



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Public Hearing

H.2.

12/8/2020

**Subject:**

Amendments to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rental as a Permitted Use in Certain Zoning Classifications.

**Fiscal Impact:**

None

**Dept/Office:**

Planning and Development

**Requested Action:**

It is requested that the Local Planning Agency consider amendments to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rental as a Permitted Use in Certain Zoning Classifications.

**Summary Explanation and Background:**

The Board of County Commissioners (Board), on September 15, 2020, approved legislative intent and permission to advertise amendments to land development regulations to create a definition of vacation rental consistent with Section 509.242(1)(c), Florida Statutes, and identify vacation rental as a permitted use in certain zoning classifications. The Board further directed that code amendments be drafted to prevent conflict in zoning classifications between the current resort dwelling definition and allowances and proposed vacation rental definition and allowances.

The Florida Legislature adopted Section 509.032(7)(b), Florida Statutes, in order to limit the ability of local governments to regulate vacation rentals. Specifically, this statute provides that "[a] local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011". In addition to unincorporated Brevard, about half of the municipalities in the County had resort dwelling regulations in place prior to June 1, 2011. Some municipalities require additional annual applications and inspections.

Last fall, the County Attorney's Office was asked whether certain zoning restrictions pertaining to resort dwellings could be amended. Based on research conducted by the County Attorney's Office, it is possible for such changes to take place, but certain steps must be undertaken to avoid running afoul of the State's preemption language whereby local governments are prohibited from adopting regulations that prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals.

Specifically, in order to make changes to the existing zoning regulations pertaining to resort dwellings, it will be necessary for the County to adopt a new term, e.g., "vacation rental," that mirrors the State's definition. This

will need to be done to avoid a conflict between the State's definition of "vacation rental" and the County's current definition of "resort dwelling." As a result, any new zoning classification(s) that would allow vacation rentals would need to be permitted without any restrictions or conditions. The ordinances pertaining to resort dwellings that have been in place since before June 1, 2011, and that are not amended, will continue in operation.

### CURRENT CODE

In Section 62-1102 Brevard County Code (BCC), the County defines "resort dwelling" as any single-family dwelling or multi-family dwelling unit which is rented for periods of less than 90 days or three calendar months, whichever is less, or which is advertised or held out to the public as a place rented for periods of less than 90 days or three calendar months, whichever is less. For the purposes of Chapter 62, a resort dwelling is a commercial use. For the purposes of this definition, subleases for less than 90 days are to be considered separate rental periods. This definition does not include month-to-month hold-over leases from a previous lease longer than 90 days.

There are currently more than 50 zoning classifications in unincorporated Brevard County, spanning eight categories, below. Allowance of resort dwellings is dependent upon zoning classification, use, adjacent property use/zoning and sometimes location with respect to Highway A1A (A1A). These criteria determine whether resort dwellings are 1) permitted, 2) permitted with conditions, or 3) require a Conditional Use Permit (CUP).

1. Unimproved, Agricultural, Single-Family Residential - Resort Dwelling Permitted, Permitted with Conditions, or CUP Required
2. Multi-Family Residential - Resort Dwelling Permitted
3. Mobile Home Residential & Recreational Vehicular Park - Resort Dwelling Not Permitted
4. Planned Unit Developments (PUDs) - Resort Dwelling Permitted with Conditions or CUP Required
5. Commercial - Resort Dwelling Permitted
6. Tourist Commercial & Transient Tourist Use - Resort Dwelling Permitted
7. Industrial - Resort Dwelling Permitted
8. Special Classifications - Resort Dwelling Not Permitted Except in Farmton Multi-family in Workplace Zoning District

Generally, for the Unimproved, Agricultural and Single-Family Residential category, resort dwelling is a permitted use only in Single-Family Attached (RA-2-4, RA-2-6, RA-2-8, RA-2-10) and Residential Professional (RP) zoning classifications. For the remainder of the Unimproved, Agricultural, and Single-Family Residential zoning classifications, there must be a non-conforming multi-family use for a resort dwelling to be permitted with conditions. Barring a non-conforming multi-family use, the property must be west of A1A, with direct frontage to A1A or east of A1A without frontage restrictions. None of the A1A-dependent properties can abut single-family zoning or use, and these properties must request a CUP from the Board for resort dwelling. A review of zoning actions since 2014 reveals no CUP applications for resort dwellings, although there was a one Bed & Breakfast CUP in 2017 that was denied. Zoning staff reports approximately one inquiry per day regarding permissibility of resort dwellings. A recent search of code enforcements cases revealed approximately three complaints a month, about two-thirds of which are substantiated. There are about 200 code enforcement complaints of all types reported each month.

Resort dwellings that are permitted with conditions or listed as a conditional use in certain residential zoning classifications are governed by Sections 62-1841.5.5 and 62-1945.2 BCC, respectively. These code sections outline performance standards related to parking, maximum occupancy, excessive or late noise, local management, manager's responsibility, and penalties.

Although resort dwellings are permitted in commercial, industrial and tourist zoning classifications, by County definition, they must be single-family or multi-family dwelling units. Therefore, it would be rare to find non-conforming dwelling units in these zoning classifications. This, combined with some of the specific criteria for permitted with conditions and CUPs in other zoning classifications, limits the allowance of resort dwellings almost exclusively to multi-family or single-family attached residential zoning classifications as indicated by the attached maps.

### PROPOSED ORDINANCE REVISION

The proposed ordinance creates a definition of vacation rental in Section 62-1102:

Vacation Rental means any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family or multi-family dwelling unit that is also a transient public lodging establishment but that is not a timeshare project. A transient public lodging establishment means any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

Vacation Rental is proposed to be added as a permitted use to the following zoning classification categories as follows:

- Unimproved, Agricultural, Single-Family Residential - 1) Resort Dwelling already a Permitted Use, or 2) Vacation Rental added as a Permitted Use. All zoning classifications would, therefore, allow Resort Dwelling or Vacation Rental as a permitted use under the proposed modification.
- Multi-Family Residential - Resort Dwelling already a Permitted Use.
- Mobile Home Residential & Recreational Vehicular Park - Resort Dwelling not currently a Permitted Use. Vacation Rental added as Permitted Use.
- Planned Unit Developments (PUDs) - Resort Dwelling Permitted with Conditions or CUP Required. Vacation Rental added as a Permitted Use to all zoning classifications.
- Commercial - Resort Dwelling already a Permitted Use.
- Tourist Commercial & Transient Tourist Use - Resort Dwelling already a Permitted Use.
- Industrial - Resort Dwelling already a Permitted Use.
- Special Classifications - Resort Dwelling not currently a Permitted Use Except in Farmton (FARM-1) Multi-family in Workplace Zoning District; Vacation Rental added as a Permitted Use to FARM-1.

The Building and Construction Advisory Committee considered the proposed ordinance on November 18, 2020 and unanimously recommended against approval of the amendments with a vote of 3-0. The Local Planning Agency considered the proposed ordinance on November 23, 2020 and recommended against approval of the amendments with a vote of 4-3.

**OPTIONS FOR BOARD CONSIDERATION**

1. Proceed to the second Board public hearing scheduled on December 22, 2020.
2. Reject the proposed ordinance and direct staff to refine and implement website and other tools to assist with public understanding of the current resort dwelling regulations.
3. Reject the proposed ordinance and direct staff to continue administering current resort dwelling code language.
4. Provide other direction.

**Clerk to the Board Instructions:**

None



December 9, 2020

**MEMORANDUM**

**TO:** Tad Calkins, Planning and Development Director

**RE:** Item H.2. Amendments to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rental as a Permitted Use in Certain Zoning Classifications

The Board of County Commissioners, in regular session on December 8, 2020, denied amendments to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rental as Permitted Use in Certain Zoning Classifications; and canceled the second public hearing.

Your continued cooperation is greatly appreciated.

Sincerely yours,

**BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK**

*Kimberly Powell*  
Kimberly Powell, Clerk to the Board

/cld

ORDINANCE NO. 2020-\_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 62, LAND DEVELOPMENT REGULATIONS, CODE OF ORDINANCES OF BREVARD COUNTY, FLORIDA; AMENDING CHAPTER 62, ARTICLE VI, ZONING REGULATIONS, DIVISION 1, GENERALLY, SECTION 62-1102. DEFINITIONS AND RULES OF CONSTRUCTION, TO INCLUDE A NEW DEFINITION OF VACATION RENTAL; AMENDING SECTION 62-1331 GENERAL USE, GU, TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1332, PRODUCTIVE AGRICULTURAL, PA, TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1333, AGRICULTURAL, AGR, TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1334, AGRICULTURAL RESIDENTIAL, AU AND AU(L), TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1334.5, AGRICULTURAL RURAL RESIDENTIAL, ARR, TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1335, RURAL ESTATE USE, REU, TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1336, RURAL RESIDENTIAL, RR-1, TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1337, SUBURBAN ESTATE RESIDENTIAL USE, SEU, TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1338, SUBURBAN RESIDENTIAL, SR, TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1339, ESTATE USE RESIDENTIAL, EU, EU-1 AND EU-2, TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1340, SINGLE-FAMILY RESIDENTIAL, RU-1-13 AND RU-1-11, TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1341, SINGLE-FAMILY RESIDENTIAL, RU-1-9, TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1342, SINGLE-FAMILY RESIDENTIAL, RU-1-7, TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1401, RURAL RESIDENTIAL MOBILE HOME, RRMH-1, RRMH-2.5 AND RRMH-5, TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1402, SINGLE-FAMILY MOBILE HOME, TR-1 AND TR-1-A, TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1403, SINGLE-FAMILY MOBILE HOME, TR-2, TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1404, MOBILE HOME PARK, TR-3, TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1405, SINGLE-FAMILY MOBILE HOME COOPERATIVE, TRC-1, TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1406, RECREATIONAL VEHICLE PARK, RVP, TO INCLUDE VACATION RENTAL AS A PERMITTED USE AND RENUMBER EXISTING SUBSECTIONS TO

**ACCOMMODATE THIS ADDITION; AMENDING SECTION 62-1443, SAME – PERMITTED USES, PERTAINING TO PLANNED UNIT DEVELOPMENTS, TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1463, SAME – REZONING AND PERMITTED USES, PERTAINING TO RESIDENTIAL PLANNED UNIT DEVELOPMENTS TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1473, SAME – PERMITTED USES, PERTAINING TO TINY HOUSE PLANNED UNIT DEVELOPMENTS TO INCLUDE VACATION RENTAL AS A PERMITTED USE; AMENDING SECTION 62-1574, FARMTON MIXED USE ZONING OVERLAY DISTRICT, FARM-1, TO INCLUDE VACATION RENTAL AS A PERMITTED USE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AREA ENCOMPASSED; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES OF BREVARD COUNTY, FLORIDA.**

**WHEREAS**, the Board of County Commissioners has in place zoning regulations pertaining to resort dwellings that seek to ensure compatible land uses and responsible development; and

**WHEREAS**, the Florida Legislature adopted Section 509.032(7)(b), Florida Statutes, in order to limit the ability of local governments to regulate vacation rental. Specifically, this Statute provides that "[a] local law, ordinance, or regulation may not prohibit vacation rental or regulate the duration or frequency of rental of vacation rental. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011"; and

**WHEREAS**, Brevard County's regulations related to resort dwellings adopted prior to June 1, 2011, are currently grandfathered in; and

**WHEREAS**, the Board of County Commissioners, on September 15, 2020, approved legislative intent and permission to advertise amendments to land development regulations to create a definition of vacation rental consistent with Section 509.242(1)(c), Florida Statutes, and identify vacation rental as a permitted use in certain zoning classifications; and

**WHEREAS**, the Board of County Commissioners, on September 15, 2020, further directed that Code amendments be drafted to prevent conflict in zoning classifications between resort dwellings and vacation rental; and

**WHEREAS**, resort dwelling is currently defined in Section 62-1102 of the Brevard County Code as "any single family dwelling or multifamily dwelling unit which is rented for periods of less than 90 days or three calendar months, whichever is less, or which is advertised or held out to the public as a place rented for periods of less than 90 days or three calendar months, whichever is less. For the purposes of this chapter, a resort

dwelling is a commercial use. For the purposes of this definition, subleases for less than 90 days are to be considered separate rental periods. This definition does not include month-to-month hold-over leases from a previous lease longer than 90 days"; and

**WHEREAS**, the Building Construction Advisory Committee, November 18, 2020, reviewed the proposed ordinance and unanimously recommended against approval of the amendments by a vote of 3-0; and

**WHEREAS**, the Local Planning Agency, on November 23, 2020, reviewed the proposed ordinance and recommended against approval of the amendments by a vote of 4-3; and

**WHEREAS**, the Board of County Commissioners has reviewed the recommendations of the Local Planning Agency and the Building Construction Advisory Committee and has considered the comments of interested citizens in public hearing; and

**WHEREAS**, the Board of County Commissioners desires to permit vacation rental in the zoning classifications identified herein without affecting or modifying any other zoning regulations that are not addressed by this Ordinance change; and

**WHEREAS**, this Ordinance change does not affect any covenants, conditions, and/or restrictions that associations, as defined by Section 720.301(9), Florida Statutes, as may be amended, may have in place; and

**WHEREAS**, the Board of County Commissioners has determined that the proposed amendment serves a public benefit to residents of and visitors to Brevard County.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, as follows:**

Underline indicates additions. Strike-through indicates deletions.

**SECTION 1. Section 62-1102. Definitions and rules of construction.** Code of Ordinances of Brevard County, Florida, "Vacation Rental" definition is hereby created as follows:

Vacation Rental means any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family or multi-family dwelling unit that is also a transient public lodging establishment but that is not a timeshare project. A transient public lodging establishment means any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

**SECTION 2. Section 62-1331(1)a. General use, GU.** Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(1) Permitted uses.

a. Permitted uses are as follows:

Single-family detached residential dwelling.  
Parks and public recreational facilities.  
Private golf courses.  
Foster homes.  
Vacation Rental.

**SECTION 3. Section 62-1332(1)a. Productive agricultural, PA.** Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(1) Permitted uses.

a. Permitted uses are as follows:

Mobile home residential dwelling.  
One single-family dwelling unit.  
Tenant dwellings: Where there are 40 or more acres under the same ownership, one tenant dwelling unit is permitted for each five acres, not to exceed ten tenant dwelling units in total. Tenant dwelling units shall be set back 200 feet from all property under different ownership.  
All agricultural pursuits. The sale of products produced on the property and any other agricultural produce may be sold from roadside stands as provided in chapter 86, article IV.  
Raising and grazing of farm animals, fowl raising and beekeeping.  
Nurseries and horticultural pursuits.  
Parks and public recreational facilities.  
Pet kennels.  
Vacation Rental.

**SECTION 4. Section 62-1333(1)a. Agricultural, AGR.** Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(1) Permitted uses.

a. Permitted uses are as follows:

Single-family detached residential dwelling.

Mobile home residential dwelling.

Tenant dwellings: Where there are 20 acres or more of land under the same ownership, one tenant dwelling unit is permitted for each five acres, not to exceed a total of ten tenant dwellings.

Agricultural pursuits, including the packing and processing of commodities raised on the premises. The sale of products produced on the property and any other agricultural produce may be sold from roadside stands as provided in chapter 86, article IV.

Raising and grazing of animals.

Bed and breakfast inns.

Dude ranches, with a minimum site size of 40 acres.

Landscaping businesses.

Parks and public recreational facilities.

Pet kennels.

Plant nurseries and sale of plants raised on the premises.

Private golf courses.

Foster homes.

Vacation Rental.

**SECTION 5. Sections 62-1334(1)a.1. and 2. Agricultural residential, AU and AU(L).**  
Code of Ordinances of Brevard County, Florida, are hereby amended as follows:

(1) *Permitted uses.*

a. 1. Permitted uses within the AU classification are as follows:

Single-family detached residential dwelling.

All agricultural pursuits, including the packing, processing, and sales of commodities raised on the premises as provided in chapter 86, article IV.

Raising and grazing of animals.

Dude ranches, with a minimum area of 40 acres. Barns or stables shall be 200 feet from any property line.

Fowl raising and beekeeping.

Parks and public recreational facilities.

Plant nurseries.

Private golf courses.

Private camps.

Foster homes.

Vacation Rental.

2. Permitted uses within the AU(L) sub-classification are as follows:

Single-family detached residential dwelling.

Agricultural pursuits of a personal non-commercial nature.

Structures for the housing of livestock and animals shall not be permitted within 100 feet of any existing residence under different ownership, except where otherwise permitted in section 62-2108.

Parks and public recreational facilities.  
Foster homes.  
Vacation Rental.

**SECTION 6. Section 62-1334.5(1)a. Agricultural rural residential, ARR.** Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(1) Permitted uses:

a. Permitted uses are as follows:

Single-family detached residential dwelling.  
Manufactured homes.  
Modular homes.  
Tenant dwellings: One unit is permitted for each five acres of land under the same ownership. Tenant dwellings must be 100 feet from property of different ownership.  
Foster homes.  
Vacation Rental.

**SECTION 7. Section 62-1335(1)a. Rural estate use, REU.** Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(1) Permitted uses.

a. Permitted uses are as follows:

One single-family detached residential dwelling.  
Foster homes.  
Parks and public recreational facilities.  
Vacation Rental.

**SECTION 8. Section 62-1336(1)a. Section Rural residential, RR-1.** Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(1) Permitted uses.

a. Permitted uses are as follows:

One single-family dwelling.  
Parks and public recreational facilities.  
Private golf courses.  
Foster homes.  
Sewer lift stations.  
Vacation Rental.

**SECTION 9. Section 62-1337(1)a. Suburban estate residential use, SEU.** Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(1) Permitted uses.

a. Permitted uses are as follows:

One single-family detached residential dwelling.  
Parks and public recreational facilities.  
Private golf courses.  
Foster homes.  
Sewer lift stations.  
Vacation Rental.

**SECTION 10. Section 62-1338(1)a. Suburban residential, SR.** Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(1) Permitted uses.

a. Permitted uses are as follows:

One single-family residential detached dwelling.  
Parks and public recreational facilities.  
Private golf courses.  
Foster homes.  
Sewer lift stations.  
Vacation Rental.

**SECTION 11. Section 62-1339(1)a. Estate use residential, EU, EU-1 and EU-2.** Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(1) Permitted uses.

a. Permitted uses are as follows:

One single-family residential detached dwelling.  
Parks and public recreational facilities.  
Private golf courses.  
Foster homes.  
Sewer lift stations.  
Vacation Rental.

**SECTION 12. Section 62-1340(1)a. Single-family residential, RU-1-13 and RU-1-11.** Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(1) Permitted uses.

a. Permitted uses are as follows:

One single-family residential detached dwelling.  
Parks and public recreational facilities.  
Private golf courses.  
Foster homes.  
Sewer lift stations.  
Vacation Rental.

**SECTION 13. Section 62-1341(1)a. Single-family residential, RU-1-9.** Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(1) Permitted uses.

a. Permitted uses are as follows:

One single-family residential detached dwelling.  
Parks and public recreational facilities.  
Private golf courses.  
Foster homes.  
Sewer lift stations.  
Vacation Rental.

**SECTION 14. Section 62-1342(1)a. Single-family residential, RU-1-7.** Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(1) Permitted uses.

a. Permitted uses are as follows:

One single-family residential detached dwelling.  
Parks and public recreational facilities.  
Private golf courses.  
Foster homes.  
Sewer lift stations.  
Vacation Rental.

**SECTION 15. Section 62-1401(1)a. Rural residential mobile home, RRMH-1, RRMH-2.5 and RRMH-5.** Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(1) Permitted uses.

a. Permitted uses are as follows:

One single-family mobile home or detached dwelling unit.  
Parks and public recreational facilities.  
Private golf courses.  
Sewer lift stations.  
Foster homes.  
Vacation Rental.

**SECTION 16. Section 62-1402(1)a. Single-family mobile home, TR-1 and TR-1-A.** Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(1) Permitted uses.

a. Permitted uses are as follows:

Single-family mobile home units.  
Single-family detached dwelling units with minimum floor area of 600 square feet.  
Foster homes.  
Parks and public recreational facilities.  
Vacation Rental.

**SECTION 17. Section 62-1403(1)a. Single-family mobile home, TR-2.** Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(1) Permitted uses.

a. Permitted uses are as follows:

Single-family mobile home or detached dwelling units.  
Foster homes.  
Parks and public recreational facilities.  
Vacation Rental.

**SECTION 18. Section 62-1404(1)a. Single-family mobile home, TR-3.** Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(1) Permitted uses.

a. Permitted uses are as follows:

Mobile homes and modular coaches, exclusive of travel trailers and recreational vehicles.

Parks and public recreational facilities.  
Vacation Rental.

**SECTION 19. Section 62-1405(1)a. Single-family mobile home cooperative, TRC-1.** Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(1) Permitted uses.

a. Permitted uses are as follows:

The parking, storage or residential use of single mobile home units and modular coaches.

Parks and public recreational facilities.

Vacation Rental.

**SECTION 20. Section 62-1406(1). Recreational vehicle park, RVP.** Code of Ordinances of Brevard County, Florida, is hereby amended to insert a new Subsection d., and renumbering old Subsections d. and e. to read as new Subsections e. and f., respectively, as follows:

(1) Permitted uses.

a. Spaces or lots in RVP recreational vehicle parks may be used by a recreational vehicle or equivalent facilities constructed in or on automotive vehicles, or tents, or other shortterm housing devices, or park trailers, or cabins. Cabins or park trailers utilized for shortterm use may comprise no more than 20 percent of the permitted spaces or lots, and shall not exceed a maximum of 1,000 square feet each in size.

b. Nonrecreational services and administrative buildings are permitted.

c. Parks and public recreational facilities.

d. Vacation Rental.

ed. Permitted uses with conditions:

Convenience store as accessory use to recreational vehicle park.  
Preexisting use.

Recreational vehicle destination park. (see section 62-1841.5)

fe. Attachments to principal structures:

1. In no event shall the principal structure be expanded in any manner that changes the structure of the base unit.

2. Attachments are further limited as follows: No attachment or combination of attachments and accessory structures shall exceed 50 percent of the square footage of the recreational vehicle unit, not including a carport. An administrative approval for accessory buildings or attachments may be allowed up to a maximum of 100

percent of the square footage of the recreational vehicle unit as long as the additional square footage is consistent with the character of the surrounding area. Unless otherwise provided for in this chapter attachments shall have no kitchen facilities.

**SECTION 21. Section 62-1443(a). Same – Permitted Uses.**, pertaining to pertaining to planned unit developments, Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(a) The PUD zoning classification is designed to allow an applicant to submit a proposal for consideration, for any use or mixture of uses, and to allow the board of county commissioners to approve any proposal which it believes to be in the best interest of the public health, safety and welfare, along with any conditions or limitations thereon which the board of county commissioners deems advisable. Rezoning to the PUD zoning classification shall be an entirely voluntary procedure to be pursued only at the option of the applicant. Approval of the PUD zoning classification rests with the board of county commissioners, based upon its determination that the proposed development is in the best interests of the county. Vacation Rental is a permitted use within the PUD zoning classification. However no nonresidential land uses shall be permitted within the PUD unless the following criteria area met:

- (1) Nonresidential land uses accessory to planned residential uses may be requested within the PUD provided they meet one of the following locational criteria.
  - a. Where the proposed nonresidential use is located consistent with the future land use map series; or
  - b. Where the proposed nonresidential use is completely internal and accessory to the proposed development and the developer demonstrates to the satisfaction of the board of county commissioners that the land uses proposed demonstrates a rational development scheme, interrelated to the development as a whole, which promotes the goals of the PUD zoning classification found in section 62-1442.
- (2) Nonresidential land uses which are not permitted uses in the BU-1 zoning classification must be specified in the preliminary development plan (PDP) application. Proposed uses, setbacks, building heights, buffers and signs shall be submitted with the PDP along with a narrative justification of how these elements help meet the goals of the PUD zoning classification found in section 62-1442.
- (3) Parks and public recreational facilities.
- (4) Institutional uses such as, but not limited to schools, churches or other public or nonprofit uses as specifically designated on the preliminary development plan.
- (5) Uses designated and permitted as part of a DRI development order.

**SECTION 22. Section 62-1463(a). Same—Rezoning and permitted uses**, pertaining to residential planned unit developments, Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(a) The RPUD zoning classification is designed to allow an applicant to first submit a rezoning application for consideration, consistent with the requirements of section 62-1151 and to allow the board of county commissioners to approve any rezoning application which it believes to be in the best interest of the public health, safety and welfare. Rezoning to the RPUD zoning classification shall be an entirely voluntary procedure to be pursued only at the option of the applicant. Approval of the RPUD zoning classification rests with the board of county commissioners, based upon its determination that the proposed rezoning is in the best interests of the county. Vacation Rental is a permitted use within the RPUD zoning classification.

**SECTION 23. Section 62-1473(a). Same—Permitted uses**, pertaining to tiny house planned unit developments, Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

(a) The THPUD zoning classification is designed to allow an applicant to submit a proposal for consideration and to allow the board of county commissioners to approve any proposal which it believes to be in the best interest of the public health, safety and welfare, along with any conditions or limitations thereon which the board of county commissioners deems advisable. Rezoning to the THPUD zoning classification shall be an entirely voluntary procedure to be pursued only at the option of the applicant. Approval of the THPUD zoning classification rests with the board of county commissioners, based upon its determination that the proposed development is in the best interests of the county. Vacation Rental is a permitted use within the THPUD zoning classification.

**SECTION 24. Sec. 62-1574(1)a.1.ii. – Permitted uses**, pertaining to Farmton mixed use zoning overlay district, Code of Ordinances of Brevard County, Florida, is hereby amended as follows:

1. ii. The following uses as noted or other uses of a similar nature compatible with the character of the uses specifically described in this subsection, are permitted as follows:

Administrative, executive and editorial offices.

Aquariums.

Automobile hire.

Automobile parts, if confined within a structure.

Automobile repairs, minor (as defined in section 62-1102).

Automobile sales and storage, provided sales are from a permanent structure and the storage area meets the requirements of article VIII, pertaining to site plans, and article XIII, division 2, pertaining to landscaping.  
Automobile tires and mufflers (new), sales and service.  
Automobile washing.  
Banks and financial institutions.  
Child or adult day care centers.  
Colleges and universities.  
Conservatories.  
Contractors' offices, with no outside storage.  
Display and sales rooms.  
Dog and pet hospitals and beauty parlors, with outside kennels or runs.  
Dry cleaning plants, accessory to pickup stations.  
Dyeing and carpet cleaning.  
Employment agencies.  
Electrical appliance and lighting fixtures.  
Farmer's markets, operating from within enclosed structures; for external sales see subsection (1)a.4. for conditional use permit.  
Foster homes, when operated as part of a multi-family structure.  
Fraternities and sororities.  
Fruit stores (packing on premises).  
Funeral homes and mortuaries.  
Furniture stores.  
Furriers.  
Gasoline service stations, on minimum 15,000 square foot lot having a minimum lot width of 100 feet and a minimum lot depth of 100 feet.  
Grocery stores.  
Hardware stores.  
Hat cleaning and blocking  
Hospitals.  
Hotels, (three acres minimum lot size) with or without alcoholic beverage sales.  
Industrial uses consistent with the light industrial (IU) zoning classification as referenced within section 62-1540.  
Laboratories.  
Laundries.  
Lawn mower sales.  
Mail order offices.  
Manufacturing, compounding, processing, packaging, storage, treatment or assembly of certain products.  
Meat, fish and seafood markets.  
Medical buildings and clinics, and dental clinics.  
Messenger offices.  
Millinery stores.  
Motorcycle sales and service.  
Multi-family residential dwellings—Minimum density ten and maximum density 15 units per acre, (five-acre minimum lot size).

Music, radio and television shops and repairs.  
Nursing homes.  
Paint and wallpaper stores.  
Parking lots (commercial).  
Parks and public recreational facilities.  
Plant nurseries (no outside bulk storage of mulch, topsoil, etc.).  
Printing services.  
Professional offices and office buildings.  
Post offices.  
Restaurants, with or without alcoholic beverage sales.  
Resort dwellings, when operated as part of a multi-family structure.  
Retail sales.  
Roadside produce stands, when accessory to other onsite development; not a standalone use.  
Snack bars.  
Telephone and telegraph stations and exchanges.  
Television and broadcasting stations, including studios, transmitting stations and towers and other incidental uses usually pertaining to such stations.  
Theaters, but no drive-ins.  
Ticket offices and waiting rooms for common carriers.  
Towers and antennas.  
Upholstery shops.  
Schools for business training.  
Schools, private or parochial.  
Vacation Rental.  
Warehouses.  
Wearing apparel stores.  
Wholesale sales.  
Worship, places of.

**SECTION 25. Conflicting Provisions.** In the case of a direct conflict between any provision of this Ordinance and a portion or provision of any other appropriate Federal, State or County law, rule, code or regulation, the more restrictive shall apply.

**SECTION 26. Area Encompassed.** This Ordinance shall take effect only in the unincorporated area of Brevard County, Florida.

**SECTION 27. Effective Date.** A certified copy of this Ordinance shall be filed with the Office of the Secretary of State, State of Florida within ten (10) days of enactment. This ordinance shall take effect upon adoption and filing as required by law.

