term rental policy, legislators in Florida would be stripping their cities and towns of a critical duty that local government is uniquely qualified and best positioned to handle.

With the explosion of Airbnb and VRBO in the past few years, the problems have grown. Noise, parties and illegal activities have drastically increased in our communities.

As a former police officer, I understand the challenges of enforcing violations on these abuses and preventing them from repeating, particularly when it's a new group of people coming in every few days. I also know the drain this causes on our local law enforcement resources — resources that are funded by local tax-paying residents.

Now each session, my fellow lawmakers and I are working to fix the damage. Returning local control over short-term rentals is one of the only issues that has gathered bipartisan support in the Arizona legislature. Based on my first-hand experience, I encourage Florida lawmakers to strongly consider the impacts of this proposed legislation and look to Arizona as a case study and a warning.

I'm a conservative and a strong proponent of people's property rights. But if I'm living next to one of these houses, I've got property rights too. Localities must be able to balance the demand of tourism with the well-being of their own residents. Preemption bills like the legislation currently being debated in Tallahassee would eliminate communities' ability to protect their

neighborhoods from commercial businesses operating in residential neighborhoods.

John Kavanagh is a Republican state representative from Fountain Hills, Arizona.

From: [Ben Cabrera](#)
To: [Abbate, Frank B](#)
Subject: Short Term Rentals - The System Worked for ME !
Date: Friday, December 4, 2020 9:47:59 AM

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

Frank,

I am writing you about the proposed zoning changes for short term rentals. I will keep this short but I can share the whole story with you as well if you are interested.

We live in unincorporated Indialantic, not too far south of Eau Gallie. We had a short term rental open up next door to us a couple of years ago. When it opened, it was daily and it was horrible. New people every few nights partying until 5 in the morning and waking up my kids. (my twins were only 2 at the time and their bedroom was 12' away from the rental) After exhaustive efforts to get them to follow the zoning, I filed a complaint with code enforcement. Code enforcement did an excellent job and shut it down within a few weeks and they began following the 90 day rule. It has been SO much better ever since. The people staying there now have more accountability and more respect for our family and neighbors. We want neighbors and community, not party people that do not care at all about our community.

I was so amazed that the system actually worked for us and now this proposal is going to take all that away.

Please help us. We are just trying to raise our family (4 kids, 2 dogs and a cat) in the community that we grew up in. My family had been here since the 60's and my wife is 3rd generation Melbourne. We did not purchase our home 10 years ago to live next door to a motel. We have amazing neighbors and a real community on our little street. We want more good neighbors.

Thank you for your time and hope to hear from you soon.

Thanks,

Ben Cabrera

From: [Cheryl Hernandez](#)
To: [Abbate, Frank B](#)
Subject: Zoning Changes
Date: Friday, December 4, 2020 1:09:36 PM

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

Dear Mr Abbate,

We bought our home in the south beaches because of the quiet residential neighborhood, low density, low rental ratio and limits on future development. Adding short term rentals will change all of that. We understood when we purchased our home that we had a safety net in place with the current zoning. Please honor that unspoken “contract” by voting against this drastic change.

In 2006, a lot of time and research went into developing or current zoning regulations to protect residential neighborhoods from commercialization.

The final draft of the ordinance revision shows the addition of Vacation Rental in EVERY residential area that does not already contain Resort Dwelling. The color coded chart comparing current resort dwelling code allowances, and the proposed vacation rental ordinance, demonstrates this dramatically.

Brevard Code 62-1102 defines Resort Dwelling ... as a rental less than 90 days and states that a resort dwelling is commercial use, therefore “Vacation Rental” since it is a rental less than 30 days, would be considered commercial as well. This ordinance revision will insert commercial use into each and every residentially zoned classification. We don’t want a virtual “Motel 6” across the street or next door.

To open up every residential area to these types of rentals will be the end of the life we so cherish here now. In other areas where this has happened, homeowners eventually moved out as the influx of tourists with no tie to the community, became too much to deal with.

We believe this change is NOT in the best interest of the community at large.

Please vote “NO” to Amendments to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rental as a Permitted Use in Certain Zoning Classifications.

Respectfully,
Frank and Cheryl Hernandez