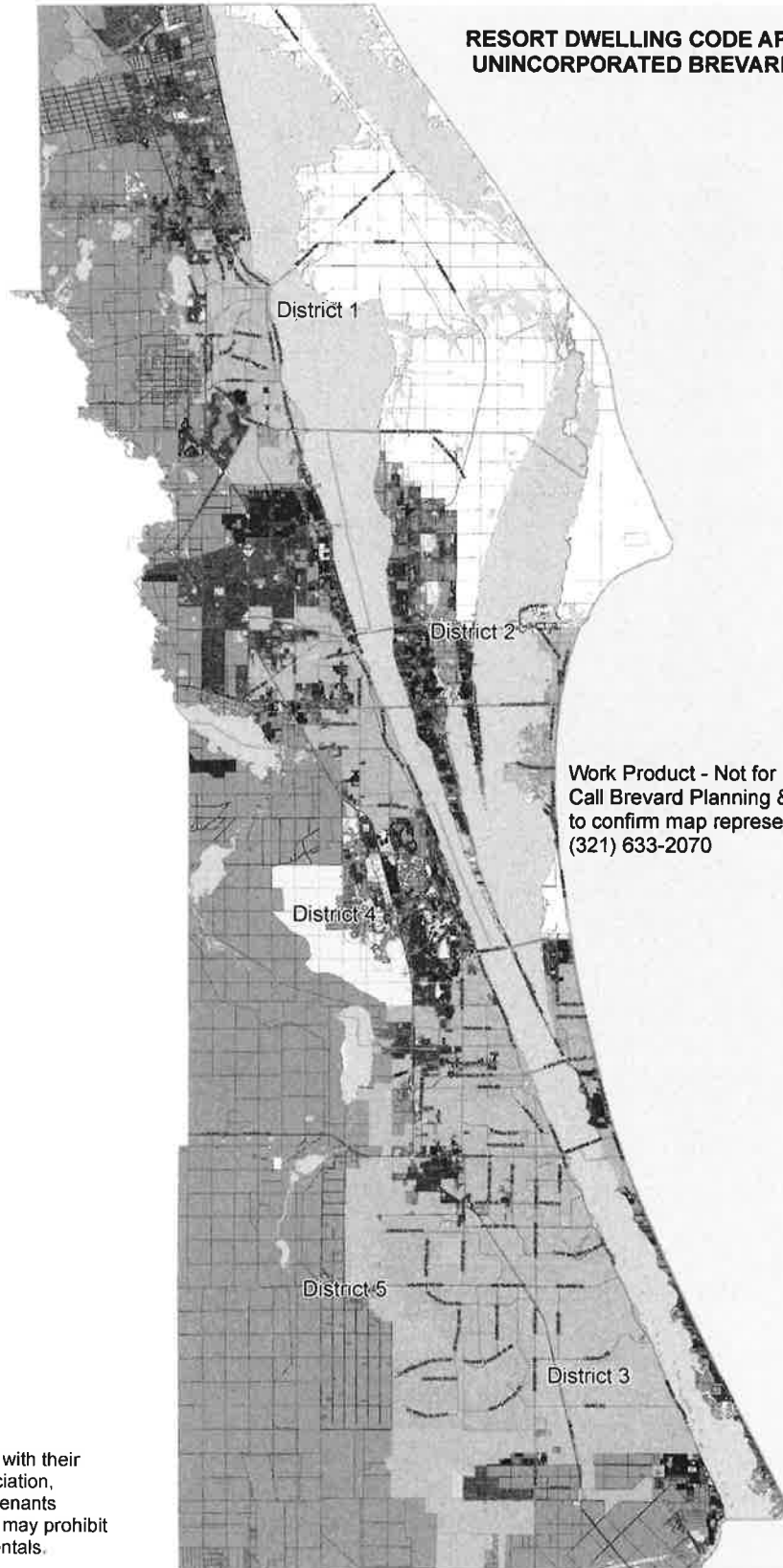
**SECTION 28. Inclusion in Code.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Brevard County, Florida; and that the sections of this Ordinance may be renumbered or re-lettered and that the word "Ordinance" may be

**CURRENT RESORT DWELLING CODE V. VACATION RENTAL PROPOSED ORDINANCE - UNINCORPORATED BREVARD COUNTY, FL**

ZONING CLASSIFICATION	CURRENT RESORT DWELLING CODE ALLOWANCES				PROPOSED VACATION RENTAL ORDINANCE
	PERMITTED	PERMITTED IF CONDITIONS MET IN SEC. 62-1841.5.5	REQUIRES CONDITIONAL USE PERMIT/PUBLIC HEARING PER SEC. 62-1945.2	NOT ALLOWED	
UNIMPROVED, AGRICULTURAL AND SINGLE-FAMILY RESIDENTIAL					
RA-2-4, RA-2-6, RA-2-8, RA-2-10 (Single-Family Attached Residential)	SEC. 62-1343(1)a				NO CHANGE- RESORT DWELLING PERMITTED
RP (Residential Professional)	SEC. 62-1344(1)a				NO CHANGE- RESORT DWELLING PERMITTED
GU (General Use)		SEC. 62-1331(1)b			VACATION RENTAL PERMITTED
PA (Productive Agriculture)		SEC. 62-1332(1)b			VACATION RENTAL PERMITTED
AGR (Agricultural)		SEC. 62-1333(1)b			VACATION RENTAL PERMITTED
AU (Agricultural Residential), AU(L) (Agricultural Residential - Low Intensity)		SEC. 62-1334(1)b			VACATION RENTAL PERMITTED
ARR (Agricultural Rural Residential)		SEC. 62-1334.5(1)b			VACATION RENTAL PERMITTED
REU (Rural Estate Use)		SEC. 62-1335(1)b			VACATION RENTAL PERMITTED
RR-1 (Rural Residential)		SEC. 62-1336(1)b	SEC. 62-1336(3)		VACATION RENTAL PERMITTED
SEU (Suburban Estate Residential Use)		SEC. 62-1337(1)b	SEC. 62-1337(3)		VACATION RENTAL PERMITTED
SR (Suburban Residential)		SEC. 62-1338(1)b	SEC. 62-1338(3)		VACATION RENTAL PERMITTED
EU, EU-1, EU-2 (Estate Use Residential)		SEC. 62-1339(1)b	SEC. 62-1339(3)		VACATION RENTAL PERMITTED
RU-1-13, RU-1-11 (Single-Family Residential)		SEC. 62-1340(1)b	SEC. 62-1340(3)		VACATION RENTAL PERMITTED
RU-1-9 (Single-Family Residential)		SEC. 62-1341(1)b	SEC. 62-1341(3)		VACATION RENTAL PERMITTED
RU-1-7 (Single-Family Residential)		SEC. 62-1342(1)b	SEC. 62-1342(3)		VACATION RENTAL PERMITTED
MULTI-FAMILY RESIDENTIAL					
RU-2-4, RU-2-6, RU-2-8 (Low Density Multiple Family Residential)	SEC. 62-1371(1)a				NO CHANGE- RESORT DWELLING PERMITTED
RU-2-10, RU-2-12, RU-2-15 (Medium Density Multiple Family Residential)	SEC. 62-1372(1)a				NO CHANGE- RESORT DWELLING PERMITTED
RU-2-30 (High Density Multiple Family Residential)	SEC. 62-1373(1)a				NO CHANGE- RESORT DWELLING PERMITTED
MOBILE HOME RESIDENTIAL & RECREATIONAL VEHICLE PARK					
RRMH-1, RRMH-2.5, RRMH-5 (Rural Residential Mobile Home)				SEC. 62-1401	VACATION RENTAL PERMITTED
TR-1, TR-1-A (Single-Family Mobile Home)				SEC. 62-1402	VACATION RENTAL PERMITTED
TR-2 (Single-Family Mobile Home)				SEC. 62-1403	VACATION RENTAL PERMITTED
TR-3 (Mobile Home Park)				SEC. 62-1404	VACATION RENTAL PERMITTED
TRC-1 (Single-Family Mobile Home Cooperative)				SEC. 62-1405	VACATION RENTAL PERMITTED
RVP (Recreational Vehicle Park)				SEC. 62-1406	VACATION RENTAL PERMITTED
PLANNED UNIT DEVELOPMENTS					
PUD (Planned Unit Development)		SEC. 62-1443(b)	SEC. 62-1444		VACATION RENTAL PERMITTED
RPUD (Residential Planned Unit Development)		SEC. 62-1463(e)	SEC. 62-1464		VACATION RENTAL PERMITTED
THPUD (Tiny Home Planned Unit Development)			SEC. 62-1474		VACATION RENTAL PERMITTED
COMMERCIAL					
BU-1-A (Restricted Neighborhood Retail Commercial)	SEC. 62-1481(1)a				NO CHANGE- RESORT DWELLING PERMITTED
BU-1 (General Retail Commercial)	SEC. 62-1482(1)b				NO CHANGE- RESORT DWELLING PERMITTED
BU-2 (Retail, Warehousing & Wholesale Commercial)	SEC. 62-1483(1)b				NO CHANGE- RESORT DWELLING PERMITTED
TOURIST COMMERCIAL & TRANSIENT TOURIST USE					
TU-1 (General Tourist Commercial)	SEC. 62-1511(1)a				NO CHANGE- RESORT DWELLING PERMITTED
TU-2 (Transient Tourist Commercial)	SEC. 62-1512(1)a				NO CHANGE- RESORT DWELLING PERMITTED
INDUSTRIAL					
PBP (Planned Business Park)	SEC. 62-1541(1)a				NO CHANGE- RESORT DWELLING PERMITTED
PIP (Planned Industrial Park)	SEC. 62-1542(1)a				NO CHANGE- RESORT DWELLING PERMITTED
IU (Light Industrial)	SEC. 62-1543(1)a				NO CHANGE- RESORT DWELLING PERMITTED
IU-1 (Heavy Industrial)	SEC. 62-1544(1)a				NO CHANGE- RESORT DWELLING PERMITTED
SPECIAL CLASSIFICATIONS					
EA (Environmental Areas)				SEC. 62-1571	NO CHANGE- RESORT DWELLING/VACATION RENTAL NOT ALLOWED
GML (Government Managed Lands)				SEC. 62-1572	NO CHANGE- RESORT DWELLING/VACATION RENTAL NOT ALLOWED
IN-L (Institutional Use - Light), IN-H (Institutional Use - Heavy)				SEC. 62-1573	NO CHANGE- RESORT DWELLING/VACATION RENTAL NOT ALLOWED
FARM-1 (Farmland Mixed Use Zoning Overlay District)	SEC. 62-1574(1)a(1)ii				VACATION RENTAL PERMITTED



# **RESORT DWELLING CODE APPLICATION - UNINCORPORATED BREVARD COUNTY**



Work Product - Not for Distribution  
Call Brevard Planning & Zoning  
to confirm map representation  
(321) 633-2070

Disclaimer:  
Users should check with their  
Homeowner's Association,  
if applicable, for covenants  
and restrictions that may prohibit  
or limit short-term rentals.

## **Legend**

- Permitted
- Commercial - Industrial Must Be Single Family or Multifamily
- Industrial - Must Be Multifamily
- In Workplace Zoning District When Part of a Multifamily Structure
- Permitted With Conditions SEC.62-1841.5.5 Beachside
- Permitted With Conditions SEC.62-1841.5.5 Mainland

- Requires CUP Public Hearing SEC.62-1945.2 Beachside
- Not Permitted
- Commissioner Districts
- Cities and Towns

Produced by BoCC - GIS Date: 1/24/2020

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IN THE CIRCUIT COURT, SEVENTH  
JUDICIAL CIRCUIT, IN AND FOR  
FLAGLER COUNTY, FLORIDA

CASE NO.: 2015 CA 167  
DIVISION: 49

30 CINNAMON BEACH WAY, LLC, a  
Florida limited liability company, and  
VACATION RENTAL PROS PROPERTY  
MANAGEMENT, LLC, a Florida limited  
liability company,

Plaintiffs,

vs.

FLAGLER COUNTY, a political subdivision  
of the State of Florida,

Defendant.

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**ORDER ON PLAINTIFFS' MOTION FOR PRELIMINARY INJUNCTION**

THIS CAUSE came on for hearing before the Court on May 27, 2015 on Plaintiffs, 30 CINNAMON BEACH WAY, LLC and VACATION RENTAL PROS PROPERTY MANAGEMENT, LLC's, Emergency Motion for Preliminary Injunction. The Court has heard the testimony of witnesses, received documents in evidence, heard the argument of counsel, reviewed the Motion and court file, and is otherwise duly advised in the premises. As explained below, the Court finds that with one limited exception, Plaintiffs have failed to establish that they are entitled to preliminary injunctive relief, and subject to that one exception, their Motion for Preliminary Injunction must be denied.

Plaintiffs in this case challenge the validity of an ordinance enacted by Defendant FLAGLER COUNTY ("the County") relating to short-term vacation rentals. The ordinance in question is Ordinance No. 2015-02, adopted on February 19, 2015 ("the Ordinance"), as amended by Ordinance No. 2015-05, adopted on April 6, 2015 ("the Amended Ordinance"). Plaintiff 30 CINNAMON BEACH WAY, LLC ("30 Cinnamon") is a Florida limited liability company that owns an 11 bedroom house at the address from which it derives its name. 30 Cinnamon uses this house, located in the Ocean Hammock subdivision of unincorporated Flagler County, as a short-term vacation rental property. Plaintiff VACATION RENTAL PROS PROPERTY MANAGEMENT, LLC ("VRP") is a Florida limited liability company that manages various short-term vacation rental properties as agents for their owners, including the one owned by 30 Cinnamon. Stephen Milo is the managing member of VRP, and a member of 30 Cinnamon. VRP manages between 70 and 80 single family homes as short-term vacation rentals in Flagler County.

The subject properties that Plaintiffs either own or manage are "transient public lodging establishments", which Florida law defines as:

[A]ny unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

Fla. Stat. §509.013(4)(a)(1). As such, they are regulated by the Division of Hotels and Restaurants of the Florida Department of Business and Professional Regulation. The first issue in this case is whether and to what extent to which the County can also regulate those establishments. Assuming the County has the authority to regulate

short-term vacation rentals at all, the next issue is whether it has exceeded that authority by enacting the Ordinance.

### THE ORDINANCE

The Ordinance constitutes an attempt by the County to regulate certain short-term vacation rental properties, specifically properties constructed as single-family or duplex dwellings. The recitals in the Ordinance are adopted as factual findings, only a handful of which are set out here. The County's findings of fact set forth that since 2011, it "has experienced a large increase in the construction of new, oversized structures for the primary purpose of serving as mini-hotels for short-term vacation rentals for up to as many as twenty-four (24) individuals". The County noted that according to the 2010 U.S. Census, the average household size in the County was 2.82 persons, and that the operation of some short-term vacation rental properties with occupancy of some nine times the household average was incompatible with established neighborhoods. The County found that in the absence of some mitigating standards, short-term vacation rentals "can create disproportionate impacts related to their size, excessive occupancy, and the lack of proper facilities if left unregulated". It also found that "the presence of short-term vacation rentals within single-family dwelling units in established residential neighborhoods can create negative compatibility impacts, among which include, but are not limited to, excessive noise, on-street parking, accumulation of trash, and diminished public safety". As such, the County found that "short-term vacation rentals locating within established neighborhoods can disturb the quiet enjoyment of the neighborhood, lower property values, and burden the design layout of a typical neighborhood".

Reduced to its bare essentials, the Ordinance requires that any property owner wishing to operate a non-owner occupied single or two-family residence located east of U.S. Highway 1 as a short-term vacation rental must apply for and obtain a short-term rental certificate from the County, as well as a County business tax receipt. The Ordinance sets forth the process for applying for a certificate, which includes payment of a fee, submittal of scale interior and exterior drawings, proof of septic capacity (if applicable), a draft rental agreement that conforms to the Ordinance, and required safety postings. The Ordinance further requires the installation of hard-wired interconnected smoke and carbon monoxide detectors, the installation of fire extinguishers on each floor, and requires that each sleeping room meet the single- and two-family dwelling minimum requirements of the Florida Building Code. The Ordinance requires an inspection of the property prior to the County issuing a short-term vacation rental certificate, and requires annual inspections thereafter.

The Ordinance also requires that each short-term vacation rental property owner designate a "short-term vacation rental responsible party". The responsible party must be an individual over 18 years of age, be available 24 hours a day, seven days a week, and be able to come to the property upon two hours' notice to respond to issues related to the property. He or she must also monitor the property at least once weekly to assure compliance with the Ordinance.<sup>1</sup>

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<sup>1</sup> By contrast, if the owner of a short-term vacation rental also lives on the property as his or her permanent residence, then the property is wholly exempt from the Ordinance. This is so because of the County's finding of fact that an on-site owner "will likely manage any vacation rental more restrictively than any local regulation because the owner has a direct, vested interest in how the property the owner resides in is used and maintained."

Of key importance to the Plaintiffs is the maximum occupancy limits established in the Ordinance. In areas zoned for multi-family housing, occupancy is capped at 16 persons. In those areas zoned as single-family residential, the maximum occupancy is ten. This is so regardless of whether the structure in question will physically accommodate more people.

The County included in the Ordinance certain provisions for "vesting", which allow property owners time to come into compliance with the requirements of the Ordinance. Certain rights are automatically "vested" so long as the owner submits an application for a short-term vacation rental certificate no later than June 1, 2015. Assuming the owner timely submits the application, the following rights become vested:

- a. Rental agreements entered into prior to February 19, 2015 for the period up to February 28, 2016 are vested and unaffected (although maximum occupancy may be capped at 14 people).
- b. Rental agreements entered into prior to February 19, 2015 for the period after March 1, 2016 must be submitted to the County for verification and go through a vesting hearing process for a final determination. Rental agreements entered into after February 19, 2015 and for any rental period beyond January 1, 2017 must comply with the Ordinance.
- c. Properties are given until December 1, 2015 to come into compliance with the minimum life safety standards of the Ordinance.
- d. Maximum occupancy limits are phased in by capping occupancy at 14 persons (as opposed to ten) through February 28, 2018. Maximum occupancy is then reduced to 12 until February 28, 2021, and reduced to ten thereafter.

The Ordinance also provides for a separate vesting mechanism for owners desiring a higher vesting occupancy or different vesting schedule. This mechanism requires a specific vesting application, along with the provision of financial information

related to the property. The decision regarding vesting is made by a special master, whose decision is final.

Vested rights are not transferrable to another owner or another property. If a property is sold or transferred by operation of law (such as by the death of the owner), vested rights are lost and the new owner becomes subject to all terms of the Ordinance.

#### STANDARD FOR ENTERING A PRELIMINARY INJUNCTION

A preliminary injunction is an extraordinary remedy, and as such should be granted sparingly. See, e.g., Shands at Lake Shore, Inc. v. Ferrero, 898 So. 2d 1037, 1038 (Fla. 1<sup>st</sup> DCA 2005). "A temporary injunction may be entered only where the party seeking the injunction establishes: (1) the likelihood of irreparable harm; (2) the unavailability of an adequate remedy at law; (3) a substantial likelihood of success on the merits; and (4) considerations of public interest support entry of the injunction." Blue Earth Solutions v. Florida Consolidated Properties, LLC, 113 So. 3d 991, 993 (Fla. 5<sup>th</sup> DCA 2013). It is against this legal backdrop that the Court must measure the relief Plaintiffs seek.

#### PREEMPTION

Plaintiffs claim that the regulation of short-term vacation rentals is the exclusive province of the State. They base this contention on Fla. Stat. §509.032(7) (2014), which states in material part as follows:

##### (7) PREEMPTION AUTHORITY. –

(a) The regulation of public lodging establishments .... including, but not limited to, sanitation standards, inspections, training and testing of personnel .... is preempted to the state. This paragraph does not preempt the authority of a local government or local enforcement district to conduct

inspections of public lodging .... for compliance with the Florida Building Code and the Florida Fire Prevention Code.....

(b) A local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals. This paragraph does not apply to any local law, ordinance or regulation adopted on or before June 1, 2011.

Plaintiffs reason from this statutory language that with the exceptions of inspections for compliance with the Building and Fire Codes that the County is powerless to regulate vacation rentals. This Court does not agree.

"Florida law recognizes two types of preemption: express and implied. Express preemption requires a specific legislative statement; it cannot be implied or inferred."

Sarasota Alliance for Fair Elections, Inc. v. Browning, 28 So. 3d 880, 886 (Fla. 2010).

"Implied preemption is found where the state legislative scheme of regulation is pervasive and the local legislation would present the danger of conflict with that pervasive regulatory scheme." Id. (internal quotation marks and citations omitted).

Determining whether implied preemption exists requires the Court to look to the provisions of the entire law, as well as to its object and policy. Id.

Plaintiffs argue that section 509.032(7)(a) contains an express statement by the Legislature of its intent to preempt the entire regulatory field for residential lodging establishments, thus ending the Court's inquiry. Accepting that reasoning would make whatever regulation the State chooses to impose on vacation rentals both the minimum and maximum permissible regulation. Alternatively, Plaintiffs contend that the statutory scheme in Chapter 509 and the rules promulgated thereunder demonstrate implied preemption under the test set forth above in Sarasota Alliance. Statutory history, however, does not support either position.

The phrase “preempted to the state” appears in section 509.032(7) prior to its amendment in 2011. Immediately prior to June 1, 2011, section 509.032(7) provided as follows:

***The regulation of public lodging establishments and public food service establishments***, including, but not limited to, the inspection of public lodging establishments and public food service establishments for compliance with the sanitation standards adopted under this section, and the regulation of food safety protection standards for required training and testing of food service establishment personnel ***are preempted to the state***. This subsection does not preempt the authority of a local government or local enforcement district to conduct inspections of public lodging and public food service establishments for compliance with the Florida Building Code and the Florida Fire Prevention Code, pursuant to ss. 553.80 and 633.022. (emphasis added)

In 2011, however, the Legislature enacted Chapter 2011-119, Laws of Florida, effective June 2, 2011. The short title of this law, which substantially amended section 509.032(7), identifies one of its purposes as

***prohibiting local governments from regulating, restricting, or prohibiting vacation rentals based solely on their classification, use, or occupancy***, providing exceptions; revising authority preempted to the state with regard to regulation of public lodging establishments... (emphasis added).

Chapter 2011-119 both amended the language of the existing statute<sup>2</sup> and added an entirely new subsection (b), as shown below:<sup>3</sup>

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<sup>2</sup> Additions to the statutory language are shown in underline, while deleted language is shown by ~~strikeout~~.

<sup>3</sup> Chapter 2011-119 also added section 509.032(c), but that subsection is not germane to the issues before the Court.

(7) PREEMPTION AUTHORITY.—

(a) The regulation of public lodging establishments and public food service establishments, including, but not limited to, the inspection of public lodging establishments and public food service establishments for compliance with the sanitation standards, inspections, adopted under this section, and the regulation of food safety protection standards for required training and testing of food service establishment personnel, and matters related to the nutritional content and marketing of foods offered in such establishments, is are preempted to the state. This paragraph subsection does not preempt the authority of a local government or local enforcement district to conduct inspections of public lodging and public food service establishments for compliance with the Florida Building Code and the Florida Fire Prevention Code, pursuant to ss. 553.80 and 633.022.

(b) A local law, ordinance, or regulation may not restrict the use of vacation rentals, prohibit vacation rentals, or regulate vacation rentals based solely on their classification, use, or occupancy. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011.

As noted above, the statement that regulation of public lodging establishments is preempted to the state is in both the pre- and post-June 2011 versions of section 509.032. Yet, in enacting Chapter 2011-119, the Legislature went even further, specifically stating that local governments were prohibited from regulating, restricting, or prohibiting vacation rentals.

The Legislature amended section 509.032 yet again in Chapter 2014-071. The short title of this law identifies its purpose as “revising the permitted scope of local laws, ordinances, and regulations regarding vacation rentals...” This enactment, effective July 1, 2014, left section 509.032(a) intact, and amended section 509.032(b) into its current form as follows:

(b) A local law, ordinance, or regulation may not ~~restrict the use of vacation rentals, prohibit vacation rentals or regulate~~ the duration or

frequency of rental of vacation rentals based solely on their classification, use, or occupancy. This paragraph does not apply to any local law, ordinance or regulation adopted on or before June 1, 2011.

The Legislature is presumed to know the existing law when it enacts a statute. See, e.g., Williams v. Jones, 326 So. 2d 425, 435 (Fla. 1976); Opperman v. Nationwide Mut. Fire Ins. Co., 515 So. 2d 263, 266 (Fla. 5<sup>th</sup> DCA 1987). Despite the language of preemption in the pre-June 2011 version of section 509.032(7), the Legislature saw fit to amend the statute to prohibit local governments from regulating or restricting vacation rentals. If the preemption language of the then-existing statute already prohibited local regulation, then it would have been unnecessary for the Legislature to add section 509.032(7)(b). The Court cannot conclude that the Legislature amended the statute for nothing; it clearly meant for the amendment to accomplish something the original statute did not. Likewise, the 2014 amendment to section 509.032(7)(b) was obviously undertaken with knowledge of what the statute then said. The Legislature removed the language prohibiting local governments from restricting the use of vacation rentals or regulating vacation rentals. It instead substituted a prohibition only against regulating the duration or frequency of rental of vacation rentals.

Based on the foregoing, the Court cannot conclude that the State has by virtue of section 509.032(7)(a) completely preempted the field of regulating short-term vacation rentals, their inclusion in the definition of "transient public lodging establishments" notwithstanding. The 2014 amendment of section 509.032(7)(b) allows local governments to regulate short-term vacation rentals, so long as they do not prohibit them, regulate the duration of rentals, or regulate the frequency of rental. Were the County to attempt overriding the State's regulatory efforts by imposing lesser standards

on short-term vacation rentals, such an attempt would be preempted by the terms of section 509.032(7)(a). To read section 509.032(7) any differently would render the Legislature's actions in amending the statute in 2011 and 2014 meaningless surplusage.

Likewise, the Court does not believe that the Legislature has impliedly preempted the Ordinance. As stated above, concurrent local legislation may not conflict with state law. Masone v. City of Aventura, 147 So. 3d 492, 495 (Fla. 2014). “Such ‘conflict preemption’ comes into play ‘where the local enactment irreconcilably conflicts with or stands as an obstacle to the execution of the full purposes of the statute.’” Id. (quoting Thomas v. State, 614 So. 2d 468, 470 (Fla. 1993)).

No such conflict preemption exists in the instant case. The evidence and argument presented at the hearing fails to show that the Ordinance irreconcilably conflicts with state law. The Ordinance does not stand as an obstacle to executing the full purposes of Chapter 509. In no way does it frustrate state law by lessening the requirements of the statute. The Ordinance imposes some additional requirements that supplement, but do not contradict, state law, which may affect approximately 150 properties. Moreover, as the County found, many of these properties were built as mini-hotels after the 2011 amendment to section 509.032(7), which expressly prohibited the County from restricting or regulating vacation rentals. The removal of that express prohibition has allowed the County to address a situation that the 2011 statutory amendment arguably exacerbated. The Court finds that it does so without infringing upon the regulatory rights and duties of the State.

In sum, the Court finds that the Ordinance is not preempted by state law.

### IMPAIRMENT OF CONTRACT

"No ... law impairing the obligation of contracts shall be passed." Art. I, §10, Fla. Const. As Plaintiffs point out, "An impairment ... occurs when a contract is made worse or diminished in quantity, value, excellence or strength." See Motion for Temporary Injunction at 14 (quoting Lawnwood Medical Center, Inc. v. Seeger, 959 So. 2d 1222 (Fla. 1<sup>st</sup> DCA 2007). The risk of unconstitutionally impairing contract rights comes into play when a statute or ordinance is given retroactive effect to contracts already in place. See, e.g., Cenvill Investors, Inc. v. Condominium Owners Org. of Century Village East, Inc., 556 So. 2d 1197, 1200 (Fla. 4<sup>th</sup> DCA 1990). There exists a presumption that parties who enter into a contract do so in contemplation of existing law. Id. As a result, the issue of impairment of contract does not apply to rental agreements entered into after the effective date of the Ordinance. As to contracts in existence at the time a law is enacted, however, Florida law follows the principle that "virtually no degree of contract impairment is tolerable". Pomponio v. Claridge of Pompano Condominium, Inc., 378 So. 2d 774, 780 (Fla. 1979); Yamaha Parts Distributors, Inc. v. Ehrman, 316 So. 2d 557, 559 (Fla. 1975).

The vesting provisions of the Ordinance constitute an attempt to mitigate the effects the Ordinance may have on rental agreements entered into prior to February 19, 2015. Assuming such a contract specifies a rental period ending no later than February 28, 2016, the contract is vested and unaffected so long as the owner submits an application for a short-term vacation rental certificate. If the rental period will extend

beyond February 28, 2016, then the contract must go through a vesting hearing process. Thus, those owners who do not timely apply for a certificate, who apply but do not receive a certificate for whatever reason, or who entered into rental agreements before February 19, 2015 for a rental period after February 28, 2016 have no way to know at present whether they can fulfill their contractual obligations or reap their contractual rights. VRP introduced into evidence nine rental agreements it entered into prior to February 19, 2015<sup>4</sup> with occupancy dates ranging from the summer of 2015 to as late as August 2016.

Even if the Ordinance is otherwise valid, the Court finds that the County cannot constitutionally apply the Ordinance to rental agreements already in existence at the time the Ordinance was enacted. The most straightforward example deals with maximum levels of occupancy. If prior to February 19<sup>th</sup> the owner of a short-term vacation rental has entered into a rental agreement for a house with a maximum occupancy of 20, and the parties contemplated that 20 people would occupy it during the term of the lease,<sup>5</sup> then the owner cannot fulfill the contract if the Ordinance immediately caps occupancy at 14. Similarly, the owner of a short-term vacation rental may decide that he or she does not wish to apply for a short-term vacation rental

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<sup>4</sup> VRP placed ten rental contracts into evidence; however, one of the contracts in Plaintiffs' Composite Exhibit 8 was entered into on February 20, 2015, one day after the cutoff described in the Ordinance. See Plaintiffs' Exhibits 8 and 11.

<sup>5</sup> VRP's rental agreements require that the "Guest" list the names, ages, and dates of occupancy of each person staying in a unit, and further limit permissible occupants to those listed on the rental agreement. VRP's rental agreements also require disclosure of the license tag numbers of each vehicle to be parked at the property. See Plaintiffs' Exhibits 8 and 11. Interestingly, VRP requires all this information in its rental agreements while simultaneously arguing to this Court that the Ordinance should not require VRP to do so because compliance is "virtually impossible". See Motion for Preliminary Injunction at 23-24.

certificate or otherwise comply with the Ordinance. While this may keep the owner from continuing in business by accepting new rental agreements, whatever rental agreements the owner entered into before February 19, 2015 were legal when made (at least so far as the Ordinance is concerned), and the County cannot use the Ordinance to prevent the owner from fulfilling those agreements.

### EQUAL PROTECTION

Plaintiffs next argue that the Ordinance violates the Equal Protection Clause of the Florida Constitution. Art. I, §2, Fla. Const. Plaintiffs correctly recognize that because no suspect classes or fundamental rights are involved, the constitutionality of the Ordinance for equal protection is measured under the “rational basis” test. The rational basis is a very deferential standard indeed. It requires only that the Ordinance must be rationally related to a legitimate governmental objective, and must not be arbitrarily or capriciously imposed. E.g., Department of Corrections v. Florida Nurses Ass’n, 508 So. 2d 317, 319 (Fla. 1987). As the Fifth District Court of Appeal has observed,

The legislation must be sustained if there is any conceivable basis for the legislature to believe that the means they have selected will tend to accomplish the desired end. Even if the court is convinced that the political branch has made an improvident, ill-advised, or unnecessary decision, it must uphold the act if it hears a rational relation to a legitimate governmental purpose.

Zurla v. City of Daytona Beach, 876 So. 2d 34, 35 (Fla. 5<sup>th</sup> DCA 2004) (quoting Cash Inn of Dade, Inc. v. Metropolitan Dade County, 938 F.2d 1239, 1241 (11<sup>th</sup> Cir. 1991)).

Further, it is unnecessary to engage in courtroom fact-finding to determine whether a

rational basis exists; it "may be based on rational speculation unsupported by evidence or empirical data." Zurla, 876 So. 2d at 35 (internal quotations and citations omitted).

Plaintiffs claim that the Ordinance irrationally distinguishes between two classes of short-term vacation rentals: (1) non-owner occupied single-family and duplex dwellings located east of U.S. Highway 1, and (2) all other short-term vacation rentals, such as condominiums, those located West of U.S. Highway 1, and those which are owner-occupied. The Court disagrees, and finds that the County has drawn a rational distinction between these two classes.

The County set forth extensive factual findings in the Ordinance. Among them were that the vast majority of short-term vacation rentals in Flagler County are located east of U.S. Highway 1, and that the ones situated west of U.S. Highway 1 were primarily hunting camps, owner-occupied, or located on larger lots in a more rural setting. The County also found that it was not necessary (at least at present) to regulate owner-occupied short-term vacation rentals, because the owner would out of self-interest regulate the property more restrictively than the County could by Ordinance. The County also found that it was not necessary to apply the Ordinance to vacation rentals such as condominiums because multi-family housing is typically built to a more stringent standard, and because condominiums are required to be governed by an association which can itself provide the necessary regulation. In applying the "rational basis" standard of review, it is not the province of the Court to second-guess these factual findings.

Plaintiffs further contend that the deadline in the ordinance for applying for a short-term vacation rental certificate is arbitrary and capricious. Plaintiffs note that the

Ordinance originally required applications to be submitted by April 15, 2015, and that the County had not even developed the application at the time it enacted the Ordinance. The County addressed this issue by enacting the Amended Ordinance, which changed the application deadline from April 15 to June 1, 2015. Plaintiffs now complain that the June 1<sup>st</sup> deadline is "purely arbitrary and capricious". What this argument ignores, however, is that to some degree the selection of any date will always be subject to a claim that it was selected arbitrarily or capriciously. It would be no more or less "arbitrary" to select a date a day, week, month, or six months later. Unless Plaintiffs can show that the County selected a date it knew applicants could not physically meet, they cannot establish that the June 1<sup>st</sup> date is arbitrary or capricious.

The evidence Plaintiffs introduced at the hearing establishes that it is not impossible for them to comply with the June 1<sup>st</sup> application deadline. Plaintiffs' consultant, Craig Meek, testified that although Plaintiffs had filed no applications as of the date of the hearing, they had 47 ready to file at that time. Meek said that there were about 22 more that VRP needed to file, but it could not do so because it could not access the properties to take the appropriate measurements for scale drawings. This fact does not, however, render the June 1, 2015 deadline arbitrary. Plaintiffs have been on notice of the need to assemble information for the applications since at least February 19, 2015. While these 22 properties may be heavily rented, there is down time between tenants when the property is being readied for the next guests. If Plaintiffs need to take interior measurements or photographs, they could have done so at that time. That the application forms may not have been ready until sometime in April does not change the fact that the Ordinance specifically calls for scale drawings, which

Meek testified would require interior access. In other words, if Plaintiffs needed to gain interior access to their properties in order to prepare drawings, they knew that fact regardless of whether they had a blank application in hand.<sup>6</sup> The June 1, 2015 application deadline is neither arbitrary nor capricious.

Based upon all the foregoing, the Court must determine Plaintiffs' entitlement to a preliminary injunction by considering rental agreements they entered into after February 19, 2015 separately from those entered into before February 19, 2015.

#### POST FEBRUARY 19, 2015 CONTRACTS

Both parties appear to equate irreparable injury with the absence of an adequate remedy at law. See Motion for Preliminary Injunction at 24-25; Response in Opposition at 13. As the County states in its response, "irreparable harm can be shown by demonstrating either that the injury cannot be redressed in a court of law or that there is no adequate legal remedy." See Response in Opposition at 13 (citing K.G. v. Florida Dept. of Children and Families, 66 So. 3d 366, 368 (Fla. 1<sup>st</sup> DCA 2011)). "For injunctive relief purposes, irreparable harm is not established where the potential loss can be adequately compensated for by a monetary award." B.G.H. Ins. Syndicate, Inc. v. Presidential Fire & Cas. Co., 549 So. 2d 197, 198 (Fla. 3<sup>rd</sup> DCA 1989). "Irreparable injury will never be found where the injury complained of is doubtful, eventual, or contingent". Yachting Promotions, Inc. v. Broward Yachts, Inc., 792 So. 2d 660, 663 (Fla. 4<sup>th</sup> DCA 2001) (internal quotations omitted). Plaintiffs have failed to establish that

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<sup>6</sup> As an aside, the Court notes that paragraph 13 of VRP's rental agreements, titled "Management Access to Property During Your Stay", allows VRP or its vendors to arrive unannounced "to conduct regularly scheduled services", which "will require entry into the property for a brief period of time, even if you are away during their arrival." See Plaintiffs' Exhibits 8 and 11.

they will suffer irreparable harm if the Ordinance is enforced against them prospectively, i.e., as to any rental agreements entered into after February 19, 2015. The Ordinance imposes certain requirements on Plaintiffs that will no doubt entail economic cost, but continued compliance with the law is but one of many costs of doing business. If the maximum occupancy requirements of the Ordinance adversely affect Plaintiffs, it will do so because of lower rental income (or in the case of VRP, lower management fees) or perhaps diminished property values (although no evidence was presented on this point). These are all issues that can be addressed in a court of law in an action for money damages.<sup>7</sup> Accordingly, Plaintiffs fail to satisfy the first two elements of their claim for preliminary injunctive relief.

Plaintiffs have further failed to demonstrate a substantial likelihood of success on the merits. For all the reasons set forth above, the Court finds that the Ordinance is neither expressly nor impliedly preempted by state law. The Court further finds that the Ordinance is rationally related to a legitimate governmental objective, has not been arbitrarily or capriciously applied, and therefore passes muster under the Equal Protection Clause of the Florida Constitution.

Finally, considerations of the public interest do not require the entry of a preliminary injunction. It is true, as Stephen Milo testified, that tourism is an important component of Flagler County's economy, and he testified without contradiction that the short-term vacation rental industry employs many people in Flagler County. On the other hand, however, the County has made a number of factual findings in the

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<sup>7</sup> Plaintiffs also indicate in their Verified Complaint that they reserve the right to later assert a claim under Chapter 70, Florida Statutes, commonly known as the "Bert Harris, Jr. Act." See Verified Complaint, ¶179.

Ordinance setting forth the public interests that will be met by enforcing the Ordinance. The Court will not substitute the County's factual findings or policy determinations for its own.

#### PRE-FEBRUARY 19, 2015 CONTRACTS

The Court must make one exception to the foregoing analysis. Plaintiffs' claims stand on a different footing with respect to rental agreements entered into prior to February 19, 2015. These contracts were not subject to the Ordinance when they were entered into because the Ordinance did not exist. The fact that the County created a vesting schedule in the Ordinance is itself evidence that the County recognized the potential for the Ordinance to impair pre-existing rental agreements. As it currently stands, some rental agreements entered into before February 19<sup>th</sup> will be automatically vested if the owner applies for a certificate, and some will have to go through a separate vesting process before a special master. Those owners who do not apply for a certificate will presumably be prohibited from using their properties as short-term vacation rentals. The Court finds that to apply the Ordinance to rental agreements in existence before February 19, 2015 amounts to an unconstitutional impairment of contract, regardless of the date on which the vacation rental is to be occupied. Plaintiffs have thus established a substantial likelihood of success on the merits of their impairment of contract claim.

As to this discrete set of contracts, the Court also finds that Plaintiffs have established the likelihood of irreparable harm and the lack of an adequate remedy at law. The only way Plaintiffs can fulfill these pre-existing rental agreements is to apply for short term vacation rental certificates and otherwise comply with the Ordinance. While

there is no reason to suspect that the County would not issue the necessary certificates, there is of course no assurance that it will.<sup>8</sup> Plaintiffs are therefore left in the untenable position of either not complying with the ordinance and thus anticipatorily breaching their rental agreements, or attempting to comply with the Ordinance and hope they will be able to fulfill those agreements. The Court finds that by being put to this "Hobson's choice", Plaintiffs have satisfied the "irreparable injury" and "inadequate remedy at law" elements.

Finally, as to this limited number of rentals, the public interest will not be harmed by entry of a preliminary injunction. As the Court has already stated, the public policy reasons and factual findings the county articulates as support for the Ordinance are both sound and rational. By enacting the Ordinance, the County is responding to an issue it finds was created or exacerbated in part by the 2011 amendment to Fla. Stat. §509.032(7), and particularly the addition of section 509.032(7)(b). Yet the evidence shows that tourism is an important component of Flagler County's economy. There is a public interest to be served in protecting the guests under these pre-existing rental agreements (who may be new or returning visitors to Flagler County) from being "left in the lurch". There is likewise an interest to be served by not disturbing the economic expectations of those who work in the short-term vacation rental industry, or those of its vendors and suppliers with respect to rental agreements already in existence when the Ordinance was adopted. While these interests are not sufficient to prevent prospective

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<sup>8</sup> This is not to suggest that the County would arbitrarily deny issuance of a certificate. To the contrary, there may be myriad reasons why an applicant would ultimately not qualify for or receive the certificate it seeks.

application of the Ordinance, they are sufficient to support Plaintiffs' claim for preliminary injunctive relief as to the pre-February 19<sup>th</sup> rental agreements.


Based upon all the foregoing, it is hereby ORDERED AND ADJUDGED as follows:

1. This Court has jurisdiction over the subject matter of this action and the parties hereto.
2. Plaintiffs' Motion for Preliminary Injunction is hereby GRANTED in part and DENIED in part.
3. The Ordinance is not preempted, either expressly or impliedly, by state law.
4. The Ordinance does not violate the Equal Protection Clause of the Florida Constitution.
5. The Ordinance is unconstitutional as applied to short-term vacation rental contracts entered into prior to February 19, 2015.
6. Defendant FLAGLER COUNTY, its agents, representatives, and assigns are hereby preliminarily enjoined from enforcing Flagler County Ordinance 2015-002, as amended by Flagler County Ordinance 2015-005, against Plaintiffs 30 CINNAMON BEACH WAY, LLC and VACATION RENTAL PROS PROPERTY MANAGEMENT, LLC, with respect to any short-term vacation rental agreements entered into prior to February 19, 2015.
7. The foregoing injunction shall take effect immediately upon entry of this Order; however, it shall automatically dissolve and become void unless Plaintiffs post with the Clerk of this Court a cash or surety injunction bond in favor of the County in the

amount of \$5,000.00 no later than 4:30 p.m. on June 4, 2015. Any party may move this Court either to increase or decrease the amount of said bond.

8. In all other respects, Plaintiffs' Motion for Preliminary Injunction shall be, and the same is hereby DENIED.

DONE AND ORDERED in Chambers at Bunnell, Flagler County, Florida this 1<sup>st</sup> day of June, 2015.

  
\_\_\_\_\_  
Michael S. Orfinger, Circuit Judge

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## Short-Term Vacation Rentals: The Get Away That Got Away!

Florida Association of County Attorneys  
2015 Continuing Legal Education Program  
June 17-18, 2015 – St. Johns County

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**OFFICE OF THE ATTORNEY GENERAL**  
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October 22, 2013

Mr. Albert J. Hadeed  
Flagler County Attorney  
1769 East Moody Boulevard, Building 2  
Bunnell, Florida 32110

Dear Mr. Hadeed:

Thank you for contacting this office for assistance in determining whether Flagler County may intercede and stop vacation rental operations, as defined in Chapter 509, Florida Statutes, in private homes that were zoned, prior to June 1, 2011, for single-family residential use. Due to an increase in the number of homes being used as vacation rentals in Flagler County, many permanent residents in neighborhoods with vacation rentals have raised concerns about the negative effects such rentals have on their quality of life and the character of their neighborhood. You state that Flagler County has no regulations governing vacation rentals which predate the 2011 legislation.

In sum, absent the existence of a local ordinance on or before June 1, 2011, regulating the rental of vacation homes in Flagler County, section 509.032(7), Florida Statutes, preempts local regulation of lodging establishments and public food establishments to the state and precludes a local ordinance or regulation enacted after June 1, 2011, restricting the use of vacation rentals, prohibiting vacation rentals, or regulating vacation rentals based solely on their classification, use, or occupancy.

A number of county residents have argued that transient vacation rentals are a commercial activity which is a non-conforming use of a house constructed under a permit for a single-family residence and located in an area zoned for single-family residences. The county has considered this argument and concluded that a residential zoning category, in and of itself, is not sufficient to serve as a pre-existing prohibition of vacation rentals in private homes.

Section 509.032(7)(a), Florida Statutes, preempts the regulation of lodging establishments and public food establishments to the state. Subsection (b) of the statute states:

*A local law, ordinance, or regulation may not restrict the use of vacation rentals, prohibit vacation rentals, or regulate vacation rentals based solely*

*on their classification, use, or occupancy. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011.*<sup>1</sup> (e.s.)

A "vacation rental" is defined as "any unit or group of units in a condominium, cooperative, or time-share plan or any individual or collectively owned *single-family, two-family, three-family, or four-family house or dwelling* unit that is *also a transient public lodging establishment.*"<sup>2</sup> (e.s.) Thus, the plain language of the statute recognizes that a single-family house or dwelling may be a "vacation rental" which is used as a transient public lodging establishment subject to regulation by the state. As this office has previously recognized, with the enactment of section 509.032(7)(b), Florida Statutes, the ability of a local government to regulate vacation rentals by enactment of an ordinance after June 1, 2011, has been preempted to the state.<sup>3</sup> While you have premised your question on the existence of a single-family zoning regulation in existence prior to June 1, 2011, you have also indicated that no county regulations of vacation rentals existed on that date.

This office agrees with the county's conclusion that a local zoning ordinance for single-family homes existing on or before June 1, 2011, that did not restrict the rental of such property as a vacation rental, cannot now be interpreted to do so. The clear

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<sup>1</sup> Section 509.032(7)(c), Fla. Stat., provides:

Paragraph (b) does not apply to any local law, ordinance, or regulation exclusively relating to property valuation as a criterion for vacation rental if the local law, ordinance, or regulation is required to be approved by the state land planning agency pursuant to an area of critical state concern designation.

<sup>2</sup> Section 509.242(1)(c), Fla. Stat. See s. 509.013(4), Fla. Stat., defining "[p]ublic lodging establishment" for purposes of Ch. 509, Fla. Stat.:

(4)(a) "Public lodging establishment" includes a transient public lodging establishment as defined in subparagraph 1. and a nontransient public lodging establishment as defined in subparagraph 2.

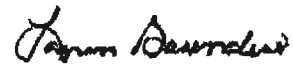
1. "Transient public lodging establishment" means any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

<sup>3</sup> Informal Op. to Marino, dated August 3, 2012. Cf. *City of Venice v. Gwynn*, 76 So. 3d 401 (Fla. 2d DCA 2011), in which a city's code prohibited owners of single-family dwellings in residential neighborhoods from renting their property for short periods of times; the court affirmed the city's administrative determination that owner's non-conforming use of property as a vacation rental violated city's ordinance regarding short-term rentals.

Mr. Albert J. Hadeed  
Page Three

language in section 509.032(7), Florida Statutes, prohibits any local regulation on or after June 1, 2011, based upon the use of a residence as a vacation rental.

Sincerely,

  
Lagran Saunders  
Attorney General

ALS/tsrh

IN THE DISTRICT COURT OF APPEAL OF THE STATE OF FLORIDA  
FOURTH DISTRICT, 1525 PALM BEACH LAKES BLVD., WEST PALM BEACH, FL 33401

June 21, 2012

**CASE NO.: 4D12-2028**

L.T. No. : 10-29269 08

CITY OF FORT  
LAUDERDALE, ETC.

v. ANNERLEY DAL BIANCO,  
ETC.

Appellant / Petitioner(s),

Appellee / Respondent(s).

**BY ORDER OF THE COURT:**

ORDERED that the petition for writ of certiorari filed June 7, 2012, is hereby denied on the merits.

WARNER, GROSS and CONNER, JJ., Concur.

I HEREBY CERTIFY that the foregoing is a true copy of the original court order.

Served:

Alain Boileau

Kara Cannizzaro

Hon. Dale Ross

dl

*Marilyn Beutenmuller*  
MARILYN BEUTENMULLER, Clerk  
Fourth District Court of Appeal



IN THE CIRCUIT COURT FOR THE  
17TH JUDICIAL CIRCUIT IN AND FOR  
BROWARD COUNTY, FLORIDA

ANNERLY DAL BIANCO,  
Individual,

CASE NO: 10-029269 CACE (08)  
LT CASE Nos.: CE10031605  
CE10031607

Respondent/Appellant,

vs.

HON. DALE ROSS

CITY OF FORT LAUDERDALE, a Florida  
Municipal Corporation,

Petitioner/Appellee.

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**OPINION**

THIS CAUSE came before the court, sitting in its appellate capacity, upon appeal by Appellant, Annerly Dal Bianco, of the Final Order of the City of Fort Lauderdale Code Enforcement Special Magistrate. The court, having considered the briefs filed by the parties and being duly advised in premises and law, dispenses with oral argument and finds and decides as follows:

On March 17, 2010, the City of Fort Lauderdale's ("City") Code Enforcement Officer Dick Eaton ("Mr. Eaton") conducted an investigation pertaining to real property<sup>1</sup> owned by Appellant Annerly Dal Bianco ("Appellant"). Mr. Eaton investigated the Property pursuant to a complaint from the neighborhood that the Property was being used as a short-term rental. (See Appendix A, pp. 4-5, 16, 21, 23). On March 18, 2010, Mr. Eaton posted

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<sup>1</sup> Appellant owns the properties located at 2624 Grace Drive and 2625 Grace Drive, Fort Lauderdale, Florida (together the "Property"). (Appendix A, at pp. 4, 23, 36).

Inspection Reports and mailed a notice of violation to Appellant informing her that the Property was in violation of local zoning ordinance RS-8. (See Appendix A, p. 6). The Notice of Violation provides, in pertinent part:

The owner of this single family home in this residential district, zoned RS-8 is operating it as a commercial business involving short term rentals. This is a prohibited land use in this district per Sec 47-5.11.

(See Appendix C). The Notice of Violation permitted Appellant fourteen days to remedy and comply with the zoning requirements. (Id.) On May 20, 2010, this case was scheduled for a Special Magistrate hearing because the violation was not brought into compliance within the time provided. (See Appendix A, at p. 7). At the May 20, 2010 hearing, Appellant's counsel was granted a continuance and the hearing was rescheduled for June 17, 2010. (Id.) On June 17, 2010, after hearing all the evidence presented, the Special Magistrate issued a Final Order permitting Appellant until September 2, 2010 to comply with the zoning ordinance or face a daily fine of \$250. (See Appendix D). On July 19, 2010, Appellant timely filed her notice of administrative appeal.

Under Florida law, the review "of a code enforcement board's order is by appeal to the circuit court." See *Sarasota Cnty. v. Bow Point on the Gulf Condo. Developers*, 974 So. 2d

431, 432, n.1-2 (Fla. 2d DCA 2007); see also Fla. R. App. P. 9.030(c)(1)(C). An appeal of a final administrative order "shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the enforcement board." See § 162.11, Fla. Stat. (2010). Thus, an appellate court must determine: (1) whether procedural due process is accorded; (2) whether the essential requirements of the law have been observed; (3) and whether the administrative findings and judgment are supported by competent substantial evidence. See *City of Deerfield Beach v. Vaillant*, 419 So. 2d 624, 626 (Fla. 1982).

Appellant argues that the Special Magistrate's evidentiary rulings and Final Order, requiring Appellant to cease the short term rental of her Property, were a departure from the essential requirements of law and should be reversed. First, Appellant argues that a plain reading of the City Municipal Code demonstrates that Appellant's use of the Property complies with the definition of "single-family dwelling" and thus, is a permitted use. Second, Appellant contends that the Final Order was not based on competent substantial evidence because the City relied on evidence obtained by way of an unlawful search of the Property. Appellant's final argument is that the City failed to afford procedural due process to Appellant by issuing a defective notice.

The Property is located in a zoning district classified as RS-8. (See Appendix A, at p. 19). The RS-8 zoning district expressly permits the construction of: a single-family dwelling and social service residential facilities. See § 47-5.11, City's Unified Land Development Regulations ("Code"). Appellant argues that the Code establishes only the architectural or construction based standards for the Property and does not regulate the use of the property. Thus, Appellant argues that the Special Magistrate's Final Order is a departure from the essential requirements of law because the correct law was not applied based on a plain reading of the Code. See *Haines City Cmty. Dev. v. Heggs*, 658 So. 2d 523, 530 (Fla. 1995) (concluding that "applied the correct law" is synonymous with "observing the essential requirements of law.")

Appellee asserts that a plain reading of the Code firmly establishes that Appellant's use of her Property as a short-term vacation rental is not contrary to the zoning definition of a single-family dwelling. The ordinance defines single-family dwelling as a "unit designed for or occupied by one (1) family and includes standard, detached and attached dwellings." See Code § 47-35.1. However, Appellant argues that the definition speaks only to the configuration of the structure, as opposed to the nature of the use. This Court agrees. The ordinance does not address how a homeowner may use their home. Florida courts

have recognized "since zoning regulations are in derogation of private ownership rights, general zoning law provides that zoning ordinance are to be construed broadly in favor of the property owner absent a clear intent to the contrary." See *Ocean's Edge Development Corp. v. Town of Juno Beach*, 430 So. 2d 472, 473 (Fla. 4th DCA 1983). Furthermore, the City has failed to cite to an ordinance preventing a homeowner from conducting short-term leasing of a single-family home.

This Court is also concerned with the inability of Mr. Eaton to define "short-term." During extensive cross examination, Mr. Eaton was unable to answer how a property owner could come into compliance with a definition that does not exist. Mr. Easton admitted "there is no definition of short-term." (App. Ex. C, pg. 33). Florida courts hold that "[g]overnment cannot function in after-the-fact fashion; property owners are entitled to rely on the clear and unequivocal language of municipal ordinances." See *Ocean's Edge*, 430 So. 2d at 474. Appellant cannot be found in violation of an ordinance that either does not exist nor cannot be readily defined. Moreover, the Florida legislature has enacted laws that specifically authorize the rental of a private residential property, whether the residential rental term is at-will, week to week, or month to month. See generally, § 83.46, Fla. Stat.

(2010). As such, this Court finds that the Special Magistrate departed from the essential requirements of the law.<sup>2</sup>

Accordingly, it is:

ORDERED AND ADJUDGED that the Special Magistrate's Final Order is hereby **REVERSED**.

DONE AND ORDERED in Chambers, Fort Lauderdale, Florida,  
this        day of May, 2012.

DALE ROSS

MAY 09 2012  
A TRUE COPY

DALE ROSS  
CIRCUIT COURT JUDGE

Copies to:

Special Magistrate Rose-Ann Flynn  
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Lauderdale, FL 33316

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<sup>2</sup> This court recognizes that the Special Magistrate expressed the need to rule consistently with *Castro v. City of Fort Lauderdale*, Case No. 08-039311 (Fla. 17th Cir. Ct. 2009). (See App. Ex. C, pg. 65). However, Florida law clearly establishes that "a per curiam affirmance decision without written opinion has no precedential value and should not be relied on for anything other than res judicata." See *St. Fort v. Post, Schuh & Jernigan*, 902 So. 2d 244, 248 - 249 (Fla. 4th DCA 2005) (citations omitted).

**ORDINANCE NO. 2015 - 02**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, AMENDING APPENDIX C, LAND DEVELOPMENT CODE, OF THE CODE OF ORDINANCES OF FLAGLER COUNTY, FLORIDA, RELATING TO SHORT-TERM VACATION RENTALS; PROVIDING FOR FINDINGS; AMENDING ARTICLE III, ZONING DISTRICT REGULATIONS; CREATING SECTION 3.06.14, SHORT-TERM VACATION RENTALS; AMENDING SECTION 3.03.02, AC-AGRICULTURE DISTRICT, SECTION 3.03.03, AC-2-AGRICULTURE/FORESTRY DISTRICT, 3.03.04, R-1-RURAL RESIDENTIAL DISTRICT, 3.03.05, R-1B-URBAN-SINGLE-FAMILY RESIDENTIAL DISTRICT, 3.03.06, R-1C-URBAN SINGLE-FAMILY RESIDENTIAL DISTRICT, 3.03.07, R-1D-URBAN SINGLE-FAMILY RESIDENTIAL DISTRICT, 3.03.08, R-2-TWO-FAMILY RESIDENTIAL DISTRICT, 3.03.09.01, R-3-MULTIFAMILY RESIDENTIAL DISTRICT, 3.03.09.02, R-3B-MULTIFAMILY RESIDENTIAL DISTRICT, 3.03.10, MH-1-RURAL MOBILE HOME DISTRICT, 3.03.11, MH-2-URBAN MOBILE HOME DISTRICT, 3.03.13, R/C-RESIDENTIAL/LIMITED COMMERCIAL USE DISTRICT, 3.03.20, PUD-PLANNED UNIT DEVELOPMENT, 3.03.20.2, MUL-PUD-MIXED USE, LOW INTENSITY-PLANNED UNIT DEVELOPMENT, 3.03.20.3, MUH-PUD-MIXED USE, HIGH INTENSITY-PLANNED UNIT DEVELOPMENT, 3.03.21, FDD-FUTURE DEVELOPMENT DISTRICT, AND 3.08.02, SPECIFIC DEFINITIONS OF CERTAIN TERMS USED IN THIS ARTICLE; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, prior to 2011 Florida's cities and counties regulated local land use issues and decisions under the Home Rule authority granted them by the Florida Constitution; and

**WHEREAS**, the 2011 Florida Legislature enacted House Bill 883 (Florida Chapter 2011-119, Laws of Florida)(hereafter "HB 883") which preempted the local regulation of a specific land use commonly called short-term vacation rentals (transient rentals less than thirty (30) days in duration and commonly located in residential areas); and

**WHEREAS**, the preemption bill provided for very little oversight from the state for short term vacation rentals, for example, did not provide for staffing for mandatory or

randomized inspection of the short-term vacation rental units and applied relaxed standards for short-term vacation rentals when compared to hotels, motels, and bed and breakfast establishments; and

**WHEREAS**, HB 883 prevented local communities from enacting new regulations necessary to address any negative impacts caused by short-term vacation rentals; and

**WHEREAS**, Chapter 720 of Florida Statutes provides for the formation and operation of homeowners' associations, independent of government authority; and

**WHEREAS**, homeowners' associations may or may not exist in all single- and two-family residential neighborhoods; and

**WHEREAS**, homeowners' associations may not legally be able to fully address all issues regarding short-term vacation rentals; and

**WHEREAS**, the 2014 Florida Legislature enacted Senate Bill 356 (Florida Chapter 2014-71, Laws of Florida)(hereafter "SB 356") which rescinded the previous preemption on local regulation of short-term vacation rentals, but provided that a local law, ordinance, or regulation adopted after June 1, 2011 may not prohibit short-term vacation rentals or regulate the duration or frequency of rental of vacation rentals; and

**WHEREAS**, SB 356 has returned some local control back to communities to mitigate the effects of short-term vacation rentals in an attempt to make them safer, more compatible with existing neighborhoods, and accountable for their proper operation; and

**WHEREAS**, through SB 356 short-term vacation rentals cannot be prohibited from a community and would be permitted in all zoning districts; and

**WHEREAS**, single-family residential neighborhoods and their required infrastructure are generally designed to accommodate typical single-family residential homes with two (2) to three (3) persons per household on average; and

**WHEREAS**, local governments apply design standards tailored for residential neighborhoods for their roads, driveways, emergency services planning, public shelters, emergency evacuation plans, solid waste collection, utilities, buffers, and are also tailored in assessing their infrastructure impacts and their corresponding fair and proportionate impact/connection fees; and

**WHEREAS**, permanent single-family home residents inherently understand and know their physical surroundings, to include any safety gaps and potential risks to their families because they have daily familiarity; and

**WHEREAS**, short-term vacation rental occupants, due to the transient nature of their occupancy, are unfamiliar with local hurricane evacuation plans, the location of fire

extinguishers, residence exit routes, pool and home safety features, and other similar safety measures that would readily be provided to guests in traditional lodging establishments; and

**WHEREAS**, short-term vacation rental owners may live elsewhere and not experience the quality of life problems and negative impacts associated with larger, unregulated short-term vacation rental units on residential neighborhoods; and

**WHEREAS**, short-term vacation rentals with no application of mitigating standards when located in residential neighborhoods can create disproportionate impacts related to their size, excessive occupancy, and the lack of proper facilities if left unregulated; and

**WHEREAS**, some short-term vacation rentals will likely be created in single-family homes that were built before more current building codes that require minimum life/safety improvements, like hardwired or interconnected smoke detectors, carbon monoxide detectors, or pool alarms and pool safety drains, etc.; and

**WHEREAS**, some short-term vacation rental owners will make investments in upgrading building safety measures of their rental properties whereas other owners will not make such investments without local requirements and an ongoing inspection/enforcement program; and

**WHEREAS**, short-term vacation rentals locating within established neighborhoods can disturb the quiet enjoyment of the neighborhood, lower property values, and burden the design layout of a typical neighborhood; and

**WHEREAS**, the presence of short-term vacation rentals within single-family dwelling units in established residential neighborhoods can create negative compatibility impacts, among which include, but are not limited to, excessive noise, on-street parking, accumulation of trash, and diminished public safety; and

**WHEREAS**, traditional lodging establishments (hotels, motels, and bed & breakfasts) are restricted to commercial and other non-residentially zoned areas where intensity of uses is separated from less busy and quieter residential uses; and

**WHEREAS**, traditional lodging establishments have tougher development standards, undergo annual inspections, and have more stringent operational and business requirements; and

**WHEREAS**, traditional lodging establishments often have to make roadway improvements and/or pay much higher transportation, water, sewer, and other impact fees to offset the infrastructure demands they create; and

**WHEREAS**, multi-unit condominium buildings with short-term vacation rental units are typically constructed to more stringent building code requirements and other

fire/life safety measures that single- and two-family homes often do not have to meet, including sprinkler systems, interconnected fire alarm systems, fire alarm panels, emergency lighting, exit signs, fire extinguishers, and fire wall separation between occupancies; and

**WHEREAS**, multi-unit condominium short-term vacation rentals are routinely (often annually) inspected for fire/life safety code compliance to include inspections for the fire sprinkler system, interconnected fire alarm systems, fire alarm panels, fire pumps, emergency lighting, exit signs, backflow prevention, elevator operation, elevator keys and communication; and

**WHEREAS**, many multi-unit condominium short-term vacation rentals have on-site property managers and employees or other contracted vendors that oversee the maintenance, upkeep, security and/or operation of the property on a frequent basis; and

**WHEREAS**, the majority of complaints the County has received to date have been from single- and two-family neighborhoods and not from multi-unit condominium short-term vacation rentals; and

**WHEREAS**, multi-unit condominium short-term vacation rentals are not regulated locally at this time, but may be in the future if deemed necessary by the Flagler County Board of County Commissioners under the County's home rule authority granted within the Florida Constitution; and

**WHEREAS**, the areas west of U.S. Highway 1 of the unincorporated County are primarily rural in nature and are typically separated by large setbacks with development typically on larger acreage lots; and

**WHEREAS**, in the areas west of U.S. Highway 1, very few short-term vacation rental units are known to exist with the exception of hunting camps which are in remote, rural locations and often directly supervised or used by the operator on-site; and

**WHEREAS**, the majority of complaints the County has received to date have been from single- and two-family neighborhoods east of U.S. Highway 1; and

**WHEREAS**, the unincorporated areas located west of U.S. Highway 1 will not be regulated locally for short-term vacation rental units at this time, but may be in the future if deemed necessary by the Flagler County Board of County Commissioners under the County's home rule authority granted by the Florida Constitution; and

**WHEREAS**, whenever at least one (1) property owner permanently resides at a short-term vacation rental located within the same structure the number of renters is minimized and the owner can directly manage the property when it is under a short-term rental; and

**WHEREAS**, an on-site owner permanently residing at a short-term vacation rental which also serves as the owner's principal residence will likely manage any vacation rental more restrictively than any local regulation because the owner has a direct, vested interest in how the property the owner resides in is used and maintained; and

**WHEREAS**, owner-occupied short-term vacation rental units are not the norm in the County and will not be regulated locally for short-term vacation rental units at this time, but may be in the future if deemed necessary by the Flagler County Board of County Commissioners under the County's home rule authority granted by the Florida Constitution; and

**WHEREAS**, permanent residents within residential neighborhoods often establish long-term friendships, social norms and a sense of community which often leads to mutual respect among property owners on an ongoing basis; and

**WHEREAS**, a single-family dwelling home is typically the largest investment a family will make in their lifetime, with the home held sacred in popular culture as the heart and the center of the family unit; and

**WHEREAS**, permanent residents within established residential neighborhoods deserve the right to tranquility and peaceful enjoyment of their home without over-intrusion by an excessive number of transient occupants in the neighborhood; and

**WHEREAS**, Flagler County promotes tourism, including appreciation and enjoyment of the County's abundant preserved natural areas, historic sites, rural pristine beaches, and walking and bicycling paths that make Flagler County unique among Florida's coastal counties; and

**WHEREAS**, some municipalities in Flagler County, and many local jurisdictions in the State of Florida, and across the nation have standards in place to minimize the negative impacts caused by short-term vacation rentals; and

**WHEREAS**, prior to the enactment of HB 883, short-term vacation rentals in Flagler County seemed to be more compatible and coexisted in a fairly compatible manner within established neighborhoods with relatively few conflicts and complaints to the County; and

**WHEREAS**, prior to the enactment of HB 883, the City of Flagler Beach had adopted regulations providing for the siting and approval of short-term vacation rentals within established neighborhoods, with relatively few conflicts resulting from the regulatory framework that has now been effect for several years; and

**WHEREAS**, since the enactment of HB 883, Flagler County has experienced a large increase in the construction of new, oversized structures for the primary purpose

of serving as mini-hotels for short-term vacation rentals for up to as many as twenty-four (24) individuals; and

**WHEREAS**, although family sizes per residence can vary widely from residence to residence, according to the recently completed 2010 U.S. Census, Flagler County's average family size is 2.82 persons; and

**WHEREAS**, the 2010 U.S. Census data also indicates the average household size in Flagler County of 2.42 persons; and

**WHEREAS**, the operation of some short-term vacation rentals in established neighborhoods in the County create a huge disparity in short-term vacation rental impacts with up to nine (9) times the average occupancy of an existing single-family residence, making the higher occupancy of the rental homes incompatible with established neighborhoods; and

**WHEREAS**, utility usage by short-term vacation rentals may exceed the usage levels anticipated at the time of initial permitting as a single-family residence, creating a disparity between the impact and connection fees paid and the system impacts caused by their increased demand; and

**WHEREAS**, at least one utility provider has provided user information showing that some short-term vacation rentals can utilize over ten (10) times the capacity of a typical single-family residence; and

**WHEREAS**, at least one utility provider has taken steps to charge additional impact/system capacity fees based on the increased usage from short-term vacation rentals; and

**WHEREAS**, the State of Florida through its existing regulatory framework provides for licensing, maintenance, and inspection of hotels and motels; however no similar regulatory framework exists for short-term vacation rentals; and

**WHEREAS**, according to the State of Florida records, vacation rentals have flourished for decades while solely under local control; and

**WHEREAS**, according to the State of Florida Department of Business and Professional Regulation the number of vacation rental home units has actually decreased from 10,602 units in 2010 to 10,362 units in 2013, since the State preemption into this local community land use decision; and

**WHEREAS**, current vacation rental industry practice is to set maximum limits upon the number of transient occupants within a short-term vacation rental unit, but lacking provisions for verification and enforcement when overcrowding occurs; and

**WHEREAS**, current vacation rental industry practice is to charge a flat rental fee for the term of the lease, regardless of the transient occupant count, which incentivizes the common practice for lessees of oversized structures used as short-term vacation rentals to increase the transient occupant count so as to spread out the cost burden for the rental term among as many payers as possible; and

**WHEREAS**, the County desires to encourage short-term vacation rentals that are safe, fit in with the character of the neighborhood, provide positive impacts for tourism, increase property values, and achieve greater neighborhood compatibility; and

**WHEREAS**, Flagler County seeks to balance respect for private property rights and incompatibility concerns between the investors/short-term vacation rentals and families/permanent single-family residences in established residential neighborhoods through the use of reasonable development standards; and

**WHEREAS**, while Flagler County's average family size is 2.82 persons, the County is desirous of providing for as many as ten (10) transient occupants in a single-family residence – almost four (4) times the County's average family size – within a short-term vacation rental subject to a reasonable regulatory framework; and

**WHEREAS**, these regulations are deemed necessary by the Flagler County Board of County Commissioners to preserve property values and to protect the health, safety, and general welfare of permanent residents, lot/parcel owners, investors and transient occupants and visitors alike; and

**WHEREAS**, these regulations are being promulgated by the Flagler County Board of County Commissioners to supplement, but not to replace, any existing federal or state law or regulation, or other controls within established residential neighborhoods served by a homeowners' association; and

**WHEREAS**, through these regulations, Flagler County is seeking to regulate another type of commercial use of a single- and two-family dwelling, similar to the County's provisions for home occupations, which permit limited commercial use of an owner-occupied dwelling subject to initial inspection requirements, ongoing compliance with specific home occupation regulations as provided in the Land Development Code, and issuance and annual renewal of a business tax receipt for the home occupation; and

**WHEREAS**, these regulations do not regulate duration or frequency of rentals, but are intended to address the frequent change of many transient occupants housed within a single-family dwelling within an established residential neighborhood; and

**WHEREAS**, the application of minimum life/safety requirements to short-term vacation rentals, along with other minimum standards, ensures that transient occupants are provided the same minimum level of protection as is required by the current statutes

and codes for single- and two-family residences utilized as hotels, motels, and dormitories; and

**WHEREAS**, the County has established a maximum occupancy of sixteen (16) persons within any zoning district because an occupancy exceeding sixteen (16) persons falls into a commercial-type classification as a hotel or dormitory for purposes of the National Fire Protection Association (NFPA) 101 Life Safety Code; and

**WHEREAS**, for purposes of compliance with the National Fire Protection Association (NFPA) 101 Life Safety Code, residential occupancies of sixteen (16) or fewer persons may be provided within one- and two-family dwelling units without consideration as a hotel or dormitory and provision of related life-safety requirements; and

**WHEREAS**, the minimum residential safety standards, as adopted by the Florida Legislature as the Residential Swimming Pool Safety Act and now in place, include provision of swimming pool, spa, and hot tub barriers or alarms so as to reduce the likelihood of child and elder drowning; and

**WHEREAS**, sleeping rooms as so designated within short-term vacation rental units shall be recognized in the same manner as bedrooms within single-family residential homes, with the same requirements as are currently provided within local, state, and federal regulations, as applicable; and

**WHEREAS**, because of the high occupancy and transient nature of occupants within many short-term vacation rentals, fire safety becomes important; and

**WHEREAS**, where interconnected, hard-wired smoke and carbon monoxide alarm systems are not in place, then at a minimum, these systems will be installed to provide for sufficient warning for evacuation so as to minimize loss of life within an occupied short-term vacation rental unit; and

**WHEREAS**, where a fire sprinkler system is not in place, then at a minimum, the placement of a multi-purpose dry chemical fire extinguisher on each floor of a short-term vacation rental will provide a basic level of fire protection based on the class of fire and fire loading anticipated to be encountered in an occupied short-term vacation rental unit; and

**WHEREAS**, in the event of an emergency, the presence of posted building exit routes can reduce the risk to transient occupants who are unfamiliar with the short-term vacation rental unit; and

**WHEREAS**, site-specific short-term vacation rental standards, like minimum parking standards, solid waste handling and containment, and the establishment of quiet hours, serve to maintain the decorum that exists among owners in established

neighborhoods and are better assured by having these same standards conveyed to transient occupants through the duration of their rental; and

**WHEREAS**, short-term vacation rentals operate as commercial enterprises, subject to additional regulatory requirements beyond those normally required of single-family and two-family residences, including business licensing by the State of Florida Department of Business and Professional Regulation's Division of Hotels and Restaurants, obtaining a local business tax receipt, and collecting and remitting various sales taxes to state and local government; and

**WHEREAS**, a vacation rental is a commercial lodging activity; and

**WHEREAS**, some vacation rentals are being used exclusively as rentals by investors/owners; and

**WHEREAS**, the establishment of minimum business practices, such as the provision of both lease-specific and property-specific information to lessees, and the designation of a local short-term vacation rental responsible party, ensures that the private property rights of the short-term vacation rental owner are balanced with the needs of the County to protect visitors and tourists and to preserve the general welfare through its limited regulatory power; and

**WHEREAS**, the County, through its existing regulatory framework, will issue certificates to short-term vacation rentals conforming to these standards, which will in turn provide a level playing field amongst all providers of short-term vacation rental units; and

**WHEREAS**, this ordinance additionally establishes an enforcement mechanism for those short-term vacation rentals which do not adhere to the standards on an initial or continuing basis, with the overall goal of the short-term vacation rental program being compliance with the standards and not punitive in its scope; and

**WHEREAS**, the Flagler County Planning and Development Board held a duly noticed public hearing on October 29, 2014 and recommended approval of this ordinance; and

**WHEREAS**, the Flagler County Board of County Commissioners held a duly noticed public hearing on November 3, 2014 and approved this ordinance on first reading; and

**WHEREAS**, the Flagler County staff has held at least fifteen (15) different meetings with potentially affected individuals to hear, discuss, and consider their concerns regarding the ordinance; and

**WHEREAS**, public notice of this action has been provided in accordance with Section 125.66, Florida Statutes and in accordance with the Flagler County Land Development Code.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, AS FOLLOWS:**

## **SECTION 1. FINDINGS**

- A. The above Recitals are incorporated herein as Findings of Fact.
- B. The Board of County Commissioners further finds as follows:
  - 1. The proposed amendment will provide for the orderly development of Flagler County and complies with applicable Comprehensive Plan goals, objectives and policies; and
  - 2. The proposed amendment will serve to protect the health and safety of residents or workers in the area and will be complementary to the use of adjacent properties or the general neighborhood.

## **SECTION 2. LAND DEVELOPMENT CODE AMENDMENT**

- A. Appendix C, Land Development Code, Article III Zoning Districts, is hereby amended as follows:
  - 1. Creation of new Section 3.06.14, *Short-term vacation rentals*, to read as follows:

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### 3.06.14. – Short-term vacation rentals.

- A. *Applicability.* This section shall apply to short-term vacation rental as a commercial business, as defined in section 3.08.02, of a single-family dwelling and a two-family dwelling. This section shall not apply to short-term vacation rentals within a multi-family residential building, or a group of multi-family residential buildings, which includes three (3) or more individual dwelling units within such building or group of buildings. This section shall also not apply to unincorporated areas west of U.S. Highway 1 and to any facilities that are occupied on a full-time basis by the owner as an on-premises permanent resident.
- B. *Short-term vacation rental minimum requirements.* Short-term vacation rentals shall be permitted in all residential zoning districts provided they are in compliance with this section. No person shall rent or lease all or any portion of a dwelling unit as a short-term vacation rental as defined in section 3.08.02 without initially and then on a continuing basis:

1. Obtaining a short-term vacation rental certificate from Flagler County pursuant to this section;
  2. Obtaining a business tax receipt from Flagler County pursuant to chapter 19 of the Code of Ordinances;
  3. Obtaining a Florida Department of Revenue certificate of registration for purposes of collecting and remitting tourist development taxes, sales surtaxes, and transient rental taxes;
  4. Obtaining a Florida Department of Business and Professional Regulation license as a transient public lodging establishment; and
  5. As demonstrated through an affidavit, maintaining initial and ongoing compliance with the Short-term Vacation Rental Standards contained herein, plus any other applicable local, state, and federal laws, regulations, and standards to include, but not be limited to, Chapter 509, Florida Statutes, and Rule Chapters 61C and 69A, Florida Administrative Code.
- C. Short-Term Vacation Rental Standards. The following Standards shall govern the use of any short-term vacation rental as a permitted use:
1. Minimum life/safety requirements:
    - a. Swimming pool, spa and hot tub safety – A swimming pool, spa or hot tub shall comply with the current standards of the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes.
    - b. Sleeping rooms – All sleeping rooms shall meet the single- and two-family dwelling minimum requirements of the Florida Building Code.
    - c. Smoke and carbon monoxide (CO) detection and notification system – If an interconnected and hard-wired smoke and carbon monoxide (CO) detection and notification system is not in place within the short-term vacation rental unit, then an interconnected, hard-wired smoke alarm and carbon monoxide (CO) alarm system shall be required to be installed and maintained on a continuing basis consistent with the requirements of Section R314, Smoke Alarms, and Section R315, Carbon Monoxide Alarms, of the Florida Building Code – Residential.
    - d. Fire extinguisher – A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and

maintained in accordance with NFPA 10 on each floor/level of the unit. The extinguisher(s) shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location.

2. Maximum occupancy. The following specific site considerations in subsections a., b., and c. shall limit any short-term vacation rental occupancy to whichever is less, but not to exceed the permitted maximums provided in subsections d. or e., as applicable, below:

a. One (1) person per one hundred fifty (150) gross square feet of permitted, conditioned living space; or

b. The maximum number of occupants allowed shall be restricted in accordance with any septic tank permit and the assumed occupancy/conditions the permit was issued under by the Flagler County Health Department; or

c. Two (2) persons per sleeping room, meeting the requirements for a sleeping room, plus two (2) additional persons that may sleep in a common area.

d. In the R-1, R-1b, R-1c, R-1d, R-2, MH-1, MH-2, and R/C zoning districts and any PUD development or specific portion thereof developed as a single- or two-family neighborhood, the maximum occupancy shall be limited to ten (10) occupants per short-term vacation rental unit.

e. In all other zoning districts and developments predominantly developed with greater than two-family dwelling units, the maximum occupancy shall be limited to sixteen (16) transient occupants per short-term vacation rental unit.

3. Parking standard. Based on the maximum short-term transient occupancy permitted, minimum off-street parking shall be provided as one (1) space per three (3) transient occupants. Garage spaces shall count if the space is open and available and the transient occupants are given vehicular access to the garage. On-street parking shall not be permitted.

4. Solid waste handling and containment. Based on the maximum transient occupancy permitted, one (1) trash storage container shall be provided per four (4) transient occupants or fraction thereof. Appropriate screening and storage requirements for trash storage containers shall apply per any development approval or local neighborhood standard, whichever is more restrictive, and be

incorporated into the Certificate. For purposes of this section, a trash storage container shall be a commercially available thirty-five (35) gallon or greater capacity container with a lid that securely fastens to the container so as to prevent spills and animal access, with the container to be placed at curbside on the day of solid waste pickup and to be removed from curbside no later than sunrise the following day.

5. Minimum short-term vacation rental/lease agreement wording. The short-term vacation rental/lease agreement shall contain the minimum information as provided for in subsection 3.06.14.H.
  6. Minimum short-term vacation rental information required postings. The short-term vacation rental shall be provided with posted material as required by Flagler County as prescribed in subsection 3.06.14.I.
  7. Minimum short-term vacation rental lessee information. The short-term vacation rental lessee shall be provided with a copy of the information required in subsection 3.06.14.H.
  8. Designation of a short-term vacation rental responsible party capable of meeting the duties provided in subsection 3.06.14.G.
  9. Septic tank wastewater disposal. If wastewater service is provided through a private home septic system, then the owner shall provide Flagler County a valid Health Department septic permit and the application it is based upon for the property, demonstrating the capacity for the short-term vacation rental occupancy requested.
  10. Advertising. Any advertising of the short-term vacation rental unit shall conform to information included in the Short-Term Vacation Rental Certificate and the property's approval, particularly as this pertains to maximum occupancy.
  11. Other standards. Any other standards contained within the Flagler County Land Development Code to include but not be limited to: noise, setbacks, stormwater, and similar provisions.
- D. Short-Term Vacation Rental Certificate. To verify compliance with these short-term vacation rental standards, any property owner who wishes to use his or her dwelling unit as a short-term vacation rental must first apply for and receive a Short-Term Vacation Rental Certificate from Flagler County, and renew the Certificate annually for as long as the unit is used as a short-term vacation rental. Each dwelling unit used as a short-term vacation rental requires a separate Short-Term Vacation Rental Certificate. An annual Certificate fee shall be paid for each dwelling unit certified as a short-term vacation rental, in an amount to be determined by

Resolution of the Board of County Commissioners, to cover the costs of administration of the Certificate and inspection program. Failure to comply with any of the requirements of this section shall be grounds for revocation or suspension of the Certificate in accordance with the requirements contained herein.

E. Application for a Short-Term Vacation Rental Certificate. Each property owner seeking initial issuance of a Short-Term Vacation Rental Certificate, renewal, transfer, or modification of a Short-Term Vacation Rental Certificate, shall submit a Flagler County Short-Term Vacation Rental application in a form specified by the County, along with an application fee in an amount to be determined by Resolution of the Board of County Commissioners.

1. A complete application for the initial or modification of a Short-Term Vacation Rental Certificate shall demonstrate compliance with the Short-Term Vacation Rental Standards above through the following submittals:

a. A completed application and applicable fees.

b. Exterior site sketch – An exterior sketch of the facility demonstrating compliance with the Standards contained herein shall be provided. The sketch provided shall be drawn to scale, and showing all structures, pools, fencing, and uses, including areas provided for off-street parking and trash collection. For purposes of the sketch, off-street parking spaces will be delineated so as to enable a fixed count of the number of spaces provided; however, no parking shall be permitted within a public right-of-way or private roadway tract.

c. Interior building sketch by floor – A building sketch(s) shall be provided by floor showing a floor layout and demonstrating compliance with the Standards contained herein. The sketch shall be drawn to scale, showing all bedrooms and sleeping areas, exits, smoke and carbon monoxide detectors, and fire extinguishers etc.

d. Required short-term vacation rental postings – Copies of required postings shall be provided.

e. A draft short-term vacation rental/lease agreement showing required lease terms – A blank sample to be provided.

f. A Health Department septic tank permit and the application on which the permit is based, if applicable.

- g. Any other required information necessary to demonstrate compliance with the Short-Term Vacation Rental Standards herein.
2. Certificate renewals or transfers. The application for renewal or transfer of a Short-Term Vacation Rental Certificate shall demonstrate compliance with the following:
- a. If no changes have occurred since the issuance of the most recent Short-Term Vacation Rental Certificate, then no additional submittals are required to accompany the renewal/transfer Short-Term Vacation Rental Certificate application except as subsection 3.06.14.E.2.b below may be applicable.
- b. If minor changes not involving the specific modifications described below in subsection 3.06.14.E.3 have occurred since the issuance of the most recent Short-Term Vacation Rental Certificate, then additional submittals specific to the minor changes shall be required to accompany the application as necessary to demonstrate compliance with the Standards herein.
- c. An inspection is required whenever there is a transfer of a Certificate.
- d. A Short-Term Vacation Rental Certificate holder must apply annually for a renewal of the Certificate by January 1 of each year.
3. Modification of Certificate. An application for modification of a Short-Term Vacation Rental Certificate is necessary where any of the following apply:
- a. The gross square footage of the dwelling unit has increased; or
- b. The number of sleeping areas/bedrooms is proposed to increase; or
- c. The occupancy is otherwise proposed to increase.

For the inspection of a modification to a Short-Term Vacation Rental Certificate, the modification in facility usage may not occur until after a successful County inspection; however, pending such successful inspection the current Certificate will still apply.

F. Initial and routine compliance inspections of short-term vacation rentals.

1. An inspection of the dwelling unit for compliance with this section is required prior to issuance of an initial Short-Term Vacation Rental

Certificate. If violations are found, all violations must be corrected and the dwelling unit must be re-inspected prior to issuance of the initial Short-Term Vacation Rental Certificate as provided herein. An exception to the correction of violations as required in this subsection is made for any short-term vacation rental seeking vested rights pursuant to subsection 3.06.14.N to the extent that a vesting determination specifically provides such exemption.

2. Once issued, a short-term vacation rental unit must be properly maintained in accordance with the Short-Term Vacation Rental Standards herein and will be re-inspected annually or, in the event of a Certificate transfer, re-inspected at the time of transfer. For an inspection, all violations must be corrected and re-inspected within thirty (30) calendar days. Failure to correct such inspection deficiencies in the timeframes provided shall result in the suspension of the Short-Term Vacation Rental Certificate until such time as the violation(s) is/are corrected and re-inspected.
3. The inspections shall be made by appointment with the short-term vacation rental responsible party. If the inspector(s) has made an appointment with the responsible party to complete an inspection, and the responsible party fails to admit the officer at the scheduled time, the owner shall be charged a "no show" fee in an amount to be determined by Resolution of the Board of County Commissioners to cover the inspection expense incurred by Flagler County.
4. If the inspector(s) is denied admittance by the short-term vacation rental responsible party or if the inspector(s) fails in at least three (3) attempts to complete an initial or subsequent inspection of the rental unit, the inspector(s) shall provide notice of failure of inspection to the owner to the address shown on the existing Short-Term Vacation Rental Certificate or the application for Short-Term Vacation Rental Certificate.
  - a. For an initial inspection, the notice of failure of inspection results in the Certificate not being issued; the short-term vacation rental is not permitted to operate without a valid Certificate.
  - b. For a subsequent inspection, the notice of failure of inspection is considered a violation pursuant to subsection 3.06.14.F.2. above and is subject to enforcement remedies as provided herein.

G. Short-term vacation rental responsible party.

1. The purpose of the responsible party is to respond to routine inspections and as well non-routine complaints and other more

immediate problems related to the short-term vacation rental of the property.

2. The property owner may serve in this capacity or shall otherwise designate a short-term vacation rental responsible party to act on their behalf. Any person eighteen (18) years of age or older may be designated by the owner provided they can perform the duties listed in subsection 3.06.14.G.3 below.

3. The duties of the short-term vacation rental responsible party whether the property owner or an agent are to:

a. Be available by landline or mobile telephone at the listed phone number twenty-four (24) hours a day, seven (7) days a week and capable of handling any issues arising from the short-term vacation rental use;

b. If necessary, be willing and able to come to the short-term vacation rental unit within two (2) hours following notification from an occupant, the owner, or Flagler County to address issues related to the short-term vacation rental;

c. Authorized to receive service of any legal notice on behalf of the owner for violations of this section; and

d. Otherwise monitor the short-term vacation rental unit at least once weekly to assure continued compliance with the requirements of this section.

4. A property owner may change his or her designation of a short-term vacation rental responsible party temporarily or permanently; however, there shall only be one (1) short-term vacation rental responsible party for each short-term vacation rental at any given time. To change the designated responsible party, the property owner shall notify Flagler County in writing via a completed form provided by the County.

H. Short-term vacation rental/lease agreement minimum provisions. The rental/lease agreement must contain the following information at a minimum:

1. Maximum occupancy of the short-term vacation rental unit as permitted on the Short-Term Vacation Rental Certificate for the property;

2. The name and ages of all persons who will be occupying the unit;

3. The license tag numbers for all vehicles that the occupant(s) will be parking at the unit, with a total number not to exceed the number of off-street parking spaces at the unit as designated on the Short-Term Vacation Rental Certificate; and
  4. A statement that all transient occupants must evacuate from the short-term vacation rental upon posting of any evacuation order issued by local, state, or federal authorities.
- I. Required posting of the following short-term vacation rental unit information.
1. On the back of or next to the main entrance door or on the refrigerator there shall be provided as a single page the following information:
    - a. The name, address and phone number of the short-term vacation rental responsible party;
    - b. The maximum occupancy of the unit;
    - c. Notice that quiet hours are to be observed between 10:00 p.m. and 8:00 a.m. daily or as superseded by any County noise regulation;
    - d. The maximum number of vehicles that can be parked at the unit, along with a sketch of the location of the off-street parking spaces;
    - e. The days of trash pickup and recycling;
    - f. If the short-term vacation rental unit is located on the barrier island, notice of sea turtle nesting season restrictions and sea turtle lighting usage; and
    - g. The location of the nearest hospital.
  2. If the short-term vacation rental unit includes three (3) or more occupied floors, on the third floor above ground level and higher floors there shall be posted, next to the interior door of each bedroom a legible copy of the building evacuation map – Minimum 8-1/2" by 11" in size.

J. Offenses/violations.

1. Non-compliance with any provisions of this section shall constitute a violation of this section, which shall include, but shall not be limited to, the specific paragraphs within subsection 3.06.14.B.

2. Separate violations. Each day a violation exists shall constitute a separate and distinct violation, except that occupancy violations shall be governed by subsection 3.06.14.L.3.

K. Remedies/enforcement. Violations of this section shall be subject to penalties as part of a progressive enforcement program with the primary focus on compliance and compatibility with adjoining properties, versus penalties and legal actions. To accomplish a safe and effective vacation rental program it is key that short-term vacation rental responsible parties are responsive and responsible in the management of the property for compliance with this section. Code enforcement activities will be in accordance with Florida Statutes Chapter 162 and the Flagler County Code of Ordinances.

1. Warnings. Warnings shall be issued for first-time violations and have a correction/compliance period associated with it. Such warnings may include notice to other agencies for follow-up by such agencies, such as the Department of Business and Professional Regulation, the Department of Revenue, the Flagler County Tax Collector and the Flagler County Property Appraiser, as applicable. Non-compliance with a correction compliance period shall result in the issuance of a citation.

2. Fines per violation shall be set by Resolution of the Board of County Commissioners for first (1st), second (2nd), third (3rd) and further repeat violations. The County may utilize Part 1 of Florida Chapter 162 to prosecute a code violation and in such case a special magistrate shall be authorized to hold hearings, assess fines and order other relief in lieu of any code enforcement board. Alternatively, the County may utilize Part 2 of Florida Chapter 162 and pursue violations by way of a civil citation system as provided in its Code of Ordinances. The County may also rely on an appropriate enforcing agency at the state or local level.

3. Additional remedies. Nothing contained herein shall prevent Flagler County from seeking all other available remedies which may include, but not be limited to, suspension or revocation of a Short-Term Vacation Rental Certificate, injunctive relief, liens, and other civil and criminal penalties as provided by law, as well as referral to other enforcing agencies.

L. Suspension of Short-Term Vacation Rental Certificate. In addition to any fines and any other remedies described herein or provided for by law, the County may suspend a Short-Term Vacation Rental Certificate for multiple violations of the maximum occupancy in any continuous thirty-six (36) month period, in accordance with the following:

1. Suspension timeframes.

- a. Upon a fourth (4th) violation of the maximum occupancy the Short-Term Vacation Rental Certificate shall be suspended for a period of seven (7) calendar days.
- b. Upon a fifth (5th) violation of the maximum occupancy the Short-Term Vacation Rental Certificate shall be suspended for a period of thirty (30) calendar days.
- c. For each additional violation of the maximum occupancy the Short-Term Vacation Rental Certificate shall be suspended for an additional thirty (30) calendar days up to a maximum period of twelve (12) months. For example the sixth (6th) violation shall be for sixty (60) calendar days; the seventh (7th) violation shall be for ninety (90) calendar days, and so on.

2. Suspension restrictions. A short-term vacation rental may not provide transient occupancy during any period of suspension of a Short-Term Vacation Rental Certificate.

- a. The suspension shall begin immediately following notice, commencing either:
  - 1. at the end of the current vacation rental lease period; or
  - 2. within thirty (30) calendar days, whichever date commences earlier, or as otherwise determined by the County.
- b. Operation during any period of suspension shall be deemed a violation pursuant to subsection 3.06.14.K.2 and shall be subject to daily fine, up to five hundred dollars (\$500) or to the maximum amount as otherwise provided in Florida Statutes for repeat violations, for each day that the short-term vacation rental operates during a period of violation.

3. Number of violations. For purposes of this section only, violations shall be considered per the rental period or per every seven (7) days, whichever is less and for only those violations in which a code enforcement citation or criminal charge was issued. Violations could potentially occur over multiple times over the same rental period.

N. Vesting. Existing, legally-established short-term vacation rentals located in zoning districts and developments described in subsection 3.06.14.A as of January 1, 2015 may become vested in the ways described below.

provided they are otherwise in compliance with all other requirements contained herein.

To qualify for any vesting existing short-term vacation rentals shall have until April 15, 2015 to make a full and complete application for a Short-Term Vacation Rental Certificate and until July 1, 2015 to receive a Short-Term Vacation Rental Certificate to come into compliance with the County's requirements.

1. Rental agreement vesting. It is recognized that likely there are existing rental/lease agreements for short-term vacation rentals in existence at the time of passage of the ordinance enacting this section which may not be in compliance with the terms of this section. Rental agreements that were entered into prior to February 19, 2015, for the period to up to February 28, 2016 shall be considered vested. No special vesting process or fee shall be required to obtain this vesting benefit other than demonstrating eligibility through the normal Short-Term Vacation Rental Certificate process. Such rental/lease agreement(s) shall not be required to be submitted to the County to retain this vesting.

Any rental/lease agreement(s) entered into prior to February 19, 2015, for the period after March 1, 2016 shall be required to be submitted to the County for verification and go through a vesting hearing process for a final determination. All rental agreements entered into after February 19, 2015 and for any rental period beyond January 1, 2017 shall comply with the provisions of the ordinance enacting this section.

2. Temporary vesting of certain safety requirements. Some existing short-term vacation rentals may not meet the minimum life/safety standards (subsection 3.06.14.C.1) required herein. Correcting these measures may take some time to secure a licensed contractor, obtain the necessary permits, and complete the work. All short-term vacation rentals shall have six (6) months from the effective date of the ordinance enacting this section to come into compliance with these standards. A provisional Short-Term Vacation Rental Certificate may be issued for up to a maximum of six (6) months past the adoption of the ordinance enacting this section granting this time for the facility to comply with the physical changes required. No special vesting process or fee shall be required to obtain this vesting benefit other than demonstrating eligibility through the normal Short-Term Vacation Rental Certificate process.

3. Maximum occupancy vesting. In applying the standards of subsection 3.06.14.C to the short-term vacation rentals lawfully in existence prior to February 19, 2015, it is understood that there are properties that may otherwise physically qualify for larger occupancies if the maximum

occupancy were set higher. In an effort to recognize investment backed expectations and yet balance and protect the interest of other single-family and two-family properties who are not rental properties, there shall be a phasing-in of maximum occupancy.

The maximum occupancy for these properties may be temporarily allowed to be capped at no more than fourteen (14) transient occupants providing all other requirements of subsection 3.06.14.C can be met. This maximum density may be retained through February 28, 2018 in which case it shall be reduced by two (2) thereafter. The maximum density of twelve (12) transient occupants shall then be retained through February 28, 2021 and then shall be reduced by two (2) to reach the maximum occupancy herein. No special vesting process or fee shall be required to obtain this vesting benefit other than demonstrating eligibility through the normal Short-Term Vacation Rental Certificate process.

4. For those owners that desire a higher vesting occupancy and/or different vesting schedule, the owner of the property may make application for consideration of an alternative vesting benefit. The alternative vesting process shall require the following information at a minimum, although the actual application and review process may request additional information:
  - a. Submittal of a complete vesting application to include applicable fee;
  - b. Issuance of Short-term Vacation Rental Certificate on the property otherwise meeting all other requirements herein;
  - c. A written narrative and any tabulation/evidence showing what potential financial impacts the reduction in occupancy will create;
  - d. Any prospectus, financial pro forma, or other information relied upon to make the investment into the property;
  - e. Actual short-term vacation rental/lease agreements on the property for the last three (3) years showing the number of occupants for the short-term vacation rental unit per rental;
  - f. Profit and loss statement for the property certified accurate by a Certified Public Accountant for the last three (3) years;
  - g. Detailed gross and net revenues/expenses for the property to include but not be limited to: management fees, maintenance fees, utility costs, and similar expenses;

- h. Purchase price for the property and/or structure – If constructed by the owner, the construction costs of the facility;
- i. Any mortgage or debt on the property along with any monthly debt service payments; and
- j. All other information the applicant believes is relevant in establishing any vested rights claim and to demonstrate an extraordinary consideration that should be considered by the County.

The review process for an application for a higher vesting occupancy and/or different vesting schedule under this subsection will, at a minimum, provide for public notice to property owners within three hundred (300) feet of the subject property.

- 5. In the consideration of applications for vested rights under this subsection, such determinations shall be made by a special master, for which the use and procedures therefor shall be by Resolution of the Board of County Commissioners.
  - a. The determination of the special master shall be deemed final action. In considering an application for vested rights, the burden of demonstrating entitlement to a vested right from the provisions of the ordinance enacting this section shall be on the owner or applicant seeking to establish vested rights.
  - b. Owners, seeking to establish vested rights, must demonstrate that the application of the ordinance enacting this section would inordinately burden an existing use of their real property or a vested right to a specific use of their real property.
- 6. A vested use shall not transfer to a subsequent owner. A vested use is not transferrable to another short-term vacation rental.
- 7. If a vested use ceases for a period of six (6) months, then the vesting shall be considered to have lapsed and the short-term vacation rental will be subject to all Short-Term Vacation Rental Standards as if a new application.

\*\*\*\*

- 2. Amendment to section 3.03.02, *AC-Agriculture district*, subsection B., *Permitted principal uses and structures*, to read as follows:

\*\*\*\*

Additions appear as underlined text, deletions as strikethrough

18. Short-term vacation rentals.

\*\*\*\*

3. Amendment to section 3.03.03, *AC-2-Agriculture/forestry district*, subsection B., *Permitted principal uses and structures*, to read as follows:

\*\*\*\*

7. Short-term vacation rentals.

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4. Amendment to section 3.03.04, *R-1-Rural residential district*, subsection B., *Permitted principal uses and structures*, to read as follows:

\*\*\*\*

6. Short-term vacation rentals.

\*\*\*\*

5. Amendment to section 3.03.05, *R-1b-Urban single-family residential district*, subsection B., *Permitted principal uses and structures*, to read as follows:

\*\*\*\*

4. Short-term vacation rentals.

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6. Amendment to section 3.03.06, *R-1c-Urban single-family residential district*, subsection B., *Permitted principal uses and structures*, to read as follows:

\*\*\*\*

4. Short-term vacation rentals.

\*\*\*\*

7. Amendment to section 3.03.07, *R-1d-Urban single-family residential district*, subsection B., *Permitted principal uses and structures*, to read as follows:

\*\*\*\*

4. Short-term vacation rentals.

\*\*\*\*

8. Amendment to section 3.03.08, *R-2-Two-family residential district*, subsection B., *Permitted principal uses and structures*, to read as follows:

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5. Short-term vacation rentals.

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9. Amendment to section 3.03.09.01, *R-3-Multifamily residential district*, subsection B., *Permitted principal uses and structures*, to read as follows:

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5. Short-term vacation rentals.

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10. Amendment to section 3.03.09.02, *R-3b-Multifamily residential district*, subsection B., *Permitted principal uses and structures*, to read as follows:

\*\*\*\*

5. Short-term vacation rentals.

\*\*\*\*

11. Amendment to section 3.03.10, *MH-1-Rural mobile home district*, subsection B., *Permitted principal uses and structures*, to read as follows:

\*\*\*\*

6. Short-term vacation rentals.

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12. Amendment to section 3.03.11, *MH-2-Urban mobile home district*, subsection B., *Permitted principal uses and structures*, to read as follows:

\*\*\*\*

3. Short-term vacation rentals.

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13. Amendment to section 3.03.13, *Residential/limited commercial use district*, subsection B., *Permitted principal uses and structures*, to read as follows:

\*\*\*\*

4. Short-term vacation rentals.

\*\*\*\*

14. Amendment to section 3.03.20, *PUD-Planned unit development*, subsection B., *Permitted principal uses and structures*, to read as follows:

\*\*\*\*

19. Short-term vacation rentals.

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15. Amendment to section 3.03.20.2, *MUL-PUD-Mixed use, low intensity-planned unit development*, subsection B., *Permitted principal uses and structures*, to read as follows:

\*\*\*\*

16. Short-term vacation rentals.

\*\*\*\*

16. Amendment to section 3.03.20.3, *MUH-PUD-Mixed use, high intensity-planned unit development*, subsection B., *Permitted principal uses and structures*, to read as follows:

\*\*\*\*

17. Short-term vacation rentals.

\*\*\*\*

17. Amendment to section 3.03.21, *FDD-Future development district*, subsection B., *Permitted principal uses and structures*, to read as follows:

\*\*\*\*

16. Short-term vacation rentals.

\*\*\*\*

18. Amendment to section 3.08.02, *Specific definitions of certain terms used in this article*, to include the following definitions:

\*\*\*\*

*Bedroom:* The term "bedroom" shall have the same meaning as in §381.0065(2)(b), Florida Statutes. The term "sleeping room" is the same as a bedroom.

*Short-term vacation rental:* Any unit or group of units in a condominium, cooperative, or timeshare plan or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit which is also a "transient public lodging establishment." As used in section 3.06.14, the term "vacation rental" is the same as a short-term vacation rental.

*Transient public lodging establishment:* Any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three (3) times in a calendar year for periods of less than thirty (30) days or one (1) calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests. A "transient public lodging establishment" shall be considered as a non-residential, commercial business, whether operated for profit or as a not-for-profit, and be subject to the additional requirements of section 3.06.14 if the transient public lodging establishment is additionally considered to operate as a short-term vacation rental as defined herein.

\*\*\*\*

**SECTION 3. CODIFICATION AND SCRIVENER'S ERRORS**

- A. The provisions of this Ordinance shall be included and incorporated into the Code of Ordinances of Flagler County, Florida, as additions and amendments thereto, and shall be appropriately renumbered or relettered to conform to the uniform numbering system of the Code. Scrivener's errors may be corrected as deemed necessary.
- B. Only Section 2 herein shall be codified within the Flagler County Code of Ordinances. Sections not specifically amended herein shall remain unchanged by this Ordinance.

**SECTION 4. SEVERABILITY**

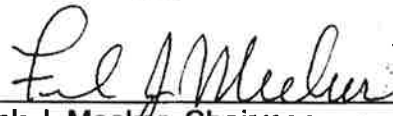
If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

**SECTION 5. EFFECTIVE DATE**

This ordinance shall take effect upon filing with the Secretary of State as provided in Section 125.66, Florida Statutes.

**PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS  
OF FLAGLER COUNTY, FLORIDA THIS 19TH DAY OF FEBRUARY, 2015.**

**FLAGLER COUNTY BOARD OF  
COUNTY COMMISSIONERS**

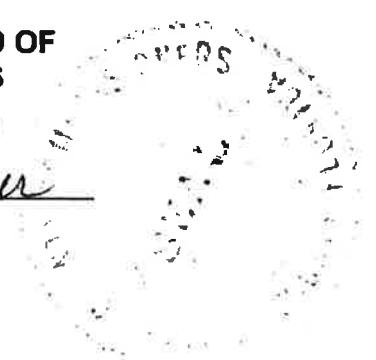
  
Frank J. Meeker, Chairman

**ATTEST:**

**APPROVED AS TO FORM:**

  
Gail Wadsworth, Clerk of the  
Circuit Court and Comptroller

  
Al Hadeed, County Attorney



ORDINANCE NO. 2015 - 05

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, AMENDING ORDINANCE NO. 2015-02, AMENDING APPENDIX C, LAND DEVELOPMENT CODE OF THE CODE OF ORDINANCES OF FLAGLER COUNTY, FLORIDA, AMENDING SECTION 3.06.14 RELATED TO SHORT-TERM VACATION RENTALS; AMENDING SUBSECTION 3.06.14.N, VESTING, BY EXTENDING THE DATE FOR RECEIPT OF A FULL AND COMPLETE SHORT-TERM VACATION RENTAL CERTIFICATE APPLICATION FROM APRIL 15, 2015 TO JUNE 1, 2015, AND BY EXTENDING THE DATE TO RECEIVE A SHORT-TERM VACATION RENTAL CERTIFICATE TO COME INTO COMPLIANCE WITH THE COUNTY'S REQUIREMENTS FROM JULY 1, 2015 TO SEPTEMBER 1, 2015; AND AMENDING SUBSECTION 3.06.14.N.2, TEMPORARY VESTING OF CERTAIN SAFETY REQUIREMENTS, FROM SIX (6) MONTHS FROM THE EFFECTIVE OF ORDINANCE NO. 2015-02 TO SIX (6) MONTHS FROM JUNE 1, 2015; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, on February 19, 2015, the Flagler County Board of County Commissioners adopted Ordinance No. 2015-02, creating Section 3.06.14, Short-term vacation rentals, of the Flagler County Land Development Code, adopted as Appendix C to the Flagler County Code of Ordinances; and

**WHEREAS**, through the ordinance review and adoption process, County staff worked to prepare the necessary applications and fees to implement Ordinance No. 2015-02 upon adoption; and

**WHEREAS**, following adoption of Ordinance No. 2015-02, the required applications and fees were not immediately available; and

**WHEREAS**, several key milestones in Ordinance No. 2015-02 were linked to February 19, 2015, the adoption date of the ordinance, particularly as these milestones relate to vesting; and

**WHEREAS**, the County desires to provide sufficient time for owners of properties used as short-term vacation rentals to achieve compliance with the requirements of the ordinance, including as these relate to vesting; and

**WHEREAS**, this amending ordinance is limited to the subsections of Ordinance No. 2015-02 as amended herein, and all other parts of Ordinance No. 2015-02 remain as originally adopted unless amended herein; and

**WHEREAS**, public notice of this action has been provided in accordance with Section 125.66, Florida Statutes and in accordance with the Flagler County Land Development Code.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, AS FOLLOWS:**

#### **SECTION 1. FINDINGS**

- A. The above Recitals are incorporated herein as Findings of Fact.
- B. The Board of County Commissioners further finds as follows:
  - 1. The proposed amendment will provide for the orderly development of Flagler County and complies with applicable Comprehensive Plan goals, objectives and policies; and
  - 2. The proposed amendment will serve to protect the health and safety of residents or workers in the area and will be complementary to the use of adjacent properties or the general neighborhood.

#### **SECTION 2. LAND DEVELOPMENT CODE AMENDMENT**

- A. Appendix C, Land Development Code, Article III Zoning Districts, Section 3.06.14, *Short-term vacation rentals*, is hereby amended as follows:
  - 1. Amendment of Section 3.06.14, *Short-term vacation rentals*, subsection N., *Vesting*, to read as follows (in part):

\*\*\*\*

- N. *Vesting*. Existing, legally-established short-term vacation rentals located in zoning districts and developments described in subsection 3.06.14.A as of June 1, 2015 ~~January 1, 2015~~ may become vested in the ways described below, provided they are otherwise in compliance with all other requirements contained herein.

To qualify for any vesting existing short-term vacation rentals shall have until June 1, 2015 ~~April 15, 2015~~ to make a full and complete application for a Short-Term Vacation Rental Certificate and until September 1, 2015 ~~July 1, 2015~~ to receive a Short-Term Vacation Rental Certificate to come into compliance with the County's requirements.

\*\*\*\*

2. Amendment of Section 3.06.14, *Short-term vacation rentals*, subsection N., *Vesting*, to read as follows (in part):

2. Temporary vesting of certain safety requirements. Some existing short-term vacation rentals may not meet the minimum life/safety standards (subsection 3.06.14.C.1) required herein. Correcting these measures may take some time to secure a licensed contractor, obtain the necessary permits, and complete the work. All short-term vacation rentals shall have until December 1, 2015 (six (6) months from June 1, 2015) ~~the effective date of the ordinance enacting this section~~ to come into compliance with these standards. A provisional Short-Term Vacation Rental Certificate may be issued for up to a maximum of six (6) months from June 1, 2015 (until December 1, 2015) ~~past the adoption of the ordinance enacting this section~~ granting this time for the facility to comply with the physical changes required. No special vesting process or fee shall be required to obtain this vesting benefit other than demonstrating eligibility through the normal Short-Term Vacation Rental Certificate process.

\*\*\*\*

### **SECTION 3. CODIFICATION AND SCRIVENER'S ERRORS**

- A. The provisions of this Ordinance shall be included and incorporated into the Code of Ordinances of Flagler County, Florida, as additions and amendments thereto, and shall be appropriately renumbered or relettered to conform to the uniform numbering system of the Code. Scrivener's errors may be corrected as deemed necessary.
- B. Only Section 2 herein shall be codified within the Flagler County Code of Ordinances. Sections not specifically amended herein shall remain unchanged by this Ordinance.

### **SECTION 4. SEVERABILITY**


If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

### **SECTION 5. EFFECTIVE DATE**


This ordinance shall take effect upon filing with the Secretary of State as provided in Section 125.66, Florida Statutes.

**PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS  
OF FLAGLER COUNTY, FLORIDA THIS 6TH DAY OF APRIL, 2015.**

**FLAGLER COUNTY BOARD OF  
COUNTY COMMISSIONERS**

  
Frank J. Meeker, Chairman

**ATTEST:**

  
Gail Wadsworth, Clerk of the  
Circuit Court and Comptroller

**APPROVED AS TO FORM:**

  
Al Hadeed, County Attorney

**CITY OF MARCO ISLAND**

**ORDINANCE NO. 15-01**

**AN ORDINANCE OF THE CITY OF MARCO ISLAND, FLORIDA CREATING A NEW ARTICLE AND NEW SECTIONS 8-100 THROUGH 8-104, INCLUSIVE, IN CHAPTER 8, BUSINESSES, IN THE MARCO ISLAND CODE OF ORDINANCES, CONCERNING THE REGISTRATION AND OPERATION OF SHORT-TERM RENTALS; PROVIDING APPLICABILITY; PROVIDING FOR REGISTRATION, INSPECTIONS AND FEES; PROVIDING FOR REQUIRED POSTINGS AND NOTICE; PROVIDING FOR INTERPRETATION AND ENFORCEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Marco Island finds that residential rental properties within the City are not being properly maintained or managed, creating a potential nuisance for neighboring properties; and

**WHEREAS**, the Council desires to ensure that residential properties available as short-term rentals are properly maintained and operated; and

**WHEREAS**, the Council finds that inadequately maintained and operated properties directly affect the surrounding neighborhoods and the City as a whole, and that the regular collection and maintenance of accurate information about rental properties will aid in ensuring compliance with this Ordinance and the Code in general; and

**WHEREAS**, the Council, therefore, desires to establish a registration program to educate rental property owners, their managers and tenants, on compliance with various statutory and Code requirements relating to the short-term rental of residential property; and

**WHEREAS**, intent of this Ordinance is to collect current and accurate information regarding rental properties and to encourage the appropriate management of those properties in order to protect the general health, safety and welfare of the residents of and visitors to the City of Marco Island.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARCO ISLAND, FLORIDA:**

**SECTION 1. Recitals.**

The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true, correct

and reflective of the legislative intent underlying this Ordinance.

**SECTION 2.** The Code of Ordinances, Marco Island, Florida, is hereby amended by creating Article V, entitled "Short Term Rentals" and adding a section to be numbered 8-100, which section reads as follows:

## **ARTICLE V. SHORT TERM RENTALS**

### **Sec. 8-100. Applicability; Definitions.**

(a) The provisions of this Article shall apply to "short-term rentals" which include any dwelling or group of dwellings units, as defined in Section 30-10 of the Code, including those units in a condominium, cooperative, mobile home, or timeshare dwelling located in the City that is, at any time, available for rent or lease for a period of less than 365 days. This Article does not apply to motels or hotels as defined in Section 30-10 of the City of Marco Island Code of Ordinances. As used in this sub-section, the term "available for rent or lease" means that the dwelling is actually being offered for rent or lease or is rented or leased for varying periods of time.

(b) All owners of properties subject to the provisions of this Article shall, prior to offering their property for rent or lease to the public, register each dwelling with the City.

(c) In addition to their tenants, the owner of all applicable properties subject to this Article are at all times be ultimately responsible for compliance with the terms of this Article, and the failure of any tenants, their guests, or agents of the owner to comply will be deemed noncompliance by the owner.

(d) Definitions. As used herein, unless the context affirmatively indicates to the contrary, the following terms are defined to mean:

(1) "City Manager" means the City Manager, or the person or persons designated by the City Manager, to administer the provisions of this Article on behalf of the City.

(2) "Designated Contact" means a person, property manager, or entity designated by the owner of a particular dwelling to serve as the contact for the purpose of immediately addressing or resolving the concerns of the tenants, or responding to and resolving complaints by the City or other persons, regarding property or the conduct of the occupants of a particular dwelling subject to regulation pursuant to this Article. The designated contact must have the authority granted by the owner and the tenant to consent to allow a police, fire or code enforcement entry onto the property to conduct an inspection. The owner may serve as the designated contact. Alternatively, the owner may designate as the designated contact any natural person 18 years of age or older. Alternate designated contacts may also be designated by the owner as part of a regulation application subject to this Article.

(3) "Dwelling" means any building, or part thereof, intended, designed, used or occupied in whole or in part as the residence or living quarters of one or more persons, permanently or temporarily, continuously or transiently, with cooking and sanitary facilities. See Section 30-10, Marco Island Code of Ordinances.

(4) "Owner" means the current title holder or owner as reflected on the current Collier County *ad valorem* tax rolls as reflected in the Collier County Property Appraiser's Records.

(5) "Short-term rental" means any dwelling or group of dwellings, including those units in a condominium, cooperative, mobile home, or timeshare dwellings located within the City that is, at any time, available for rent or lease for a period of less than 365 days. A short-term rental does not apply to motels or hotels, as defined in Section 30-10 of the Marco Island Code of Ordinances. As used in this definition, the term "available for rent or lease" means that the dwelling is actually being offered for rent or lease or is rented or leased for varying periods of time.

**SECTION 3.** The Code of Ordinances, Marco Island, Florida, is hereby amended by creating Article V, entitled "Short Term Rentals" and adding a section to be numbered 8-101, which section reads as follows:

**Sec. 8-101. Registration, Inspections and Fees.**

(a) Rental Property Registration.

(1) Except as provided in paragraph (2), registration is required for every dwelling subject to this Article. If a property contains more than one (1) dwelling, a separate registration shall be required for each dwelling. Registration application shall be made to the City Manager. The City Manager shall review the registration application to determine that it is for a dwelling subject to this Article and that all required information has been submitted as a part of the registration application. Upon a determination that the dwelling is subject to this Article and that the registration applicant has submitted all required information, the City Manager shall issue a certificate of registration, noting: (A) the effective date of registration; (B) the termination of the registration; (C) the dwelling owner's name; (D) the address and legal description of the dwelling that is subject to the registration certificate; and (E) the designated contact's name, address, telephone number, and e-mail address. The City Manager shall make all determinations with regard to whether a dwelling is subject to regulation pursuant to this article and with regard to registration.

(2) Condominium, cooperative, mobile home, or home owner associations acting in accordance with Chapters 718, 719, 720, or 723, Florida Statutes, respectively, may obtain a blanket registration or request an exemption from registration for a portion or all of the entire property subject to the jurisdiction of the association, encompassing all affected dwellings; provided that such registration or exemption request is supported by a majority of the total ownership of said dwellings included within a registration application or exemption request and is as evidenced by either: (A) a written consent executed by all owners of a dwelling unit, lot, or other similar parcel of land; or (B) a majority vote of those association members voting at an association meeting at which a voting quorum was present and at which the issue to file a blanket registration or an exemption request from the provisions of this Ordinance other than a semi-annual report "opt out" was presented for a vote as an official action of the association. Notwithstanding whether a blanket registration or exemption is granted by the City, the association shall report semi-annually to the City each calendar year which dwellings are currently being used as short-term rentals. However, in the event the association has been found in violation of this Article three (3) times by the City's Special Magistrate within any 365 day time period, the blanket registration shall be revoked by the City, and the dwelling owner(s) shall be so notified in writing by the City and each

affected dwelling unit will be required to obtain an individual registration. Notwithstanding the foregoing, individual dwellings owners have the option of registering independently of their association. Any owner so registering shall be excluded from an association blanket registration.

(3) At the time of application for the issuance of a registration pursuant to this Article, each owner of a dwelling must show evidence of having obtained the requisite license, if available and if required by Florida law or administrative regulation, or a qualifying exemption, from the Division of Hotels and Restaurants of the Florida Department of Business and Professional Regulation; provided, however that the failure to exhibit a license from the Florida Department of Business and Professional Regulation shall not preclude the operation or registration of a short-term rental. The City reserves its right to report said short-term rental to the state of Florida or Collier County, if City officials believe that the dwelling should be licensed or otherwise regulated by the state or County.

(4) The following information must be included in any application for registration: (A) name, address, telephone number, and e-mail address of the owner, any property manager of the dwelling, and the designated contact for the dwelling regulated by this Article and subject to the application must be included in any application for dwelling registration with the City pursuant to this Article; (B) if the designated contact is other than the owner, an agreement signed by both the owner and the designated contact in which the designated contact agrees to perform the duties of being a designated contact for the specific dwelling subject to registration and in which the designated contact is authorized on behalf of the owner to consent to a search of the dwelling by Marco Island Police, Fire or code enforcement; (C) the owner's agreement to use his or her best efforts to assure that the use of the dwelling will be consistent with the Code of Conduct Policy as specified in Section 8-102(7) of this Article V; and (D) any such other relevant information deemed pertinent to the registration. The application must be signed and contain the date of execution by the owner.

(b) Duties of the owner or designated contact. The duties of the owner or designated contact are to:

(1) Be available at all times at all times to handle any problems arising from the dwelling registered pursuant to this Article;

(2) Be able and willing to email, text or telephone the tenant or guest pursuant to this Article and notify the City of the results within one (1) hour following notification from the City of issues related to the dwelling; and

(3) Receive service of any notice of violation of this Article.

(c) Inspections. Upon filing of a registration application with the City for a dwelling, every short-term rental dwelling is subject to an initial inspection to ensure compliance with the applicable Florida Building Code, and Fire Prevention Code provisions. Dwellings permitted prior to March 1, 2002 shall be subject to annual re-inspection. Dwellings permitted after March 1, 2002 will be subject to biennial re-inspections until December 31, 2025 at which time such dwellings will be subject to annual re-inspection.

(d) Term and Renewal. Initial registrations filed prior to January 1, 2016, are valid through December 31, 2016. All subsequent registrations are valid for a term of one (1) calendar

180 year until the end of the calendar year in which the registration was issued. Renewal applications  
181 that are not submitted in a complete and final form within 30 days of the expiration of the preceding  
182 term may be treated similar to new registrations and subject to additional inspections and fees.

183 (e) Fees. Each dwelling subject to this Article shall pay the applicable building and fire  
184 inspection fee assessed at the time of registration and paid upon completion of inspections in  
185 accordance with Chapters 6 and 22 of the City Code or as otherwise established by resolution of the  
186 City Council. All fees required under this article, including administrative fees, operating and  
187 capital, if any, shall be adopted by resolution, reviewed annually, and placed in a self-sustaining  
188 special revenue fund.

189 (f) Agency. Any owner who engages the services of an agent, property manager, or  
190 other representative for the purposes of compliance with this Article shall indicate so in their  
191 registration.

192 (g) Modification and Transferability. The occurrence of any of the following shall  
193 require the filing of an updated registration application with the City within thirty (30) days  
194 thereafter: (1) any alteration, remodel, or other modification to any building or structure subject to  
195 this Article requiring the issuance of a building permit; (2) any change in the ownership of the  
196 dwelling; or (3) any other material change in the registration application, including the designation  
197 of a new contact person. Any such updates, which require re-inspection, may be subject to  
198 additional fees. Designation of a new agent or designated contact person more than three (3) times  
199 within any 365 day time period shall be subject to an administrative fee.

200 (h) Non-Exclusive. The registration and fees required by this Article shall be in addition  
201 to any other tax, certificate, permit, or fee, required under any other provision of the City Code.  
202 Registration pursuant to this Article shall not relieve the owner of the obligation to comply with all  
203 other provisions of the City Code pertaining to the use and occupancy of the dwelling or the  
204 property on which it is located.

205 (i) Electronic Registration. The City may establish an electronic registration system for  
206 the registry of property, payment of fees, scheduling of inspections, and updating of information  
207 required by this Article.

208  
209 **SECTION 4.** The Code of Ordinances, Marco Island, Florida, is hereby amended by  
210 creating Article V, entitled "Short Term Rentals" and adding a section to be numbered 8-102, which  
211 section reads as follows:

212  
213 **Sec. 8-102. General Provisions.**

214  
215 All owners of dwellings registered as provided herein shall comply with the following:

216  
217 (1) Designated Contact. Each applicant for registration shall at the time of application  
218 designate a designated contact for the purpose of addressing the concerns of the tenants or  
219 responding to complaints by the City or other persons regarding the conduct of the occupants of a  
220 dwelling subject to regulation pursuant to this Article. When an entity is designated, the registration  
221 shall include the name of a specific contact person(s); provided, that in all events, there shall be a  
222 designated person available for contact by the City for each hour or each day, seven days per week.  
223 The designated contact shall respond to concerns regarding potential violations of this Article  
224 within one (1) hour of receiving a contact call from the City. The designated contact shall promptly

make at least three (3) attempts following the receipt of a complaint from the City to contact the tenants and resolve the complaint. The designated contact is also responsible for documenting the complaint; the date and time of receipt of the complaint from the city; the date and time of attempts to contact the tenant(s) and the result of the contact; the nature of the response by the tenant(s); and forwarding that documentation to the City Manager within one (1) hour of their response to the initial complaint.

(2) Occupancy Limits:

a. In no case shall the maximum total occupancy for any dwelling exceed the limits permitted by the Florida Fire Prevention Code or Florida Building Code.

b. In addition to the foregoing, the maximum overnight tenant occupancy load of any unit shall not exceed two (2) persons for each bedroom, as "bedroom" is defined under the Florida Building Code, in the rental, plus two (2) persons.

c. Before the hours of 7 AM, or after 10 PM, on any day, the occupancy load of the unit may not exceed the maximum allowed number of overnight tenants.

(3) Recordkeeping. The owner of each dwelling shall maintain a registry of all tenant(s), their address, telephone number, and e-mail address, and the make, model, year, and tag number of their motor vehicle(s) located at the dwelling. The owner shall maintain this information for each tenant for a minimum of two (2) years. The owner or designated contact shall make the information regarding the current tenant(s) available to the City within one (1) hour of a request by the City Manager.

(4) Vehicles and Parking. Tenants or guests of any registered unit shall not:

a. Engage in any prohibited parking activities as provided in Sections 50-37 or 30-1007 of the City of Marco Island Code of Ordinances.

b. Park any boat or boat trailer in a residential zoning district, unless fully enclosed in a structure so that it cannot be seen from any abutting property, public way, or waterway. As used in the foregoing sentence, the term "residential zoning district" shall include properties zoned Residential Single Family (RSF), Residential Multiple Family 6 units per acre (RMF-6), Residential Multiple Family 12 units per acre (RMF-12), Residential Multiple Family 16 units per acre (RMF-16), and Residential Tourist (RT).

c. Utilize recreation vehicles for sleeping or overnight accommodations at any property regulated by this Article.

(5) Waterways and Vessels. Vessels may be moored, berthed, or otherwise stored on an approved docking facility; however no vessels may be docked or stored in a manner that constitutes a hazard to navigation and trailers shall also be stored in a legal manner, as authorized by the Marco Island Code of Ordinances.

(6) Refuse. As provided by section 18-36 of the Marco Island Code of Ordinances, refuse, trash, and recycling may not be left out by the curb on a public right-of-way for pick-up until 6 PM on the evening before the scheduled trash or recycling pick-up day with all trash, refuse or recycling containers removed thereafter by 7 PM on the evening of the day of refuse, trash, or recycling pickup, as applicable.

(7) Noise. Tenants and their guests must comply with the requirements of Chapter 18, Article IV, Noise Control, of the Marco Island Code of Ordinances, and not unnecessarily make, continue or cause to be made or continued, any noise disturbance as defined therein.

(8) Code of Conduct Policy. As a general policy and aspirational goal, tenants and their guests are required to adhere to a "good neighbor" Code of Conduct Policy by which they will be respectful of their neighbors and not disrupt the peace and tranquility of their neighbors; not make raucous, loud, or unnecessary noise at any time; not set off fireworks in violation of the city code, not allow drunken, disorderly, or intoxicated conduct on the short-term rental dwelling property; and not violate parking or occupancy restrictions. The owner shall provide a copy of the Code of Conduct "good neighbor" Policy to all tenants at the commencement of occupancy of a dwelling.

(9) Fireworks. The use of fireworks is not permitted and violators will be prosecuted. See section 22-32(b)(ii)(3)(i)a, of the Marco Island Code of Ordinances.

(10) Advertisement. It shall be unlawful to offer or advertise any short-term rental dwelling for rent or lease in the City without that unit first being registered as provided in this Article. Where advertised, the registration number provided by the City must appear on all forms of advertisement and on the landing or "home" page for the dwelling when advertised over the internet. Alternatively, the registration number of a designated contact or property manager can appear in lieu of the individual property registrations numbers.

(11) Compliance with Other Regulatory Authorities. Properties subject to this Article must meet all applicable requirements of state law. To the extent provided by general law, violation of any state law relating to the subject matters contained in the Article shall also constitute a violation of this subsection; provided that no penalty under this Article shall be greater than that authorized by state law for violation of the state law provision.

(12) Evacuation. All rental properties shall be evacuated as required upon the posting of a nonresident evacuation order issued by the City, County or State.

**SECTION 5.** The Code of Ordinances, Marco Island, Florida, is hereby amended by creating Article V, entitled "Short Term Rentals" and adding a section to be numbered 8-103, which section reads as follows:

**Sec. 8-103. Required Postings and Notice.**

(a) Each registered dwelling shall have a clearly visible and legible notice conspicuously posted within the dwelling, containing the following information:

(1) The designated contact for the unit and a telephone number where the designated contact may be reached on a 24-hour basis.

(2) The occupancy limits, total and overnight, for the dwelling.

(3) The maximum number of vehicles allowed to be parked on the property and the location of on-site parking spaces.

- 314 (4) The trash and recycling pick-up day(s).  
315 (5) A notice that no fireworks shall be set off and a statement that violations will  
316 be prosecuted.  
317 (6) A summary of the City's noise ordinance.  
318

319 (b) The information set forth in sub-section (a) must be kept current at all times by the  
320 dwelling owner. All tenants must be provided a Code of Conduct summary of the remaining  
321 general provisions of this Article including the penalties for violation as set forth in in section 1-14  
322 of the City of Marco Island Code of Ordinances, and a copy of the current City registration.  
323

324 **SECTION 6.** The Code of Ordinances, Marco Island, Florida, is hereby amended by  
325 creating Article V, entitled "Short Term Rentals" and adding a section to be numbered 8-104, which  
326 section reads as follows:  
327

328 **Section 8-104. Interpretation; Enforcement.**  
329

330 (a) Interpretation. All questions of interpretation, or application, of the  
331 provisions of this Article shall first be presented to the City Manager. In interpreting or  
332 determining the application of the provisions of this Article, the City Manager shall be guided  
333 first by the plain meaning of the words and terms in the code and second by the intent expressed  
334 therein. Thereafter, the City Council shall have the authority to hear and decide appeals from the  
335 decision or interpretation by the City Manager.

336 (b) Enforcement. Any violation of the provisions of this Article may be  
337 prosecuted and shall be punishable as provided in section 1-14, or chapter 14, of the City of  
338 Marco Island Code of Ordinances, including but not limited to: (i) a fine of up to \$500 per  
339 violation, per day for continuing repeating violations; (ii) by civil citation up to \$500 per offense;  
340 (iii) by the seeking of injunctive relief through the courts, or; (iv) any combination thereof. Each  
341 day of renting a dwelling without having a registration certificate issued pursuant to this Article  
342 shall constitute a separate and distinct violation of this Article. Tenants and owners may be  
343 prosecuted concurrently.  
344

345 **SECTION 7. Codification.**  
346

347 It is the intention of the City Council, and it is hereby ordained that the amendments to the  
348 City of Marco Island Code of Ordinances made by this Ordinance shall constitute a new Article V  
349 to Chapter 8 of the City of Marco Island Code of Ordinances, and that the sections of this Ordinance  
350 may be renumbered and re-lettered as necessary, and that the word "Ordinance" may be changed to  
351 "Section, "Article" or other appropriate word.  
352

353 **SECTION 8. Conflicts.**  
354

355 All ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict  
356 with the provisions of this Ordinance are hereby superseded and resolved to the extent of any  
357 conflict in favor of the provisions of this Ordinance.  
358

**SECTION 9. Severability.**

(a) If any term, section, clause, sentence or phrase of this Ordinance is for any reason held to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the other or remaining terms, sections, clauses, sentences, or phrases portions of this Ordinance, and this Ordinance shall be read and/or applied as if the invalid, illegal, or unenforceable term, provision, clause, sentence, or section did not exist.


(b) That in interpreting this Ordinance, underlined words indicate additions to existing text, and ~~stricken through~~ words include deletions from existing text. Asterisks (\* \* \* \*) indicate a deletion from the Ordinance of text, which exists in the Code of Ordinances. It is intended that the text in the Code of Ordinances denoted by the asterisks and not set forth in this Ordinance shall remain unchanged from the language existing prior to adoption of this Ordinance.

**SECTION 10. Effective Date.**

This Ordinance shall become effective on July 1, 2015, following its adoption by the City Council.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF MARCO ISLAND this 4<sup>th</sup> day of May 2015.

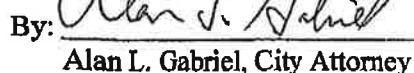
**CITY OF MARCO ISLAND FLORIDA**

By:   
Larry Sacher, Chairman

Attest:

By:   
Laura M. Litzan, City Clerk

Reviewed for legal sufficiency:

By:   
Alan L. Gabriel, City Attorney

IN THE CIRCUIT COURT, SEVENTH  
JUDICIAL CIRCUIT, IN AND FOR  
FLAGLER COUNTY, FLORIDA

CASE NO.: 2015 CA 167  
DIVISION: 49

30 CINNAMON BEACH WAY, LLC, a  
Florida limited liability company, and  
VACATION RENTAL PROS PROPERTY  
MANAGEMENT, LLC, a Florida limited  
liability company,

Plaintiffs,

vs.

FLAGLER COUNTY, a political subdivision  
of the State of Florida,

Defendant.

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**ORDER ON PLAINTIFFS' MOTION FOR PRELIMINARY INJUNCTION**

THIS CAUSE came on for hearing before the Court on May 27, 2015 on Plaintiffs, 30 CINNAMON BEACH WAY, LLC and VACATION RENTAL PROS PROPERTY MANAGEMENT, LLC's, Emergency Motion for Preliminary Injunction. The Court has heard the testimony of witnesses, received documents in evidence, heard the argument of counsel, reviewed the Motion and court file, and is otherwise duly advised in the premises. As explained below, the Court finds that with one limited exception, Plaintiffs have failed to establish that they are entitled to preliminary injunctive relief, and subject to that one exception, their Motion for Preliminary Injunction must be denied.

Plaintiffs in this case challenge the validity of an ordinance enacted by Defendant FLAGLER COUNTY ("the County") relating to short-term vacation rentals. The ordinance in question is Ordinance No. 2015-02, adopted on February 19, 2015 ("the Ordinance"), as amended by Ordinance No. 2015-05, adopted on April 6, 2015 ("the Amended Ordinance"). Plaintiff 30 CINNAMON BEACH WAY, LLC ("30 Cinnamon") is a Florida limited liability company that owns an 11 bedroom house at the address from which it derives its name. 30 Cinnamon uses this house, located in the Ocean Hammock subdivision of unincorporated Flagler County, as a short-term vacation rental property. Plaintiff VACATION RENTAL PROS PROPERTY MANAGEMENT, LLC ("VRP") is a Florida limited liability company that manages various short-term vacation rental properties as agents for their owners, including the one owned by 30 Cinnamon. Stephen Milo is the managing member of VRP, and a member of 30 Cinnamon. VRP manages between 70 and 80 single family homes as short-term vacation rentals in Flagler County.

The subject properties that Plaintiffs either own or manage are "transient public lodging establishments", which Florida law defines as:

[A]ny unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

Fla. Stat. §509.013(4)(a)(1). As such, they are regulated by the Division of Hotels and Restaurants of the Florida Department of Business and Professional Regulation. The first issue in this case is whether and to what extent to which the County can also regulate those establishments. Assuming the County has the authority to regulate

short-term vacation rentals at all, the next issue is whether it has exceeded that authority by enacting the Ordinance.

### THE ORDINANCE

The Ordinance constitutes an attempt by the County to regulate certain short-term vacation rental properties, specifically properties constructed as single-family or duplex dwellings. The recitals in the Ordinance are adopted as factual findings, only a handful of which are set out here. The County's findings of fact set forth that since 2011, it "has experienced a large increase in the construction of new, oversized structures for the primary purpose of serving as mini-hotels for short-term vacation rentals for up to as many as twenty-four (24) individuals". The County noted that according to the 2010 U.S. Census, the average household size in the County was 2.82 persons, and that the operation of some short-term vacation rental properties with occupancy of some nine times the household average was incompatible with established neighborhoods. The County found that in the absence of some mitigating standards, short-term vacation rentals "can create disproportionate impacts related to their size, excessive occupancy, and the lack of proper facilities if left unregulated". It also found that "the presence of short-term vacation rentals within single-family dwelling units in established residential neighborhoods can create negative compatibility impacts, among which include, but are not limited to, excessive noise, on-street parking, accumulation of trash, and diminished public safety". As such, the County found that "short-term vacation rentals locating within established neighborhoods can disturb the quiet enjoyment of the neighborhood, lower property values, and burden the design layout of a typical neighborhood".

Reduced to its bare essentials, the Ordinance requires that any property owner wishing to operate a non-owner occupied single or two-family residence located east of U.S. Highway 1 as a short-term vacation rental must apply for and obtain a short-term rental certificate from the County, as well as a County business tax receipt. The Ordinance sets forth the process for applying for a certificate, which includes payment of a fee, submittal of scale interior and exterior drawings, proof of septic capacity (if applicable), a draft rental agreement that conforms to the Ordinance, and required safety postings. The Ordinance further requires the installation of hard-wired interconnected smoke and carbon monoxide detectors, the installation of fire extinguishers on each floor, and requires that each sleeping room meet the single- and two-family dwelling minimum requirements of the Florida Building Code. The Ordinance requires an inspection of the property prior to the County issuing a short-term vacation rental certificate, and requires annual inspections thereafter.

The Ordinance also requires that each short-term vacation rental property owner designate a "short-term vacation rental responsible party". The responsible party must be an individual over 18 years of age, be available 24 hours a day, seven days a week, and be able to come to the property upon two hours' notice to respond to issues related to the property. He or she must also monitor the property at least once weekly to assure compliance with the Ordinance.<sup>1</sup>

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<sup>1</sup> By contrast, if the owner of a short-term vacation rental also lives on the property as his or her permanent residence, then the property is wholly exempt from the Ordinance. This is so because of the County's finding of fact that an on-site owner "will likely manage any vacation rental more restrictively than any local regulation because the owner has a direct, vested interest in how the property the owner resides in is used and maintained."

Of key importance to the Plaintiffs is the maximum occupancy limits established in the Ordinance. In areas zoned for multi-family housing, occupancy is capped at 16 persons. In those areas zoned as single-family residential, the maximum occupancy is ten. This is so regardless of whether the structure in question will physically accommodate more people.

The County included in the Ordinance certain provisions for "vesting", which allow property owners time to come into compliance with the requirements of the Ordinance. Certain rights are automatically "vested" so long as the owner submits an application for a short-term vacation rental certificate no later than June 1, 2015. Assuming the owner timely submits the application, the following rights become vested:

- a. Rental agreements entered into prior to February 19, 2015 for the period up to February 28, 2016 are vested and unaffected (although maximum occupancy may be capped at 14 people).
- b. Rental agreements entered into prior to February 19, 2015 for the period after March 1, 2016 must be submitted to the County for verification and go through a vesting hearing process for a final determination. Rental agreements entered into after February 19, 2015 and for any rental period beyond January 1, 2017 must comply with the Ordinance.
- c. Properties are given until December 1, 2015 to come into compliance with the minimum life safety standards of the Ordinance.
- d. Maximum occupancy limits are phased in by capping occupancy at 14 persons (as opposed to ten) through February 28, 2018. Maximum occupancy is then reduced to 12 until February 28, 2021, and reduced to ten thereafter.

The Ordinance also provides for a separate vesting mechanism for owners desiring a higher vesting occupancy or different vesting schedule. This mechanism requires a specific vesting application, along with the provision of financial information

related to the property. The decision regarding vesting is made by a special master, whose decision is final.

Vested rights are not transferrable to another owner or another property. If a property is sold or transferred by operation of law (such as by the death of the owner), vested rights are lost and the new owner becomes subject to all terms of the Ordinance.

#### STANDARD FOR ENTERING A PRELIMINARY INJUNCTION

A preliminary injunction is an extraordinary remedy, and as such should be granted sparingly. See, e.g., Shands at Lake Shore, Inc. v. Ferrero, 898 So. 2d 1037, 1038 (Fla. 1<sup>st</sup> DCA 2005). "A temporary injunction may be entered only where the party seeking the injunction establishes: (1) the likelihood of irreparable harm; (2) the unavailability of an adequate remedy at law; (3) a substantial likelihood of success on the merits; and (4) considerations of public interest support entry of the injunction." Blue Earth Solutions v. Florida Consolidated Properties, LLC, 113 So. 3d 991, 993 (Fla. 5<sup>th</sup> DCA 2013). It is against this legal backdrop that the Court must measure the relief Plaintiffs seek.

#### PREEMPTION

Plaintiffs claim that the regulation of short-term vacation rentals is the exclusive province of the State. They base this contention on Fla. Stat. §509.032(7) (2014), which states in material part as follows:

##### (7) PREEMPTION AUTHORITY. –

(a) The regulation of public lodging establishments .... including, but not limited to, sanitation standards, inspections, training and testing of personnel .... is preempted to the state. This paragraph does not preempt the authority of a local government or local enforcement district to conduct

inspections of public lodging .... for compliance with the Florida Building Code and the Florida Fire Prevention Code.....

(b) A local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals. This paragraph does not apply to any local law, ordinance or regulation adopted on or before June 1, 2011.

Plaintiffs reason from this statutory language that with the exceptions of inspections for compliance with the Building and Fire Codes that the County is powerless to regulate vacation rentals. This Court does not agree.

"Florida law recognizes two types of preemption: express and implied. Express preemption requires a specific legislative statement; it cannot be implied or inferred."

Sarasota Alliance for Fair Elections, Inc. v. Browning, 28 So. 3d 880, 886 (Fla. 2010).

"Implied preemption is found where the state legislative scheme of regulation is pervasive and the local legislation would present the danger of conflict with that pervasive regulatory scheme." Id. (internal quotation marks and citations omitted).

Determining whether implied preemption exists requires the Court to look to the provisions of the entire law, as well as to its object and policy. Id.

Plaintiffs argue that section 509.032(7)(a) contains an express statement by the Legislature of its intent to preempt the entire regulatory field for residential lodging establishments, thus ending the Court's inquiry. Accepting that reasoning would make whatever regulation the State chooses to impose on vacation rentals both the minimum and maximum permissible regulation. Alternatively, Plaintiffs contend that the statutory scheme in Chapter 509 and the rules promulgated thereunder demonstrate implied preemption under the test set forth above in Sarasota Alliance. Statutory history, however, does not support either position.

The phrase “preempted to the state” appears in section 509.032(7) prior to its amendment in 2011. Immediately prior to June 1, 2011, section 509.032(7) provided as follows:

***The regulation of public lodging establishments and public food service establishments***, including, but not limited to, the inspection of public lodging establishments and public food service establishments for compliance with the sanitation standards adopted under this section, and the regulation of food safety protection standards for required training and testing of food service establishment personnel ***are preempted to the state***. This subsection does not preempt the authority of a local government or local enforcement district to conduct inspections of public lodging and public food service establishments for compliance with the Florida Building Code and the Florida Fire Prevention Code, pursuant to ss. 553.80 and 633.022. (emphasis added)

In 2011, however, the Legislature enacted Chapter 2011-119, Laws of Florida, effective June 2, 2011. The short title of this law, which substantially amended section 509.032(7), identifies one of its purposes as

***prohibiting local governments from regulating, restricting, or prohibiting vacation rentals based solely on their classification, use, or occupancy***, providing exceptions; revising authority preempted to the state with regard to regulation of public lodging establishments... (emphasis added).

Chapter 2011-119 both amended the language of the existing statute<sup>2</sup> and added an entirely new subsection (b), as shown below:<sup>3</sup>

---

<sup>2</sup> Additions to the statutory language are shown in underline, while deleted language is shown by ~~strikeout~~.

<sup>3</sup> Chapter 2011-119 also added section 509.032(c), but that subsection is not germane to the issues before the Court.

(7) PREEMPTION AUTHORITY.—

(a) ~~The regulation of public lodging establishments and public food service establishments, including, but not limited to, the inspection of public lodging establishments and public food service establishments for compliance with the sanitation standards, inspections, adopted under this section, and the regulation of food safety protection standards for required training and testing of food service establishment personnel, and matters related to the nutritional content and marketing of foods offered in such establishments, is~~ are preempted to the state. This ~~paragraph subsection~~ does not preempt the authority of a local government or local enforcement district to conduct inspections of public lodging and public food service establishments for compliance with the Florida Building Code and the Florida Fire Prevention Code, pursuant to ss. 553.80 and 633.022.

(b) A local law, ordinance, or regulation may not restrict the use of vacation rentals, prohibit vacation rentals, or regulate vacation rentals based solely on their classification, use, or occupancy. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011.

As noted above, the statement that regulation of public lodging establishments is preempted to the state is in both the pre- and post-June 2011 versions of section 509.032. Yet, in enacting Chapter 2011-119, the Legislature went even further, specifically stating that local governments were prohibited from regulating, restricting, or prohibiting vacation rentals.

The Legislature amended section 509.032 yet again in Chapter 2014-071. The short title of this law identifies its purpose as “revising the permitted scope of local laws, ordinances, and regulations regarding vacation rentals...” This enactment, effective July 1, 2014, left section 509.032(a) intact, and amended section 509.032(b) into its current form as follows:

(b) A local law, ordinance, or regulation may not ~~restrict the use of vacation rentals, prohibit vacation rentals or regulate~~ the duration or

frequency of rental of vacation rentals ~~based solely on their classification, use, or occupancy.~~ This paragraph does not apply to any local law, ordinance or regulation adopted on or before June 1, 2011.

The Legislature is presumed to know the existing law when it enacts a statute. See, e.g., Williams v. Jones, 326 So. 2d 425, 435 (Fla. 1976); Opperman v. Nationwide Mut. Fire Ins. Co., 515 So. 2d 263, 266 (Fla. 5<sup>th</sup> DCA 1987). Despite the language of preemption in the pre-June 2011 version of section 509.032(7), the Legislature saw fit to amend the statute to prohibit local governments from regulating or restricting vacation rentals. If the preemption language of the then-existing statute already prohibited local regulation, then it would have been unnecessary for the Legislature to add section 509.032(7)(b). The Court cannot conclude that the Legislature amended the statute for nothing; it clearly meant for the amendment to accomplish something the original statute did not. Likewise, the 2014 amendment to section 509.032(7)(b) was obviously undertaken with knowledge of what the statute then said. The Legislature removed the language prohibiting local governments from restricting the use of vacation rentals or regulating vacation rentals. It instead substituted a prohibition only against regulating the duration or frequency of rental of vacation rentals.

Based on the foregoing, the Court cannot conclude that the State has by virtue of section 509.032(7)(a) completely preempted the field of regulating short-term vacation rentals, their inclusion in the definition of “transient public lodging establishments” notwithstanding. The 2014 amendment of section 509.032(7)(b) allows local governments to regulate short-term vacation rentals, so long as they do not prohibit them, regulate the duration of rentals, or regulate the frequency of rental. Were the County to attempt overriding the State’s regulatory efforts by imposing lesser standards

on short-term vacation rentals, such an attempt would be preempted by the terms of section 509.032(7)(a). To read section 509.032(7) any differently would render the Legislature's actions in amending the statute in 2011 and 2014 meaningless surplusage.

Likewise, the Court does not believe that the Legislature has impliedly preempted the Ordinance. As stated above, concurrent local legislation may not conflict with state law. Masone v. City of Aventura, 147 So. 3d 492, 495 (Fla. 2014). “Such ‘conflict preemption’ comes into play ‘where the local enactment irreconcilably conflicts with or stands as an obstacle to the execution of the full purposes of the statute.’” Id. (quoting Thomas v. State, 614 So. 2d 468, 470 (Fla. 1993)).

No such conflict preemption exists in the instant case. The evidence and argument presented at the hearing fails to show that the Ordinance irreconcilably conflicts with state law. The Ordinance does not stand as an obstacle to executing the full purposes of Chapter 509. In no way does it frustrate state law by lessening the requirements of the statute. The Ordinance imposes some additional requirements that supplement, but do not contradict, state law, which may affect approximately 150 properties. Moreover, as the County found, many of these properties were built as mini-hotels after the 2011 amendment to section 509.032(7), which expressly prohibited the County from restricting or regulating vacation rentals. The removal of that express prohibition has allowed the County to address a situation that the 2011 statutory amendment arguably exacerbated. The Court finds that it does so without infringing upon the regulatory rights and duties of the State.

In sum, the Court finds that the Ordinance is not preempted by state law.

### IMPAIRMENT OF CONTRACT

"No ... law impairing the obligation of contracts shall be passed." Art. I, §10, Fla. Const. As Plaintiffs point out, "An impairment ... occurs when a contract is made worse or diminished in quantity, value, excellence or strength." See Motion for Temporary Injunction at 14 (quoting Lawnwood Medical Center, Inc. v. Seeger, 959 So. 2d 1222 (Fla. 1<sup>st</sup> DCA 2007)). The risk of unconstitutionally impairing contract rights comes into play when a statute or ordinance is given retroactive effect to contracts already in place. See, e.g., Cenvill Investors, Inc. v. Condominium Owners Org. of Century Village East, Inc., 556 So. 2d 1197, 1200 (Fla. 4<sup>th</sup> DCA 1990). There exists a presumption that parties who enter into a contract do so in contemplation of existing law. Id. As a result, the issue of impairment of contract does not apply to rental agreements entered into after the effective date of the Ordinance. As to contracts in existence at the time a law is enacted, however, Florida law follows the principle that "virtually no degree of contract impairment is tolerable". Pomponio v. Claridge of Pompano Condominium, Inc., 378 So. 2d 774, 780 (Fla. 1979); Yamaha Parts Distributors, Inc. v. Ehrman, 316 So. 2d 557, 559 (Fla. 1975).

The vesting provisions of the Ordinance constitute an attempt to mitigate the effects the Ordinance may have on rental agreements entered into prior to February 19, 2015. Assuming such a contract specifies a rental period ending no later than February 28, 2016, the contract is vested and unaffected so long as the owner submits an application for a short-term vacation rental certificate. If the rental period will extend

beyond February 28, 2016, then the contract must go through a vesting hearing process. Thus, those owners who do not timely apply for a certificate, who apply but do not receive a certificate for whatever reason, or who entered into rental agreements before February 19, 2015 for a rental period after February 28, 2016 have no way to know at present whether they can fulfill their contractual obligations or reap their contractual rights. VRP introduced into evidence nine rental agreements it entered into prior to February 19, 2015<sup>4</sup> with occupancy dates ranging from the summer of 2015 to as late as August 2016.

Even if the Ordinance is otherwise valid, the Court finds that the County cannot constitutionally apply the Ordinance to rental agreements already in existence at the time the Ordinance was enacted. The most straightforward example deals with maximum levels of occupancy. If prior to February 19<sup>th</sup> the owner of a short-term vacation rental has entered into a rental agreement for a house with a maximum occupancy of 20, and the parties contemplated that 20 people would occupy it during the term of the lease,<sup>5</sup> then the owner cannot fulfill the contract if the Ordinance immediately caps occupancy at 14. Similarly, the owner of a short-term vacation rental may decide that he or she does not wish to apply for a short-term vacation rental

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<sup>4</sup> VRP placed ten rental contracts into evidence; however, one of the contracts in Plaintiffs' Composite Exhibit 8 was entered into on February 20, 2015, one day after the cutoff described in the Ordinance. See Plaintiffs' Exhibits 8 and 11.

<sup>5</sup> VRP's rental agreements require that the "Guest" list the names, ages, and dates of occupancy of each person staying in a unit, and further limit permissible occupants to those listed on the rental agreement. VRP's rental agreements also require disclosure of the license tag numbers of each vehicle to be parked at the property. See Plaintiffs' Exhibits 8 and 11. Interestingly, VRP requires all this information in its rental agreements while simultaneously arguing to this Court that the Ordinance should not require VRP to do so because compliance is "virtually impossible". See Motion for Preliminary Injunction at 23-24.

certificate or otherwise comply with the Ordinance. While this may keep the owner from continuing in business by accepting new rental agreements, whatever rental agreements the owner entered into before February 19, 2015 were legal when made (at least so far as the Ordinance is concerned), and the County cannot use the Ordinance to prevent the owner from fulfilling those agreements.

### EQUAL PROTECTION

Plaintiffs next argue that the Ordinance violates the Equal Protection Clause of the Florida Constitution. Art. I, §2, Fla. Const. Plaintiffs correctly recognize that because no suspect classes or fundamental rights are involved, the constitutionality of the Ordinance for equal protection is measured under the “rational basis” test. The rational basis is a very deferential standard indeed. It requires only that the Ordinance must be rationally related to a legitimate governmental objective, and must not be arbitrarily or capriciously imposed. E.g., Department of Corrections v. Florida Nurses Ass’n, 508 So. 2d 317, 319 (Fla. 1987). As the Fifth District Court of Appeal has observed,

The legislation must be sustained if there is any conceivable basis for the legislature to believe that the means they have selected will tend to accomplish the desired end. Even if the court is convinced that the political branch has made an improvident, ill-advised, or unnecessary decision, it must uphold the act if it bears a rational relation to a legitimate governmental purpose.

Zurla v. City of Daytona Beach, 876 So. 2d 34, 35 (Fla. 5<sup>th</sup> DCA 2004) (quoting Cash Inn of Dade, Inc. v. Metropolitan Dade County, 938 F.2d 1239, 1241 (11<sup>th</sup> Cir. 1991)). Further, it is unnecessary to engage in courtroom fact-finding to determine whether a

rational basis exists; it "may be based on rational speculation unsupported by evidence or empirical data." Zurla, 876 So. 2d at 35 (internal quotations and citations omitted).

Plaintiffs claim that the Ordinance irrationally distinguishes between two classes of short-term vacation rentals: (1) non-owner occupied single-family and duplex dwellings located east of U.S. Highway 1, and (2) all other short-term vacation rentals, such as condominiums, those located West of U.S. Highway 1, and those which are owner-occupied. The Court disagrees, and finds that the County has drawn a rational distinction between these two classes.

The County set forth extensive factual findings in the Ordinance. Among them were that the vast majority of short-term vacation rentals in Flagler County are located east of U.S. Highway 1, and that the ones situated west of U.S. Highway 1 were primarily hunting camps, owner-occupied, or located on larger lots in a more rural setting. The County also found that it was not necessary (at least at present) to regulate owner-occupied short-term vacation rentals, because the owner would out of self-interest regulate the property more restrictively than the County could by Ordinance. The County also found that it was not necessary to apply the Ordinance to vacation rentals such as condominiums because multi-family housing is typically built to a more stringent standard, and because condominiums are required to be governed by an association which can itself provide the necessary regulation. In applying the "rational basis" standard of review, it is not the province of the Court to second-guess these factual findings.

Plaintiffs further contend that the deadline in the ordinance for applying for a short-term vacation rental certificate is arbitrary and capricious. Plaintiffs note that the

Ordinance originally required applications to be submitted by April 15, 2015, and that the County had not even developed the application at the time it enacted the Ordinance. The County addressed this issue by enacting the Amended Ordinance, which changed the application deadline from April 15 to June 1, 2015. Plaintiffs now complain that the June 1<sup>st</sup> deadline is "purely arbitrary and capricious". What this argument ignores, however, is that to some degree the selection of any date will always be subject to a claim that it was selected arbitrarily or capriciously. It would be no more or less "arbitrary" to select a date a day, week, month, or six months later. Unless Plaintiffs can show that the County selected a date it knew applicants could not physically meet, they cannot establish that the June 1<sup>st</sup> date is arbitrary or capricious.

The evidence Plaintiffs introduced at the hearing establishes that it is not impossible for them to comply with the June 1<sup>st</sup> application deadline. Plaintiffs' consultant, Craig Meek, testified that although Plaintiffs had filed no applications as of the date of the hearing, they had 47 ready to file at that time. Meek said that there were about 22 more that VRP needed to file, but it could not do so because it could not access the properties to take the appropriate measurements for scale drawings. This fact does not, however, render the June 1, 2015 deadline arbitrary. Plaintiffs have been on notice of the need to assemble information for the applications since at least February 19, 2015. While these 22 properties may be heavily rented, there is down time between tenants when the property is being readied for the next guests. If Plaintiffs need to take interior measurements or photographs, they could have done so at that time. That the application forms may not have been ready until sometime in April does not change the fact that the Ordinance specifically calls for scale drawings, which

Meek testified would require interior access. In other words, if Plaintiffs needed to gain interior access to their properties in order to prepare drawings, they knew that fact regardless of whether they had a blank application in hand.<sup>6</sup> The June 1, 2015 application deadline is neither arbitrary nor capricious.

Based upon all the foregoing, the Court must determine Plaintiffs' entitlement to a preliminary injunction by considering rental agreements they entered into after February 19, 2015 separately from those entered into before February 19, 2015.

#### POST FEBRUARY 19, 2015 CONTRACTS

Both parties appear to equate irreparable injury with the absence of an adequate remedy at law. See Motion for Preliminary Injunction at 24-25; Response in Opposition at 13. As the County states in its response, "irreparable harm can be shown by demonstrating either that the injury cannot be redressed in a court of law or that there is no adequate legal remedy." See Response in Opposition at 13 (citing K.G. v. Florida Dept. of Children and Families, 66 So. 3d 366, 368 (Fla. 1<sup>st</sup> DCA 2011)). "For injunctive relief purposes, irreparable harm is not established where the potential loss can be adequately compensated for by a monetary award." B.G.H. Ins. Syndicate, Inc. v. Presidential Fire & Cas. Co., 549 So. 2d 197, 198 (Fla. 3<sup>rd</sup> DCA 1989). "Irreparable injury will never be found where the injury complained of is doubtful, eventual, or contingent". Yachting Promotions, Inc. v. Broward Yachts, Inc., 792 So. 2d 660, 663 (Fla. 4<sup>th</sup> DCA 2001) (internal quotations omitted). Plaintiffs have failed to establish that

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<sup>6</sup> As an aside, the Court notes that paragraph 13 of VRP's rental agreements, titled "Management Access to Property During Your Stay", allows VRP or its vendors to arrive unannounced "to conduct regularly scheduled services", which "will require entry into the property for a brief period of time, even if you are away during their arrival." See Plaintiffs' Exhibits 8 and 11.

they will suffer irreparable harm if the Ordinance is enforced against them prospectively, i.e., as to any rental agreements entered into after February 19, 2015. The Ordinance imposes certain requirements on Plaintiffs that will no doubt entail economic cost, but continued compliance with the law is but one of many costs of doing business. If the maximum occupancy requirements of the Ordinance adversely affect Plaintiffs, it will do so because of lower rental income (or in the case of VRP, lower management fees) or perhaps diminished property values (although no evidence was presented on this point). These are all issues that can be addressed in a court of law in an action for money damages.<sup>7</sup> Accordingly, Plaintiffs fail to satisfy the first two elements of their claim for preliminary injunctive relief.

Plaintiffs have further failed to demonstrate a substantial likelihood of success on the merits. For all the reasons set forth above, the Court finds that the Ordinance is neither expressly nor impliedly preempted by state law. The Court further finds that the Ordinance is rationally related to a legitimate governmental objective, has not been arbitrarily or capriciously applied, and therefore passes muster under the Equal Protection Clause of the Florida Constitution.

Finally, considerations of the public interest do not require the entry of a preliminary injunction. It is true, as Stephen Milo testified, that tourism is an important component of Flagler County's economy, and he testified without contradiction that the short-term vacation rental industry employs many people in Flagler County. On the other hand, however, the County has made a number of factual findings in the

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<sup>7</sup> Plaintiffs also indicate in their Verified Complaint that they reserve the right to later assert a claim under Chapter 70, Florida Statutes, commonly known as the "Bert Harris, Jr. Act." See Verified Complaint, ¶179.

Ordinance setting forth the public interests that will be met by enforcing the Ordinance. The Court will not substitute the County's factual findings or policy determinations for its own.

#### PRE-FEBRUARY 19, 2015 CONTRACTS

The Court must make one exception to the foregoing analysis. Plaintiffs' claims stand on a different footing with respect to rental agreements entered into prior to February 19, 2015. These contracts were not subject to the Ordinance when they were entered into because the Ordinance did not exist. The fact that the County created a vesting schedule in the Ordinance is itself evidence that the County recognized the potential for the Ordinance to impair pre-existing rental agreements. As it currently stands, some rental agreements entered into before February 19<sup>th</sup> will be automatically vested if the owner applies for a certificate, and some will have to go through a separate vesting process before a special master. Those owners who do not apply for a certificate will presumably be prohibited from using their properties as short-term vacation rentals. The Court finds that to apply the Ordinance to rental agreements in existence before February 19, 2015 amounts to an unconstitutional impairment of contract, regardless of the date on which the vacation rental is to be occupied. Plaintiffs have thus established a substantial likelihood of success on the merits of their impairment of contract claim.

As to this discrete set of contracts, the Court also finds that Plaintiffs have established the likelihood of irreparable harm and the lack of an adequate remedy at law. The only way Plaintiffs can fulfill these pre-existing rental agreements is to apply for short term vacation rental certificates and otherwise comply with the Ordinance. While

there is no reason to suspect that the County would not issue the necessary certificates, there is of course no assurance that it will.<sup>8</sup> Plaintiffs are therefore left in the untenable position of either not complying with the ordinance and thus anticipatorily breaching their rental agreements, or attempting to comply with the Ordinance and hope they will be able to fulfill those agreements. The Court finds that by being put to this "Hobson's choice", Plaintiffs have satisfied the "irreparable injury" and "inadequate remedy at law" elements.

Finally, as to this limited number of rentals, the public interest will not be harmed by entry of a preliminary injunction. As the Court has already stated, the public policy reasons and factual findings the county articulates as support for the Ordinance are both sound and rational. By enacting the Ordinance, the County is responding to an issue it finds was created or exacerbated in part by the 2011 amendment to Fla. Stat. §509.032(7), and particularly the addition of section 509.032(7)(b). Yet the evidence shows that tourism is an important component of Flagler County's economy. There is a public interest to be served in protecting the guests under these pre-existing rental agreements (who may be new or returning visitors to Flagler County) from being "left in the lurch". There is likewise an interest to be served by not disturbing the economic expectations of those who work in the short-term vacation rental industry, or those of its vendors and suppliers with respect to rental agreements already in existence when the Ordinance was adopted. While these interests are not sufficient to prevent prospective

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<sup>8</sup> This is not to suggest that the County would arbitrarily deny issuance of a certificate. To the contrary, there may be myriad reasons why an applicant would ultimately not qualify for or receive the certificate it seeks.

application of the Ordinance, they are sufficient to support Plaintiffs' claim for preliminary injunctive relief as to the pre-February 19<sup>th</sup> rental agreements.

Based upon all the foregoing, it is hereby ORDERED AND ADJUDGED as follows:

1. This Court has jurisdiction over the subject matter of this action and the parties hereto.

2. Plaintiffs' Motion for Preliminary Injunction is hereby GRANTED in part and DENIED in part.

3. The Ordinance is not preempted, either expressly or impliedly, by state law.

4. The Ordinance does not violate the Equal Protection Clause of the Florida Constitution.

5. The Ordinance is unconstitutional as applied to short-term vacation rental contracts entered into prior to February 19, 2015.


6. Defendant FLAGLER COUNTY, its agents, representatives, and assigns are hereby preliminarily enjoined from enforcing Flagler County Ordinance 2015-002, as amended by Flagler County Ordinance 2015-005, against Plaintiffs 30 CINNAMON BEACH WAY, LLC and VACATION RENTAL PROS PROPERTY MANAGEMENT, LLC, with respect to any short-term vacation rental agreements entered into prior to February 19, 2015.

7. The foregoing injunction shall take effect immediately upon entry of this Order; however, it shall automatically dissolve and become void unless Plaintiffs post with the Clerk of this Court a cash or surety injunction bond in favor of the County in the

amount of \$5,000.00 no later than 4:30 p.m. on June 4, 2015. Any party may move this Court either to increase or decrease the amount of said bond.

8. In all other respects, Plaintiffs' Motion for Preliminary Injunction shall be, and the same is hereby DENIED.

DONE AND ORDERED in Chambers at Bunnell, Flagler County, Florida this 1<sup>st</sup> day of June, 2015.

  
\_\_\_\_\_  
Michael S. Orfinger, Circuit Judge

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From South Florida Sun Sentinel Feb 26, 2020

## 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 at 4:05 PM



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 reign to replace residential homes in residential neighborhoods with short-term rental operations, writes an Arizona lawmaker. (File photo)

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.***

I oppose the zoning change which will add Vacation Rentals to existing zoning classifications in the Unincorporated area of Brevard County. The proposed addition will increase residential densities which is non consistent with the objectives stated in the Comprehensive Plan Coastal Management objectives.

The Unincorporated Area of the Barrier Island between the southern boundary of Melbourne Beach and the Sebastian Inlet is designated a Coast High Hazard Zone. The Coastal Management Element of the Comprehensive Plan Contains the following objectives:

- Objective 7 - Limit densities within the coastal high hazard zone and direct development outside of this area.
- Policy 7.1 - Brevard County shall not increase residential density designations for properties located on the barrier island between the southern boundary of Melbourne Beach and the Sebastian Inlet.

The US Census lists that Brevard County has 2.49 persons per household. The current Resort Dwelling use classification has occupancy restrictions stating the number of persons occupying the resort dwelling at any given time shall not exceed the number of rooms in the residence.

The state's residential occupancy limit is one person for 150 gross square feet. Twenty visitors could occupy a 3,000 square foot house.

The County's definition for Vacation Rentals does not contain occupancy restrictions. One of the recurring complaints about short term rentals is the excessive number of renters in a single home. For example in Anna Maria City the average residence has 1.9 people and the average vacation rental has 8.5 people.

The removal of occupancy restrictions does not in itself guarantee that there will be a higher level of occupancy. However, in order to attract the largest pool of renters, owners of short term rental properties have to advertise their property as being able to accommodate the largest number of guests. There is therefore a financial incentive to do this. If there are no negative consequences or code violations for renting to 20 guests at a time it is not unreasonable to expect this will occur.

A hypothetical argument would say our coastal high hazard zone had an objective to not increase the speed of vehicles traveling on A1A. A reasonable person would conclude that removing all speed limits would not be consistent with this objective.

Managing residential densities on the barrier island is driven in part by the capacity limitations of the causeways. Hurricanes do not discriminate between full time residents and short term renters, The evacuation requirements remain the same for all.

Policy Objective 8.2 states that Brevard County shall coordinate with the municipalities and appropriate state agencies to develop Evacuation Zone Management Plans to reduce evacuation times above the current optimum behavioral response time. The following shall be considered, at a minimum:

A. Roadway and other infrastructure improvements and funding

mechanisms.

B. Programs designed to improve the behavioral response to hurricane evacuation orders.

**C. Land use strategies.**

The addition of unrestricted Vacation Rental in the Coastal High Hazard Area is not consistent with the objectives of the Coastal Management elements. In the event of a hurricane evacuation the addition of a large population of short term renters added to current full time residents is dangerous and could cost lives.

Please vote against this zoning change.

Brian Hennesy  
Melbourne Shores

**From:** Janet Havican  
**To:** Commissioner, D3; Commissioner, D1; Commissioner, D2; Commissioner, D4; Commissioner, D5; Elmore, Amanda T; Abbate, Frank B; Bentley, Eden  
**Cc:** tracywarren1@gmail.com; gymdad54@aol.com; Nana  
**Subject:** Florida should not repeat Arizona's mistake on vacation rental pre-emotion law  
**Date:** Tuesday, December 1, 2020 4:43:46 PM

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

Hello,

There is so much controversy related to short-term rentals in Brevard County. You may already be familiar with the article link that I am sharing below, and may even have read it when it was published in February 2020. I urge you to please read this informative article (again). It is imperative that Florida learn from the mistakes that other states have made. Please stop short-term and daily rentals in Brevard County.

<https://www.sun-sentinel.com/opinion/commentary/fl-op-com-kavanagh-arizona-florida-vacation-rental-laws-20200226-sdgy2jrybbgyjkzanhd3sbb7ty-story.html>

**Again, please stop short-term and daily rentals in Brevard County.**

Sincerely,  
Janet Havican

7795 Winona Road  
Melbourne Beach, FL 32951

Sent from my iPad

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Roth, Joy  
**Subject:** FW: No Daily Rentals - Action Needed  
**Date:** Wednesday, December 2, 2020 12:04:52 PM

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**From:** DONNA JACOBSON <donnajacobson@bellsouth.net>  
**Sent:** Wednesday, December 2, 2020 11:53 AM  
**To:** commissioner@brevardfl.gov; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Cc:** Keith <keithhenry1@bellsouth.net>  
**Subject:** Re: No Daily Rentals - Action Needed

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

Dear Commissioners, Mr. Abbate and Ms. Bentley,

My family is outraged and saddened to hear that our beloved Melbourne Beach community may be forever changed for the worse if daily rentals are allowed in our unincorporated neighborhoods. I am writing to tell you our story.

After decades of camping in Sebastian Inlet State Park, my husband and I decided to make this slice of paradise our permanent home. The main attraction for us was the wildlife, unspoiled and unexploited natural beauty and protected expanses of coastline and riverfront. After sacrificing and saving for years, in 2015 we were able to purchase our "forever home" just off A1A in Melbourne Beach. We are involved in several non-profit organizations including the MRC, Sea Turtle Conservancy and Sea Turtle Preservation Society and understand just how precarious the environment on our barrier island is.

As you are well aware, a huge new development called Harbor Island is being constructed right around the corner from our house. In addition to the hundreds of additional people and traffic to the area, this project is primarily an investment rental property for its owners. We all know that vacation rentals bring strangers into our neighborhoods and with that comes noise, crime, damage to our environment, and an overall decline in quality of life for its residents. We see firsthand the disrespectful and often illegal behavior by disorderly vacationers. It is not fair to the people of the community nor our delicate ecosystem teetering on disaster. Our neighbors can not accommodate that!

We are asking that you stand up against greed and protect our lifestyle and environment. Vote NO to rezone our neighborhoods for daily rentals. It would be an irreversible travesty.

Thank you,

Donna Jacobson

Keith Henry

Sent from Mail for Windows 10

**From:** [Roth, Joy](#) on behalf of [Abbate, Frank B](#)  
**To:** [Roth, Joy](#)  
**Subject:** FW: Against zoning that would allow for daily rentals.  
**Date:** Thursday, December 3, 2020 8:00:39 AM

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**From:** leo morrissey <[lmorrissey22@hotmail.com](mailto:lmorrissey22@hotmail.com)>  
**Sent:** Wednesday, December 2, 2020 8:15 PM  
**To:** Abbate, Frank B <[Frank.Abbate@brevardfl.gov](mailto:Frank.Abbate@brevardfl.gov)>  
**Subject:** Against zoning that would allow for daily rentals.

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

Dear Frank Abate, County Manager,

I am writing, as a home owner, to let you know that I am VERY opposed to ANY changes to the existing zoning that would allow for daily rentals.

I intentionally built a small house making use of native plants to landscape to keep the area as peaceful as possible. I built the home over 25 years ago and it still is a very quiet area, daily rentals would certainly change the carter of the area.

Best

Leo Morrissey

160 flamingo Dr.

Melbourne Beach, FL 32952

**From:** [Roth, Joy](#) on behalf of [Abbate, Frank B](#)  
**To:** [Roth, Joy](#)  
**Subject:** FW: Concerned citizen of unincorporated Brevard County  
**Date:** Wednesday, December 2, 2020 8:19:48 AM

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

From: Carlos Stincer <carlosstincer@gmail.com>  
Sent: Wednesday, December 2, 2020 7:41 AM  
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2  
<D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4  
<D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B  
<Frank.Abbate@brevardfl.gov>; eden.bently@brevardfl.gov  
Subject: Concerned citizen of unincorporated Brevard County

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

Hello all, I'm writing this email out of concern for rezoning of the south beaches communities.

I am completely against vacation rental rezoning! This will greatly affect our neighborhoods in a negative manner.

Please do not allow this to happen.

Thanks in advance,  
Carlos Stincer

**From:** [Roth, Joy](#) on behalf of [Abbate, Frank B](#)  
**To:** [Roth, Joy](#)  
**Subject:** FW: Daily Rentals  
**Date:** Wednesday, December 2, 2020 3:50:20 PM

---

**From:** Catherine Casarola <ccasarola1@bellsouth.net>  
**Sent:** Wednesday, December 2, 2020 1:00 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Daily Rentals

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

Mr Abbate,

I am sending this note to voice my strong opinion against Daily Rentals I live in Melbourne Beach .I am informed that this will also work for Attorney Eden Bently, Esq, I pray you and the Commissioner's will vote ' No ' on this zoning the people do not want it here thank you

Catherine Casarola

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Roth, Joy  
**Subject:** FW: DAILY VACATION RENTALS  
**Date:** Wednesday, December 2, 2020 10:23:59 AM

---

**From:** Rob Sands <rsands1949@gmail.com>  
**Sent:** Wednesday, December 2, 2020 9:32 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** DAILY VACATION RENTALS

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

My wife and I have lived in the Crystal Lakes Subdivision in South Melbourne Beach Florida at 445 Spoonbill Lane, 32951. We moved to the unincorporated county 25 years ago to appreciate the peace and quiet of the area. We are strongly against the rezoning of unincorporated Brevard County to allow Daily and/or short term rentals. I urge the County Commission to support their constituents that live here and vote **NO**.

**WE ARE STRICTLY AGAINST VACATION RENTAL  
REZONING !!!**

Robert R. Sands  
445 Spoonbill Lane  
Melbourne Beach, FL 32951  
321-725-0884

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Roth, Joy  
**Subject:** FW: I am Against Vacation Rental Rezoning!!  
**Date:** Wednesday, December 2, 2020 12:05:21 PM

---

**From:** Gale Sellers <gsellers4@cfl.rr.com>  
**Sent:** Wednesday, December 2, 2020 11:50 AM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** I am Against Vacation Rental Rezoning!!

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

To Mr. Frank Abbate, County Manager,

My name is Mrs. Gale Sellers and I live at 125 Pelican Dr in unincorporated Melbourne Beach, FL.

I am **AGAINST** rezoning unincorporated Brevard County to allow daily rentals.

Please keep our pleasant, quiet neighborhood safe from the daily rental scourge!

Thank you,  
Mrs. Gale Sellers

**From:** [Mister, Patricia](#)  
**To:** [Roth, Joy](#)  
**Subject:** FW: Items for Commission Dec 8 agenda - daily vacation rentals  
**Date:** Thursday, December 3, 2020 9:30:35 AM  
**Attachments:** [NDR Surveys 12-02-20.pdf](#)

---

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

From: Aaron Adams <[flatsdoctor@att.net](mailto:flatsdoctor@att.net)>  
Sent: Thursday, December 3, 2020 9:29 AM  
To: Mister, Patricia <[Patricia.Mister@brevardfl.gov](mailto:Patricia.Mister@brevardfl.gov)>  
Subject: Items for Commission Dec 8 agenda - daily vacation rentals

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

Email containing attachment, number 2 of 5

Aaron Adams

**From:** [Mister, Patricia](#)  
**To:** [Roth, Joy](#)  
**Subject:** FW: Items for Commission Dec 8 agenda - daily vacation rentals  
**Date:** Thursday, December 3, 2020 9:31:27 AM  
**Attachments:** [Scanned petition 1.pdf](#)

---

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

From: Aaron Adams <[flatsdoctor@att.net](mailto:flatsdoctor@att.net)>  
Sent: Thursday, December 3, 2020 9:30 AM  
To: Mister, Patricia <[Patricia.Mister@brevardfl.gov](mailto:Patricia.Mister@brevardfl.gov)>  
Subject: Items for Commission Dec 8 agenda - daily vacation rentals

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

Email with attachments 3 of 5

Aaron Adams

**From:** [Mister, Patricia](#)  
**To:** [Roth, Joy](#)  
**Subject:** FW: Items for Commission Dec 8 agenda - daily vacation rentals  
**Date:** Thursday, December 3, 2020 9:32:34 AM  
**Attachments:** [Scanned petition 2.pdf](#)

---

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

From: Aaron Adams <[flatsdoctor@att.net](mailto:flatsdoctor@att.net)>  
Sent: Thursday, December 3, 2020 9:31 AM  
To: Mister, Patricia <[Patricia.Mister@brevardfl.gov](mailto:Patricia.Mister@brevardfl.gov)>  
Subject: Items for Commission Dec 8 agenda - daily vacation rentals

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

Email with attachments 4 of 5

Aaron Adams

**From:** [Mister, Patricia](#)  
**To:** [Roth, Joy](#)  
**Subject:** FW: Items for Commission Dec 8 agenda - daily vacation rentals attachments 1/5  
**Date:** Thursday, December 3, 2020 9:39:37 AM  
**Attachments:** [Nodailyrentals-info-packet-cover.pdf](#)  
[Zoning conflicts comprehensive plan.pdf](#)  
[Coastal High Hazard - Hennesy.pdf](#)  
[Arizona legislator op ed.pdf](#)  
[NDR Petition 12-02-20.pdf](#)  
[1000 Friends of FL Brevard County Short Term Rentals.pdf](#)  
[League of Cities Exerpts.pdf](#)

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

From: Aaron Adams <[flatsdoctor@att.net](mailto:flatsdoctor@att.net)>  
Sent: Thursday, December 3, 2020 9:28 AM  
To: Mister, Patricia <[Patricia.Mister@brevardfl.gov](mailto:Patricia.Mister@brevardfl.gov)>  
Subject: Items for Commission Dec 8 agenda - daily vacation rentals attachments 1/5

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

Good morning Pat. Documents attached, email 1 of 5.

Aaron Adams

**From:** [Mister, Patricia](#)  
**To:** [Roth, Joy](#)  
**Subject:** FW: Items for Commission Dec 8 agenda - daily vacation rentals  
**Date:** Thursday, December 3, 2020 9:38:54 AM  
**Attachments:** [A.Hadeed.Presentation Short Term Vacation Rentals.pdf](#)

---

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

From: Aaron Adams <[flatsdoctor@att.net](mailto:flatsdoctor@att.net)>  
Sent: Thursday, December 3, 2020 9:32 AM  
To: Mister, Patricia <[Patricia.Mister@brevardfl.gov](mailto:Patricia.Mister@brevardfl.gov)>  
Subject: Items for Commission Dec 8 agenda - daily vacation rentals

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

Email with attachments number 5 of 5

Aaron Adams

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Roth, Joy  
**Subject:** FW: No Daily Rentals  
**Date:** Wednesday, December 2, 2020 2:11:46 PM

---

**From:** Roy Flournoy <roy.flournoy@aol.com>  
**Sent:** Wednesday, December 2, 2020 1:31 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; 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 Commissioners, Mr. Abbate, and Ms. Bentley,

I am a resident of unincorporated Brevard County on S. A1A, on the barrier island.

"Unincorporated", does not mean "uninhabited". There are families here, and it is a good place to live.

Please **do not** allow the rezoning of unincorporated Brevard County to allow daily rentals. This will destroy the lifestyle we love.

Thank you,  
Roy Flournoy  
2597 S. Highway A1A  
Melbourne Beach, FL 32951  
(321) 417-1760

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Roth, Joy  
**Subject:** FW: No Daily Rentals  
**Date:** Tuesday, December 1, 2020 3:55:55 PM

---

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

From: Rose Marie Blais <blaisrose@gmail.com>  
Sent: Tuesday, December 1, 2020 3:31 PM  
To: Abbate, Frank B <Frank.Abbate@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.

Good afternoon Mr. Abbate,

Are you pro this change? If so, why?

I lived in Key West 70's - 90's. Married into a 7 generation family & raised children there until family life wasn't valued anymore.

Most thought it was good idea, until we saw the ramifications....Key West sold out to greed & lost not only its charm, privacy, most locals left. Mist wished they could go back in time & not have the changes & value the quality of life they once had.

I purchased a home here 6 years ago, leaving Palm Beach as it too became intolerable.

I can't stand by and watch while another blessed area gets absorbed by destructive changes. Please let's not let our charming community go down this same path....

I'm seeing developers build modern homes/developments, bringing what's south of us north....

Daily rentals, vacation rental zoning should not move forward. Allow our neighborhoods to remain family oriented, not open our doors to crime, drugs....etc. STOP the greed!

Thank you,  
Rose Marie Blais

Sent from my iPhone

**From:** [Roth, Joy](#) on behalf of [Abbate, Frank B](#)  
**To:** [Roth, Joy](#)  
**Subject:** FW: Opposition to Zoning Law Changes Allowing Short Term Rentals and Resulting Impact to Family Oriented Communities  
**Date:** Wednesday, December 2, 2020 12:07:34 PM

---

**From:** Tod Hagan <tod.hagan@gmail.com>  
**Sent:** Wednesday, December 2, 2020 10:29 AM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Opposition to Zoning Law Changes Allowing Short Term Rentals and Resulting Impact to Family Oriented Communities

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

Ms Bentley and Mr Abbate,

I'm respectfully urging you to not support the zoning change allowing daily rentals. Homeowners on Beverly Ct in Sunnyland do not want this. These neighborhoods are family friendly and not the place for vacation party houses with occupants who do not respect homeowners. This area does not have the law enforcement necessary to police nor should families be subjected to the well known issues associated with short term rentals. The positives for large corporate companies do not outweigh the negatives for neighborhood families.

Fifth Generation Floridian and 20 years in Melbourne Beach,  
Tod Hagan

**From:** [Bentley, Eden](#)  
**To:** [Roth, Joy](#)  
**Subject:** FW: Please No Daily Rentals  
**Date:** Thursday, December 3, 2020 8:07:02 AM

---

**From:** Ed O'Donnell <odonneds56@gmail.com>  
**Sent:** Wednesday, December 2, 2020 7:26 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Please No Daily Rentals

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

Mr. Bentley,

We are sending you this note as concerned citizens who are opposed to rezoning unincorporated areas of Brevard County to allow daily rentals. My wife and I live in beautiful Melbourne Beach, and for the life of us, we can not understand why the county would consider a rezoning initiative that will undoubtedly lead to the gradual disruption and demise of the treasure we have here in Brevard County.

We respectfully request that you oppose this rezoning initiative because it will eventually deteriorate the quality of life of the many citizens who helped put you in office. Please be a good steward of the county and do the right thing by standing against this initiative.

Very Respectfully,  
Ed and Jayne O'Donnell  
2005 Atlantic Street, unit 423  
Melbourne Beach

**From:** [Roth, Joy](#) on behalf of [Abbate, Frank B](#)  
**To:** [Roth, Joy](#)  
**Subject:** FW: Please No Daily Rentals  
**Date:** Thursday, December 3, 2020 8:01:41 AM

---

**From:** Ed O'Donnell <odonned56@gmail.com>  
**Sent:** Wednesday, December 2, 2020 7:24 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Please No Daily Rentals

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

Mr. Abbate,

We are sending you this note as concerned citizens who are opposed to rezoning unincorporated areas of Brevard County to allow daily rentals. My wife and I live in beautiful Melbourne Beach, and for the life of us, we can not understand why the county would consider a rezoning initiative that will undoubtedly lead to the gradual disruption and demise of the treasure we have here in Brevard County.

We respectfully request that you oppose this rezoning initiative because it will eventually deteriorate the quality of life of the many citizens who helped put you in office. Please be a good steward of the county and do the right thing by standing against this initiative.

Very Respectfully,  
Ed and Jayne O'Donnell  
2005 Atlantic Street, unit 423  
Melbourne Beach

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Roth, Joy  
**Subject:** FW: STOP Daily Rentals  
**Date:** Thursday, December 3, 2020 8:02:09 AM

---

**From:** tinterapalmisle <tinterapalmisle@charter.net>

**Sent:** Wednesday, December 2, 2020 6:57 PM

**To:** Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>

**Subject:** STOP Daily Rentals

**[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.

Robert Tintera

6355 S. Hwy A1A #8, Melbourne Beach  
314-393-4417

**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

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**[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€œ

-- 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.

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€”

-- 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.

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€”

-- Barbara Roth  
[barbararoth@cfl.rr.com](mailto: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€œ

-- Bridgett Anderson  
[bridgettanderson@cfl.rr.com](mailto: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 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:** 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 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:** [dccapemay@aol.com](mailto: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

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[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

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

From: Patti Ellis <[pmerve@aol.com](mailto:pmerve@aol.com)>  
Sent: Thursday, December 3, 2020 10:51 AM  
To: Bentley, Eden <[Eden.Bentley@brevardfl.gov](mailto: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 choose 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](mailto: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

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**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:

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:** Bentley, Eden  
**To:** Roth, Joy  
**Subject:** Fw: Daily rentals  
**Date:** Friday, December 4, 2020 1:33:50 PM

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**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

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**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

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**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

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**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

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**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

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**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 3<sup>rd</sup> 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

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**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 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 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

Objection  
Vacation  
Rentals

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

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[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

Objection  
Vacation  
Rentals

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

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[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

Objection  
Vacation  
Rentals

**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

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[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

Objection  
Vacation  
Rentals

**From:** [fred holdsworth](#)  
**To:** [d1.comissioner@brevardfl.gov](mailto: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

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**[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

Objection  
Vacation  
Rentals

**From:** Myron Wozniak  
**To:** Abbate, Frank B  
**Subject:** No on Daily Rentals  
**Date:** Thursday, December 3, 2020 1:08:01 PM

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[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

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**[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.

Cindy Forstall

321-676-5307

331 Avenida Del Mar

Indialantic, FL 32903

Objection  
Vacation  
Rentals

**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

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**[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

Objection  
Vacation  
Rentals

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

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**[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.

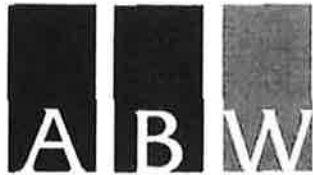
I do not want my residential zoning to essentially be turned into commercial hotel zoning. The proposed zoning change goes against The Comprehensive Land Use Plan for our precious barrier island environment.

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. Blggie, 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 ORDINANCE 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

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Executive West Building 2815 W. New Haven • Ste. 304 • Melbourne, Florida 32904  
Office@ABWlegal.com • www.MelbourneLegalTeam.com • Tel: (321) 953-5998 • Fax: (321) 953-6075

MELBOURNE

ORLANDO

MIAMI



‡ of Counsel

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 'M. Arcadier', written in a cursive style.

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

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[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](#)

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**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**

## **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

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**[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 3<sup>rd</sup> 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

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[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

**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

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**[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

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**[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€œ

-- 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).**

Objection  
Vacation  
Rentals

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

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**[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

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**[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 though 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.bentiv@brevardfl.gov](#)  
**Subject:** Daily rentals  
**Date:** Saturday, December 5, 2020 10:23:39 AM

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**[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

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**[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

Objection  
Vacation  
Rentals

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

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**[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

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

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**[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.

Objection  
Vacation  
Rentals

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

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[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

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**From:** Donna Rockefeller <donna rocky8@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](mailto:nkpaulson@hotmail.com)

Objection  
Vacation  
Rentals

**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

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-----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

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**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](mailto: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

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**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 NO 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

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**[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 NO 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.

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

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**[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](mailto:nkpaulson@hotmail.com)

Approves  
changes  
Vacation Rentals

**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

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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@brevardfl.gov; Abbate, Frank B; Bentley, Eden  
**Subject:** No Daily Rentals  
**Date:** Saturday, December 5, 2020 1:08:21 PM

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**[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

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**[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

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[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

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**[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](mailto:diana@deblack.net)

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110 Whaler Drive Unit 301 Melbourne Beach FL 32951

Objection  
Vacation  
Rentals

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

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**[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

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**[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](mailto: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

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**[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

Objection  
Vacation  
Rentals

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

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[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

Objection  
Vacation  
Rentals

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

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**[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

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**[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:** [randhhook@yahoo.com](mailto:randhhook@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

Objection  
Vacation  
Rentals

**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>



Objection  
Vacation  
Rentals

**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@brevardfl.gov](mailto:d5.commissioner@brevardfl.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](mailto:membership@printingresearch.org)  
Email: [johnstewart@printingresearch.org](mailto: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

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**[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

Objection  
Vacation  
Rentals

**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](mailto:mikefs6040@gmail.com)

Objection  
Vacation  
Rentals

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

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**[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

Objection  
Vacation  
Rentals

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

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**[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

# DECEMBER 8, 2020 BOARD MEETING

## **ITEM H.2., RELATING TO VACATION RENTAL AS A PERMITTED USE IN CERTAIN ZONING**

## **COMMENT CARDS AND PETITIONS**

# STOP SHORT-TERM & DAILY RENTALS

As residents of Brevard County, we want to keep the 2006 ordinance that places restrictions on vacation rentals. If changed in any way at all it will nullify it and then could allow for short-term or daily and even hourly vacation rentals from big business investors like Airbnb and VRBO.

We do not want changes to the 2006 ordinance that would negatively affect our quality of life as residents or negatively affect our beautiful natural environment. STOP COMMERCIAL DEVELOPMENT IN OUR RESIDENTIAL NEIGHBORHOODS!

By signing this petition, we want to let our Brevard County Commissioners know how much we value our Brevard County communities, neighborhoods, beaches and wildlife.

This signed petition will be submitted to our Brevard County Commissioners.

PRINT NAME	SIGNATURE	ADDRESS
THOMAS F. EDMOND, JR		5721 Sea Lanard Pl Melbourne Beach FL 32951
Katherine Odum		5721 Sea Lanard Pl Melbourne Beach FL 32951
Jana Robertson		5590 Cord Grass Lane Mel. Beach, FL 32951
Ryan Brown		5591 Cord Grass Lane Melbourne Beach FL 32951
Jawad Brown		5591 Cord Grass Lane Melbourne Beach FL 32951
Lisa Farrall		413 Magnolia Ave. Melbourne Beach, FL 32951
Daniel Holub		209 Oceanway Drive Melbourne Beach, FL 32951
Virginia Reynolds		103 Sophora Pl Melbourne Beach FL 32951
Kevin Reynolds		103 Sophora Pl Melbourne Beach, FL 32951
Lee Ward		220 Pelican Dr Melbourne Beach 32951
Chris Ward		220 Pelican Dr MB Beach 32951
MATT MARTENS		235 PELICAN DR MB BEACH 32951
Charles Geanouracos		305 Heron Dr 32951
Judith Geanouracos		305 Heron Dr. 32951
Tanya Bureford		P.O. Box 510 32951 Melbourne


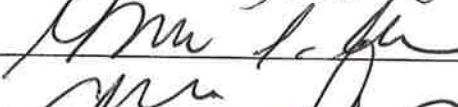


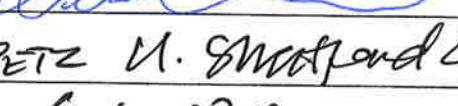
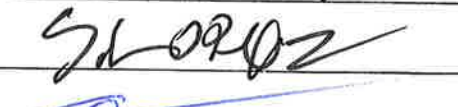

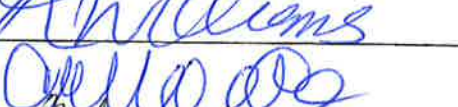



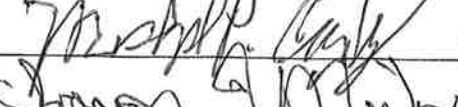



# STOP SHORT-TERM & DAILY RENTALS

As residents of Brevard County, we want to keep the 2006 ordinance that places restrictions on vacation rentals. If changed in any way at all it will nullify it and then could allow for short-term or daily and even hourly vacation rentals from big business investors like Airbnb and VRBO.

We do not want changes to the 2006 ordinance that would negatively affect our quality of life as residents or negatively affect our beautiful natural environment. STOP COMMERCIAL DEVELOPMENT IN OUR RESIDENTIAL NEIGHBORHOODS!

By signing this petition, we want to let our Brevard County Commissioners know how much we value our Brevard County communities, neighborhoods, beaches and wildlife.

This signed petition will be submitted to our Brevard County Commissioners.

PRINT NAME	SIGNATURE	ADDRESS
Ellen Nastase		1104 Hawthorne St NE
Gina Alba		245 Flamingo Dr.
Christopher Alba		245 Flamingo Dr.
Mike Grimes		230 Pelican Dr.
David Peterson		225 Horizon Dr.
NICOLA STRATFORD LORETZ		330 INDIAN WOUND DR 32951
Sebastian Loretz		330 INDIAN WOUND DR 32951
Nina Wierback		310 Indian Wound Dr. 32951
Lydia Williams		305 Indian Wound Dr 32951
Christy Brinke		5870 Riverside Drive 32951
Brooke Yowell		2725 Cozume dr.
Sara Henney		270 Pelican Dr Melb Bch.
Debra Conway		123 Cardinal Dr Melb Bch
Michael Conway		295 Pelican Melb Bch
Sharon Michkers		201 Glenway Ave

## Abbate, Frank B

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**From:** Tod Hagan <tod.hagan@gmail.com>  
**Sent:** Tuesday, December 8, 2020 1:58 PM  
**To:** Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5; Abbate, Frank B; Bentley, Eden  
**Subject:** Zoning is not confusing

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

As a lifelong Republican, what confuses me is why anyone would want the burden of living near a daily rental? The majority of beachside residents do not approve of short term rentals.

Ms. Burlinson,

While I appreciate your concern regarding proposed changes to the County's Property Use code to allow people to exercise more of their property rights, as a conservative I believe that the role of government is to reduce regulation. The Current code is convoluted and confusing, and creates an unfair burden on those seeking to utilize their own property. The proposed amendments would not interfere with existing or future restrictions imposed by HOAs or municipalities.

Sincerely,

John Tobia  
County Commissioner, District 3

**Abbate, Frank B**

---

**From:** Wendy Puchaty <wendypuchaty808@gmail.com>  
**Sent:** Tuesday, December 8, 2020 2:29 PM  
**To:** Abbate, Frank B  
**Subject:** No vacation rentals!

**[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.

– Wendy Puchaty

120 Jupiter Ct

Indialantic, FL 3290808-278-3881

**From:** [Bentley, Eden](#)  
**To:** [Lewis, Sally A](#)  
**Subject:** FW: Rentals  
**Date:** Tuesday, December 8, 2020 3:03:48 PM

---

**From:** Karen Dougherty <kdougherty0003@gmail.com>  
**Sent:** Tuesday, December 8, 2020 2:57 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Rentals

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

Please vote no. We chose this area because of its character, and we would hate to see that changed. Our son lives in Nashville, and entire neighborhoods have been converted to short-term rentals. It isn't pretty.

Karen Dougherty  
315 Hammock Shore Drive  
Melbourne Beach FL 32951

**From:** Bentley, Eden  
**To:** Lewis, Sally A  
**Subject:** FW: NO TO DAILY RENTALS  
**Date:** Tuesday, December 8, 2020 3:03:37 PM

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

From: Susan Cumming <cummingsusans@gmail.com>  
Sent: Tuesday, December 8, 2020 3:02 PM  
To: Bentley, Eden <Eden.Bentley@brevardfl.gov>  
Subject: NO TO DAILY RENTALS

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

Please vote NO!!

\

Susan Cumming  
cummingsusans@gmail.com

**Lewis, Sally A**

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**From:** Bentley, Eden  
**Sent:** Tuesday, December 8, 2020 3:07 PM  
**To:** Lewis, Sally A  
**Subject:** FW: No daily rentals

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

From: KAREN LOWE <lowekc@aol.com>  
Sent: Tuesday, December 8, 2020 3:07 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.

Please vote NO DAILY RENTALS  
Thank you

Sent from my iPhone. Karen

## Lewis, Sally A

---

**From:** Bentley, Eden  
**Sent:** Tuesday, December 8, 2020 3:07 PM  
**To:** Lewis, Sally A  
**Subject:** FW: No daily rentals

**From:** Emily Ralston <eralston@fit.edu>  
**Sent:** Tuesday, December 8, 2020 2:44 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.

Dear Ms. Bentley,

I am a resident of District 3 and I am completely against the proposed change in zoning that would allow short term rentals. I am reaching out to you, because I do not think Mr. Tobia will listen to his constituents. The majority of people that I have spoken to feel the same way. Allowing short term rentals would completely change the neighborhoods in unincorporated Brevard. In the past, we've had one rental property that catered to events and shorter rentals. It was a consistent problem for the neighbors. People who rented this property parked in the neighboring condo's parking lot or along A1A, leading to traffic issues and bad feelings from the neighbors. They frequently left mess on the beach associated with their events (weddings and the like). They tended to be loud and inconsiderate in general.

In addition, many of the unincorporated areas are not set up for short term vacationers. Where I am, it is 2 miles to the nearest grocery store, 3 miles to the closest town (Melbourne Beach). The entire area is set up for people who are there for the long term. Most vacationers are going to be a little disappointed when they have to drive everywhere. This is an additional concern as it will add greatly to the traffic load and increase concerns about pedestrian and bicycle safety.

I do not oppose rentals. In fact, there seems to be a shortage of quality rentals for long term renters here in Brevard. I do not believe that the regulations around short term rentals adequately address the well known issues. I am concerned that a "Resort Community" is being built in unincorporated Melbourne Beach. It seems like there are no plans for adequate parking, traffic control, noise control and all the other issues. Rushing headlong into forcing all of unincorporated Brevard to allow this type of community with no input from the neighboring residents seems like a terrible idea. The wishes of long term residents have been completely ignored for short term gains from developers and absent homeowners. Please listen to your constituents, who you are meant to represent and vote no on Short Term Rentals.

Kind regards,  
Emily

Emily Ralston, PhD  
Center for Corrosion and Biofouling Control  
Florida Institute of Technology  
150 W University Blvd

Melbourne, FL 32901  
321-674-7334  
[research.fit.edu/ccbc/](http://research.fit.edu/ccbc/)

**Lewis, Sally A**

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**From:** Bentley, Eden  
**Sent:** Tuesday, December 8, 2020 3:05 PM  
**To:** Lewis, Sally A  
**Subject:** FW: NO DAILY RENTALS

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

**From:** Joe Sherard <joe74sh@gmail.com>  
**Sent:** Tuesday, December 8, 2020 2:38 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.

Dear Eden Bentley

As a long time resident I oppose the rezoning of all unincorporated Brevard County to allow daily vacation rentals. I oppose turning residential properties into commercial businesses.

Joe Sherard

## **Lewis, Sally A**

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**From:** Toro, Deanna  
**Sent:** Tuesday, December 8, 2020 2:48 PM  
**To:** Lewis, Sally A  
**Cc:** Denninghoff, John P; Calkins, Tad  
**Subject:** Opposition to Proposed Changes - Sarah & Cliff Bragdon  
  
**Importance:** High

Sally,

John received a call late yesterday after 5:00pm from Sarah & Cliff Bragdon voicing their opposition to the proposed changes regarding vacation rentals. Their address is 228 Loggerhead Drive Melbourne Beach.

### **Deanna Toro**

Administrative Assistant to  
John P. Denninghoff, Assistant County Manager  
Brevard County Government Center  
2725 Judge Fran Jamieson Way  
Viera, FL 32940  
321-633-2002

## Lewis, Sally A

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**From:** Toro, Deanna  
**Sent:** Tuesday, December 8, 2020 1:42 PM  
**To:** Lewis, Sally A  
**Cc:** Denninghoff, John P; Calkins, Tad  
**Subject:** Public Comment in Opposition to Air BNB Vacation Rental from Lynne Fraser 7265 Blue Shore Grant FL

**Importance:** High

Sally,

Today Lynne Fraser called to voice her opposition to Air BNB's and Vacation Rentals. She explained that she has a neighbor at 7320 US Highway 1 who lives in her home sometimes and then when she rents it leaves while others stay there. She said that the neighbor has installed commercial grade lights around her pool (like the lights at a gas station) and there are a lot cars and noise.

Ms. Fraser said they chose to live in Grant because it is a quiet country area but when she approached her neighbor to talk to her about it her reply was that if they didn't like it they could leave. She also explained that there are then a lot of people walking up and down the street and you don't know if they are neighbors or criminals. She had additional concerns about the many single seniors that live in the area too, in regard to their safety.

She also explained there was a case of Covid 19 she has had exposure to and she cannot attend tonight.

### Deanna Toro

Administrative Assistant to  
John P. Denninghoff, Assistant County Manager  
Brevard County Government Center  
2725 Judge Fran Jamieson Way  
Viera, FL 32940  
321-633-2002

**From:** Lewis, Sally A  
**Sent:** Monday, December 7, 2020 12:53 PM  
**To:** Advanced Agenda <Advanced-Agenda@brevardfl.gov>; CGroup <CGroup@brevardfl.gov>; CNTYATY\_Staff <CNTYATY\_Staff@brevardfl.gov>; CNTYMGR\_Staff <CNTYMGR\_Staff@brevardcounty.us>  
**Cc:** Cheryl. Duisberg (cheryl.Duisberg@brevardclerk.us) <cheryl.Duisberg@brevardclerk.us>; Deborah Thomas (deborah.thomas@brevardclerk.us) <deborah.thomas@brevardclerk.us>; Donna Scott <donna.scott@brevardclerk.us>; Kimberly Powell (kimberly.powell@brevardclerk.us) <kimberly.powell@brevardclerk.us>; Nicole Summers (nicole.summers@brevardclerk.us) <nicole.summers@brevardclerk.us>; Samantha McDaniel (samantha.mcdaniel@brevardclerk.us) <samantha.mcdaniel@brevardclerk.us>  
**Subject:** Changes to the final Agenda

Good Afternoon,  
The following changes have been made to the final agenda for December 8, 2020.

- Agenda Item F.17 – D2 appointments were removed

- Agenda Item H.2 – Comments were added to the attachments
- Agenda Item H.5 – EDC signature page was added to attachments
- Agenda Item J.1 – Letter added to the attachments.

Any comments that this office receives from now until the meeting tomorrow on Vacation Rentals, will be consolidated and sent via email to the Commission Offices, Clerks Office and Directors.

The appointments for District 5 will remain the same. I will be changing out the forms that were used.

Thank you,  
Sally

Sally Lewis  
County Manager's Office  
2725 Judge Fran Jamieson Way  
Viera, Fl. 32940

Note: Florida has a very broad public records law. This agency is a public entity and is subject to Chapter 119 of the Florida Statute concerning public records. Email Communicaitons are covered under such laws and may be subject to public disclosure

**Abbate, Frank B**

---

**From:** tfunkhouser1@gmail.com  
**Sent:** Tuesday, December 8, 2020 2:39 PM  
**To:** Abbate, Frank B  
**Subject:** Daily Rentals

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

Mr. Abbate,

I am a resident of Melbourne Beach, Brevard County, Florida. My wife and I are both totally OPPOSED to any form of Daily Rentals in Brevard County. We have been Florida residents for 11 years and have voted for you in every election you participated in. Please HEAR US and do everything you can to prevent this. We moved to Melbourne Beach because of its laid back family orientated community atmosphere and would be extremely disappointed in you if this is approved.

Best Regards,  
Ted A. and Nancy L. Funkhouser  
509 Banyan Way  
Melbourne Beach, FL 32951

**Abbate, Frank B**

---

**From:** tfunkhouser1@gmail.com  
**Sent:** Tuesday, December 8, 2020 2:39 PM  
**To:** Abbate, Frank B  
**Subject:** Daily Rentals

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

Mr. Abbate,

I am a resident of Melbourne Beach, Brevard County, Florida. My wife and I are both totally OPPOSED to any form of Daily Rentals in Brevard County. We have been Florida residents for 11 years and have voted for you in every election you participated in. Please HEAR US and do everything you can to prevent this. We moved to Melbourne Beach because of its laid back family orientated community atmosphere and would be extremely disappointed in you if this is approved.

Best Regards,  
Ted A. and Nancy L. Funkhouser  
509 Banyan Way  
Melbourne Beach, FL 32951

**Abbate, Frank B**

---

**From:** Joe Sherard <joe74sh@gmail.com>  
**Sent:** Tuesday, December 8, 2020 2:40 PM  
**To:** Abbate, Frank B  
**Subject:** NO DAILY RENTALS

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

Dear Frank Abbate

As a long time resident I oppose the rezoning of all unincorporated Brevard County to allow daily vacation rentals. I oppose turning residential properties into commercial businesses.

Joe Sherard

## Abbate, Frank B

---

**From:** Emily Ralston <eralston@fit.edu>  
**Sent:** Tuesday, December 8, 2020 2:44 PM  
**To:** Abbate, Frank B  
**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. Abbate,

I am a resident of District 3 and I am completely against the proposed change in zoning that would allow short term rentals. I am reaching out to you, because I do not think Mr. Tobia will listen to his constituents. The majority of people that I have spoken to feel the same way. Allowing short term rentals would completely change the neighborhoods in unincorporated Brevard. In the past, we've had one rental property that catered to events and shorter rentals. It was a consistent problem for the neighbors. People who rented this property parked in the neighboring condo's parking lot or along A1A, leading to traffic issues and bad feelings from the neighbors. They frequently left mess on the beach associated with their events (weddings and the like). They tended to be loud and inconsiderate in general.

In addition, many of the unincorporated areas are not set up for short term vacationers. Where I am, it is 2 miles to the nearest grocery store, 3 miles to the closest town (Melbourne Beach). The entire area is set up for people who are there for the long term. Most vacationers are going to be a little disappointed when they have to drive everywhere. This is an additional concern as it will add greatly to the traffic load and increase concerns about pedestrian and bicycle safety.

I do not oppose rentals. In fact, there seems to be a shortage of quality rentals for long term renters here in Brevard. I do not believe that the regulations around short term rentals adequately address the well known issues. I am concerned that a "Resort Community" is being built in unincorporated Melbourne Beach. It seems like there are no plans for adequate parking, traffic control, noise control and all the other issues. Rushing headlong into forcing all of unincorporated Brevard to allow this type of community with no input from the neighboring residents seems like a terrible idea. The wishes of long term residents have been completely ignored for short term gains from developers and absent homeowners. Please listen to your constituents, who you are meant to represent and vote no on Short Term Rentals.

Kind regards,  
Emily

Emily Ralston, PhD  
Center for Corrosion and Biofouling Control  
Florida Institute of Technology  
150 W University Blvd  
Melbourne, FL 32901  
321-674-7334  
[research.fit.edu/ccbc/](http://research.fit.edu/ccbc/)

## Abbate, Frank B

---

**From:** Karen Dougherty <kdougherty0003@gmail.com>  
**Sent:** Tuesday, December 8, 2020 2:56 PM  
**To:** Abbate, Frank B  
**Subject:** Rentals

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

Please vote no. We chose this area because of its character, and we would hate to see that changed. Our son lives in Nashville, and entire neighborhoods have been converted to short-term rentals. It isn't pretty.

Karen Dougherty  
315 Hammock Shore Drive  
Melbourne Beach FL 32951

## Abbate, Frank B

---

**From:** William Ingram <wringram@mmm.com>  
**Sent:** Tuesday, December 8, 2020 3:01 PM  
**To:** Commissioner, D1; Commissioner, D2; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5; Abbate, Frank B; Bentley, Eden  
**Subject:** Vote NO for daily rentals

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

Please don't ruin the unique quality of life we have here. Vote NO for daily rentals.

Regards,

**3M Science.**  
**Applied to Life.™**

William R. Ingram, GICSP, CISSP, GCED | Manager, ICS Information Security Architect

TTS ITS Global Security, Risk & Compliance COE

Mobile: 678 595 4242

[wringram@mmm.com](mailto:wringram@mmm.com)

**Abbate, Frank B**

---

**From:** KAREN LOWE <lowekc@aol.com>  
**Sent:** Tuesday, December 8, 2020 3:06 PM  
**To:** Abbate, Frank B  
**Subject:** No daily rentals

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

Please vote NO DAILY RENTALS  
Thank you

Sent from my iPhone. Karen

**Lewis, Sally A**

---

**From:** Bentley, Eden  
**Sent:** Tuesday, December 8, 2020 3:26 PM  
**To:** Lewis, Sally A  
**Subject:** FW: No daily rentals

**From:** Brian Coleman <921aquarina@gmail.com>  
**Sent:** Tuesday, December 8, 2020 3:20 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.

Please do NOT allow daily rentals in our community.

**Lewis, Sally A**

---

**From:** Janine Shelby <hoptown56@gmail.com>  
**Sent:** Tuesday, December 8, 2020 3:46 PM  
**To:** Lewis, Sally A

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

Ms Lewis,

Since your email was the only address I saw on Commissioner Lobers web page I am writing you in hopes you pass this on to my Commissioner.

Commissioner Lober,

I am unable to make the commission meeting tonight as I have high risk medical conditions that won't allow me to attend indoor gatherings. I wanted my voice to be heard re: Vacation Rentals. I am opposed to expanding the zoning classifications for vacation rentals. Changing the ordinance will negatively affect every community that does not have a homeowners association. There are plenty of vacation rentals already on the beach side and we don't need the headaches vacation rentals bring in our long term single family home communities. PLEASE take a stand against this proposed ordinance.

Regards,

Janine Shelby  
108 W Bay Dr  
Cocoa Beach FL 32931

Results

Filter

All results

Zoning is not confusing

Tod [REDACTED] 1:58 PM  
[EXTERNAL EMAIL] DO NOT CL...

Airbnb and hotels

Tod [REDACTED] Mon 12:33 PM

(No subject)

Tod [REDACTED] Mon 12:33 PM

Zoning Change

Tod [REDACTED] Sun 9:05 PM

Strongly Opposed to Short Term R

Tod [REDACTED] Mon 11/30

Rentals

Tod [REDACTED] Mon 11/16

Zoning is not confusing

Flag for follow up, Completed on 12/8/2020.

Tod [REDACTED] <[REDACTED]@gmail.com>

Tue 12/8/2020 1:58 PM

To: Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5; Abbate, Frank B; Bentley, Eder

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

As a lifelong Republican, what confuses me is why anyone would want the burden of living near a daily rental? The majority of beachside residents do not approve of short term rentals.

Ms [REDACTED]

While I appreciate your concern regarding proposed changes to the County's Property Use code to allow people to exercise more of their property rights, as a conservative I believe that the role of government is to reduce regulation. The Current code is convoluted and confusing, and creates an unfair burden on those seeking to utilize their own property. The proposed amendments would not interfere with existing or future restrictions imposed by HOAs or municipalities.

Sincerely,

John Tobia

County Commissioner, District 3

Objection  
Vacation  
Rentals

**From:** ANN SEPRI  
**To:** Abbate, Frank B  
**Subject:** "No" to short term rentals  
**Date:** Monday, December 7, 2020 4:19:14 PM

---

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

Please know that we strongly oppose proposed changes to zoning in Melbourne Beach and Unincorporated Brevard County to allow short term rentals.

Ann & Paavo Sepri  
6241 Treetop Dr.  
Melbourne Beach FL 32951

**From:** Marie Smith  
**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 1:09:01 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€”

-- Marie Smith  
goldendogs@cfl.rr.com  
32937

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

**From:** Barbara Katz  
**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 3:59:45 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€”

-- Barbara Katz  
bdkatz@cfl.rr.com  
32952

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

**From:** Susan Hedrick-Chaffin  
**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 2:33:08 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€

-- Susan Hedrick-Chaffin  
susie@chaffincommunications.com  
32951

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

**From:** Tod Hagan  
**To:** Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5; Abbate, Frank B; Bentley, Eden  
**Subject:** Airbnb and hotels  
**Date:** Monday, December 7, 2020 1:23:25 PM

---

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

Airbnb essentially enables people to set up hotels in neighborhoods. Is this fair and reasonable for neighbors?

I urge you, take two minutes and read this article:

<https://www.nytimes.com/2020/10/27/business/airbnb-party-house-coronavirus.html?fbclid=IwAR2d4drI1GuisGaO6PfjNQZWc5tmK8Cy8apx3r59fNmz97VRPDopbONeKVU#>

Blasting music and drunk people created “10 days of anxiety” around July Fourth, said Ms. Farrell, 70.

“Airbnb is basically helping people set up a hotel in our neighborhood,”

Recently, a crew of college students stayed there, blowing weed smoke into her house. When she asked them to stop, they threw trash in her yard.

**From:** John Stewart  
**To:** Bentley, Eden; Abbate, Frank B; Commissioner, D5; Commissioner, D4; Commissioner, D3; Commissioner, D2; Commissioner, D1  
**Subject:** Blatant fear-mongering - How can you trust this organization  
**Date:** Monday, December 7, 2020 12:57:35 PM

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

Dear Brevard County Commissioner,

How can you trust the **Barrier Island Preservation & Protection Association (BIPPA)** when they resort to this type of blatant fear-mongering and distortion of facts. This kind of BS needs to be refuted.

According to BIPP AFL, this is what we will all face if the county allows homeowners in Brevard County to rent their own homes and properties: (By the way, I have no stake in any of this other than a genuine concern about this type of fear-mongering.)

1. Increased crime. **(no proof of this whatsoever)**
2. You may need to walk two houses over, **(are they serious?)** or your kids may want to play with a friend, and pass a house with strangers and transients. **Would you go? Will you let the kids go? Do you want a revolving door of strangers in the house next to you?**
3. Higher taxes caused by changing your residential zoning to allow commercial hotel and resort type properties.
4. Construction of purpose-built vacation rental homes **(highly unlikely)** in residential areas will essentially be mini-hotels with no occupancy restrictions.
5. Absentee management next door **(gross exaggeration or fear mongering)**, most likely from out-of-state, out-of-country or corporate ownership.
6. Increased pollution and more risk to our local environment. << **absolutely unfounded!**
7. Pop-up parties, weekend parties, houses rented for a few days for big events. **(So where is the proof of all these wild parties?)**
8. Sets precedence for future commercial variances in neighborhoods by Planning and Zoning boards. (Doubtful)

Sincerely,



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

Objection  
Vacation  
Rentals

**From:** Jane  
**To:** Abbate, Frank B  
**Subject:** Daily rentals  
**Date:** Monday, December 7, 2020 1:45:58 PM

---

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

Please do not allow daily rentals in Melbourne Beach.

Jane Fiala  
Sent from my iPad

Objection  
Vacation  
Rentals

**From:** [Bentley, Eden](#)  
**To:** [Roth, Joy](#)  
**Subject:** FW: Daily rentals  
**Date:** Monday, December 7, 2020 2:09:21 PM

---

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

From: Jane <janelfiala@gmail.com>  
Sent: Monday, December 7, 2020 1:47 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 do not allow daily rentals in Melbourne Beach!

Jane Fiala  
Sent from my iPad

**From:** [Bentley, Eden](#)  
**To:** [Roth, Joy](#)  
**Subject:** FW: No daily rentals  
**Date:** Monday, December 7, 2020 2:22:06 PM

---

**From:** ronald coleman <a1arondo@cfl.rr.com>  
**Sent:** Monday, December 7, 2020 2:21 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.

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.

Ron Coleman    8020 s Hwy A1A    Mel Bch

**From:** [Bentley, Eden](#)  
**To:** [Roth, Joy](#)  
**Subject:** FW: No on daily rentals  
**Date:** Monday, December 7, 2020 12:49:26 PM

---

**From:** Tod Hagan <tod.hagan@gmail.com>  
**Sent:** Monday, December 7, 2020 12:36 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.

Prioritize family neighborhoods over the financial interest of a few people. The family neighborhoods of Melbourne Beach do not support rezoning for commercial daily rentals.

Please vote no on daily rentals.

v/r  
Tod Hagan

**From:** [Bentley, Eden](#)  
**To:** [Roth, Joy](#)  
**Subject:** FW: Resort dwelling ordinance  
**Date:** Monday, December 7, 2020 2:09:28 PM

---

**From:** Cass Walton <cswpurple@gmail.com>  
**Sent:** Monday, December 7, 2020 1:30 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Resort dwelling ordinance

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

**I am opposed to ANY changes to the existing zoning that would allow for daily rentals." Please vote NO**

I am in favor of keeping our Resort Dwelling ordinance. There are enough places for people to rent we do not need them in our Neighborhoods that we call home. We have HOA's to keep the quality of our neighborhood and property values high. Those of us who purchased a home in an HOA did so for these and many other reasons. We do not want short term rentals. Please vote to keep this ordinance.

HOA Treasurer  
Lighthouse Landing

**From:** [Bentley, Eden](#)  
**To:** [Roth, Joy](#)  
**Subject:** FW: Re-zoning Unincorporated Brevard County  
**Date:** Monday, December 7, 2020 4:37:29 PM

---

**From:** Kathy Schaeffer <katmschaeffer@gmail.com>  
**Sent:** Monday, December 7, 2020 4:31 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Re-zoning Unincorporated Brevard County

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

Dear Ms. Bentley,

The purpose of this letter is to implore you to please support a vote of "No" on amending the ordinance to allow rezoning of unincorporated Brevard County for the purpose of allowing daily (and even hourly) vacation rentals in our beautiful, peaceful properties and neighborhoods--many of which are adjacent to some of the last unspoiled nature habitats. As are many areas of Brevard County, Melbourne Beach is a very unique and special place on Florida's East Coast, which is why our family chooses to live here.

From what I have heard from neighbors, and experienced firsthand from a property next to ours, weekly renters have more of an investment in their vacation rentals and are more often mature singles, couples or families seeking to experience the same lifestyle of those who are residents; hence, they are often repeat visitors--respectful of the homeowners' homes, neighbors, and our cherished wildlife.

More affordable "Daily Rentals" will likely be primarily for the purpose of parties and celebrations, and quite possibly the majority will be a younger demographic. Groups of younger adults and friends can easily share the cost of a single night's rent. Not only will parties and large groups of guests be disruptive to neighbors and nature, with an increased chance of damage to homes, large gatherings are the last thing we want to encourage in our precious Brevard County during the Covid-19 pandemic.

Although the intention of the homeowner and online rental rules may stipulate a limit on the number of renters residing in the home, some years ago we experienced what happens when social media and word-of-mouth create a huge amount of party-goers, even ones unknown and uninvited by the host. I have to believe this will be difficult to monitor and not at all cost-effective to try to enforce on a nightly basis.

I am empathetic to those seeking income from vacation rentals in our area; however, if the current zoning laws are changed to allow daily rentals, there's no going back if it is deemed a disaster for Brevard County. I truly hope we do not have to take that risk.

Your careful consideration of this extremely important decision for current and future residents, and

visitors as well, is extremely appreciated!  
Most sincerely,

*Kathleen M. Schaeffer*  
[KatMSchaeffer@gmail.com](mailto:KatMSchaeffer@gmail.com)

(321) 499-3119

**From:** [Bentley, Eden](#)  
**To:** [Roth, Joy](#)  
**Subject:** FW: The Proposed Amendment to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rentals as a Permitted Use in Certain Zoning Classifications  
**Date:** Monday, December 7, 2020 4:47:21 PM

---

**From:** Neil Houser <nouser@cfl.rr.com>  
**Sent:** Monday, December 7, 2020 4:42 PM  
**To:** Commissioner, D3 <d3.commissioner@brevardfl.gov>  
**Cc:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** The Proposed Amendment to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rentals as a Permitted Use in Certain Zoning Classifications

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

Commissioner Tobias,

Please add my voice to the chorus urging you to concur with the recommendation of the Building Advisory Committee and the Local Planning Agency and vote NO to the proposed Amendment to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rentals as a Permitted Use in Certain Zoning Classification (the "Amendment").

By now you are, or at least should be, intimately familiar with the numerous ways opening residential areas to short term rentals negatively impacts the people who actually live in the neighborhoods that will be most affected, the infrastructure that supports those neighborhoods, and the ecology of the affected areas. You have heard concerns from many of your constituents who live in the South Beach area, clearly an area of prime interest and which will be hard hit by the Amendment. According to the public comments included in the minutes of the Local Planning Agency Meeting of Nov 23, 2020, you met previously with some of your constituents on this subject, and in the course of that meeting you allegedly indicated you may have a future interest buying investment property beachside to turn into an Airbnb or Vrbo. If that is correct, your own future personal plans exemplify the negative impact on the

residential area treasured by those that have chosen to actually live there. In view of this, it seems reasonable to conclude that what is motivating the Amendment is something other than the interests of your constituents that actually live in the impacted areas.

As the Amendment addresses only the unincorporated areas of the County, the majority of residents of Brevard County won't be directly affected by the Amendment, positively or negatively. But, as you should well know, of those that will be directly affected, the overwhelming majority will be impacted negatively. That majority comprises those Brevard County residents who actually live in the unincorporated areas most attractive to short term rental market, such as the South Beach area. The residents, the infrastructure and the relatively delicate ecology of those areas will undoubtedly be negatively impacted, likely in the extreme. Conversely, only a relative few Brevard County residents, will directly benefit from the Amendment. The big winners will be the commercial interests promoting the Amendment, those, such as potentially you, yourself, that plan to profit from investing in local property, but don't plan to actually live in the heavily impacted areas. It's reasonable to assume that the majority of those who stand to benefit most from the Amendment don't even live in Florida much less anywhere near the impacted areas.

The experiences in other parts of the country show the detrimental impact of approving short term rentals in residential neighborhoods. We could and should learn from those experiences. In particular we should see the folly of approving an amendment that will primarily benefit outsiders to the substantial detriment of those whose neighborhoods will suffer the consequences.

In light of the clear negative downside to the Amendment, especially in view of your alleged personal interest in profiting from it, I can't see how you could in good conscience decide to disregard the recommendations of both the Building Construction Advisory Committee and the Local Planning Agency, as well as the interests of the majority of Brevard County residents who will actually be affected. Do what is best for the people who call Brevard County home. Vote against the Amendment.

Harold Houser  
291 Woody Circle  
Melbourne Beach, FL

**From:** [Bentley, Eden](#)  
**To:** [Roth, Joy](#)  
**Subject:** FW: Vote no.  
**Date:** Monday, December 7, 2020 12:03:07 PM

---

**From:** Rebecca Moore <rebecca.moore@expresstimesystems.com>  
**Sent:** Monday, December 7, 2020 12:03 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Vote no.

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

I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction.

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.

Rebecca Moore  
427 Lighthouse Landing St.  
Satellite Beach, FL 32937  
321.405.9075



Objection  
Vacation  
Rentals

**From:** [Frances Pawtowski](#)  
**To:** [Abbate, Frank B](#)  
**Cc:** [Pawtowski Frances](#)  
**Subject:** I am against Vacation Rental rezoning  
**Date:** Monday, December 7, 2020 1:47:18 PM

---

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

**We are against Vacation Rental rezoning.  
We are against Daily Rentals.**

Frances S. Pawtowski  
Cloud B. Pawtowski  
215 Loggerhead Dr.  
Melbourne Beach, FK 32951

321-258-1531



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

Objection  
Vacation  
Rentals

**From:** [Magda Butko](#)  
**To:** [Magda Kopczynska](#)  
**Cc:** [Commissioner, D2](#); [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [Abbate, Frank B](#); [Bentley, Eden](#)  
**Subject:** Just say NO to Daily Rentals zip code: 32951  
**Date:** Monday, December 7, 2020 4:25:55 PM

---

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

Hello,

Please vote against the proposed zoning changes. Please vote NO to Daily Rentals.

Thank you,  
Magdalena Kopczynska  
resident of:  
zip code: 32951

Objection  
Vacation  
Rentals

**From:** [Tod Hagan](#)  
**To:** [Abbate, Frank B](#)  
**Date:** Monday, December 7, 2020 12:35:15 PM

---

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

Prioritize family neighborhoods over the financial interest of a few people. The family neighborhoods of Melbourne Beach do not support rezoning for commercial daily rentals.

Please vote no on daily rentals.

v/r  
Tod Hagan

Objection  
Vacation  
Rentals

**From:** [ronald coleman](#)  
**To:** [Abbate, Frank B](#)  
**Subject:** NO daily rentals  
**Date:** Monday, December 7, 2020 2:19:51 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.

Bch

Ron Coleman    8020 S Hwy. A1A    Mel

**From:** Christine  
**To:** Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5; Abbate, Frank B; Bentley, Eden  
**Subject:** NO DAILY RENTALS  
**Date:** Monday, December 7, 2020 1:57:47 PM

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

Hello to you all, this is a major issue for myself and my family. We choose to live in residential area without commercial activity and Airbnb and others business like it are not welcome in my area.

My HOA has one person doing daily rental and we have had multiple issues at our beach access because of strangers and people coming from out of the area that do not hold the same values as we do.

PLEASE OH PLEASE DO NOT REZONE OUR AREA FOR COMMERCIAL ACTIVITY. PLEASE TAKE A TRIP DOWN IN OUR AREA AND TRY TO UNDERSTAND WHERE WE ARE COMING FROM.

I am who you represent and not businesses or people who feel they want to make a quick buck on the shoulders of us who pay taxes and appreciate what we have.

Christine Pawlowski  
263 Camino Place  
Melbourne Beach, FL 32951  
321-952-9638

**From:** [William Smith](#)  
**To:** [Abbate, Frank B](#)  
**Subject:** NO daily rentals  
**Date:** Monday, December 7, 2020 1:26:24 PM

---

[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 been a resident of unincorporated Brevard County since 1956. i do not want any zoning changes which would allow short-term rentals in residential neighborhoods. Would you like to live next door to a revolving door of people ? I do not.

Regards,  
Marie Smith

Objection  
Vacation  
Rentals

**From:** [lcal](#)  
**To:** [Commissioner, D1](#); [Commissioner, D3](#); [Commissioner, D5](#); [Commissioner, D4](#)  
**Cc:** [Commissioner, D2](#); [Abbate, Frank B](#); [Bentley, Eden](#)  
**Subject:** NO DAILY RENTALS  
**Date:** Monday, December 7, 2020 1:12:48 PM

---

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

I strongly object to the proposal to rezone all of incorporated Brevard County to allow daily rentals. It will forever change the quiet family neighborhoods as it has throughout Florida.

Philip J. Calise

Objection  
Vacation  
Rentals

**From:** [LCalise@cfl.rr.com](mailto:LCalise@cfl.rr.com)  
**To:** [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#); [Abbate, Frank B](#); [Bentley, Eden](#)  
**Subject:** NO DAILY RENTALS  
**Date:** Monday, December 7, 2020 1:09:55 PM

---

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

I strongly object to the proposal to rezone all of incorporated Brevard County to allow daily rentals. It will forever change the quiet family neighborhoods as it has throughout Florida.

Linda Calise

Objection  
Vacation  
Rentals

**From:** [speters15@cfl.rr.com](mailto:speters15@cfl.rr.com)  
**To:** [Abbate, Frank B](#)  
**Subject:** No Daily Rentals  
**Date:** Monday, December 7, 2020 3:55:41 PM

---

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

Frank,

I am asking you to not support any zoning changes which would allow vacation rentals.

As a 40 year resident of south Melbourne Beach, I personally know a great deal of the local residents.

Almost all are opposed to the idea of short term rentals in our neighborhoods. If you wish to represent our views please do not support this bad legislation.

Thank You for your help.

Stephen Peters  
310 Heron Drive  
Melbourne Beach, FL 32951

**From:** [tnlaw](#)  
**To:** [Commissioner, D1; Commissioner, D3; Commissioner, D2; Commissioner, D4; Commissioner, D5; Abbate, Frank B; Bentley, Eden](#)  
**Cc:** [hbaker18@cfl.rr.com](#)  
**Subject:** No Daily Rentals  
**Date:** Monday, December 7, 2020 2:25:06 PM

---

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

I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction. This could also bring people with ill intent to commit drug trafficking, sex trafficking, child molestation, etc. and could be in and out in one day with making it very difficult to be tracked. This will only lead to major headaches and problems for those of us tax paying citizens. My question is, what are the rewards that the County Commissioners will reap from this?

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.

I am sure Ms. Pritchett will allow anything, she continues to allow the dumping of solid wastes in the back of Port St. John near Space Coast Junior Senior High School and leaves our residents having to live with the stench of raw sewage.

Traci Lawson  
6305 Homestead Avenue  
Cocoa, FL. 32927  
321-652-1629

Objection  
Vacation  
Rentals

**From:** Lewis, Sally A  
**To:** Roth, Joy  
**Subject:** Phone message for Vacation Rentals  
**Date:** Monday, December 7, 2020 3:09:30 PM

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Ms. Sheila Poole just called and wanted to let the Commissioners know that she opposes Vacation Rentals.

Her address is 406 La Costa St, Melbourne Beach, Fl.

She said she also left a voice message for District 3.

Sally Lewis  
County Manager's Office  
2725 Judge Fran Jamieson Way  
Viera, Fl. 32940

Note: Florida has a very broad public records law. This agency is a public entity and is subject to Chapter 119 of the Florida Statute concerning public records. Email Communicaitons are covered under such laws and may be subject to public disclosure

Objection  
Vacation  
Rentals

**From:** [Cass Walton](#)  
**To:** [Abbate, Frank B](#)  
**Subject:** Resort dwelling ordinance  
**Date:** Monday, December 7, 2020 1:30:05 PM

---

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

I am opposed to ANY changes to the existing zoning that would allow for daily rentals." Please vote NO

I am in favor of keeping our Resort Dwelling ordinance. There are enough places for people to rent we do not need them in our Neighborhoods that we call home. We have HOA's to keep the quality of our neighborhood and property values high. Those of us who purchased a home in an HOA did so for these and many other reasons. We do not want short term rentals. Please vote to keep this ordinance.

HOA Treasurer  
Lighthouse Landing

**From:** [Kathy Schaeffer](#)  
**To:** [Abbate, Frank B](#)  
**Subject:** Rezoning Unincorporated Brevard County  
**Date:** Monday, December 7, 2020 4:11:16 PM

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

Dear Mr. Abbate,

The purpose of this letter is to implore you to please support a vote of "No" on amending the ordinance to allow rezoning of unincorporated Brevard County for the purpose of allowing daily (and even hourly) vacation rentals in our beautiful, peaceful properties and neighborhoods--many of which are adjacent to some of the last unspoiled nature habitats. As are many areas of Brevard County, Melbourne Beach is a very unique and special place on Florida's East Coast, which is why our family chooses to live here.

From what I have heard from neighbors, and experienced firsthand from a property next to ours, weekly renters have more of an investment in their vacation rentals and are more often mature singles, couples or families seeking to experience the same lifestyle of those who are residents; hence, they are often repeat visitors--respectful of the homeowners' homes, neighbors, and our cherished wildlife.

More affordable "Daily Rentals" will likely be primarily for the purpose of parties and celebrations, and quite possibly the majority will be a younger demographic. Groups of younger adults and friends can easily share the cost of a single night's rent. Not only will parties and large groups of guests be disruptive to neighbors and nature, with an increased chance of damage to homes, large gatherings are the last thing we want to encourage in our precious Brevard County during the Covid-19 pandemic.

Although the intention of the homeowner and online rental rules may stipulate a limit on the number of renters residing in the home, some years ago we experienced what happens when social media and word-of-mouth create a huge amount of party-goers, even ones unknown and uninvited by the host. I have to believe this will be difficult to monitor and not at all cost-effective to try to enforce on a nightly basis.

I am empathetic to those seeking income from vacation rentals in our area; however, if the current zoning laws are changed to allow daily rentals, there's no going back if it is deemed a disaster for Brevard County. I truly hope we do not have to take that risk.

Your careful consideration of this extremely important decision for current and future residents, and visitors as well, is extremely appreciated!

Most sincerely,

*Kathleen M. Schaeffer* [KatMSchaeffer@gmail.com](mailto:KatMSchaeffer@gmail.com)

(321) 499-3119

**From:** [Neil Houser](#)  
**To:** [Commissioner, D2](#)  
**Cc:** [Abbate, Frank B](#)  
**Subject:** The Proposed Amendment to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rentals as a Permitted Use in Certain Zoning Classifications  
**Date:** Monday, December 7, 2020 4:41:57 PM

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

Commissioner Lober,

Please add my voice to the chorus urging you to concur with the recommendation of the Building Advisory Committee and the Local Planning Agency and vote NO to the proposed Amendment to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rentals as a Permitted Use in Certain Zoning Classification (the "Amendment").

By now you are, or at least should be, intimately familiar with the numerous ways opening residential areas to short term rentals negatively impacts the people who actually live in the neighborhoods that will be most affected, the infrastructure that supports those neighborhoods, and the ecology of the affected areas. In view of this, it seems reasonable to conclude that what is motivating the Amendment is something other than the interests of the majority of Brevard County residents that actually live in those areas that will be adversely impacted by the Amendment or otherwise have an interest in preserving the natural beauty and ecology of those areas.

As the Amendment addresses only the unincorporated areas of the County, the majority of residents of Brevard County won't be directly affected by the Amendment, positively or negatively. But, of those that will be directly affected, the overwhelming majority will be impacted negatively. That majority comprises those Brevard County residents who actually live in the unincorporated areas most attractive to short term rental market, such as the South Beach area. The residents, the infrastructure and the relatively delicate ecology of those areas will undoubtedly be negatively impacted, likely in the extreme. Conversely, only a relative few Brevard County residents will directly

benefit from the Amendment. The big winners will be the commercial interests promoting the Amendment that plan to profit from investing in local property, but not actually living in the heavily impacted areas. It's reasonable to assume that the majority of those who stand to benefit most from the Amendment don't even live in Florida much less anywhere near the impacted areas.

The experiences in other parts of the country show the detrimental impact of approving short term rentals in residential neighborhoods. We could and should learn from those experiences. In particular we should see the folly of approving an amendment that will primarily benefit outsiders to the substantial detriment of those whose neighborhoods will suffer the consequences.

Therefore, I urge you to follow the recommendations of both the Building Construction Advisory Committee and the Local Planning Agency. Do what is best for the people who call Brevard County home. Vote against the Amendment.

Harold Houser  
291 Woody Circle  
Melbourne Beach, FL

**From:** [Neil Houser](#)  
**To:** [Commissioner, D4](#)  
**Cc:** [Abbate, Frank B](#)  
**Subject:** The Proposed Amendment to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rentals as a Permitted Use in Certain Zoning Classifications  
**Date:** Monday, December 7, 2020 4:42:02 PM

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

Commissioner Smith,

Please add my voice to the chorus urging you to concur with the recommendation of the Building Advisory Committee and the Local Planning Agency and vote NO to the proposed Amendment to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rentals as a Permitted Use in Certain Zoning Classification (the "Amendment").

By now you are, or at least should be, intimately familiar with the numerous ways opening residential areas to short term rentals negatively impacts the people who actually live in the neighborhoods that will be most affected, the infrastructure that supports those neighborhoods, and the ecology of the affected areas. In view of this, it seems reasonable to conclude that what is motivating the Amendment is something other than the interests of the majority of Brevard County residents that actually live in those areas that will be adversely impacted by the Amendment or otherwise have an interest in preserving the natural beauty and ecology of those areas.

As the Amendment addresses only the unincorporated areas of the County, the majority of residents of Brevard County won't be directly affected by the Amendment, positively or negatively. But, of those that will be directly affected, the overwhelming majority will be impacted negatively. That majority comprises those Brevard County residents who actually live in the unincorporated areas most attractive to short term rental market, such as the South Beach area. The residents, the infrastructure and the relatively delicate ecology of those areas will undoubtedly be negatively impacted, likely in the extreme. Conversely, only a relative few Brevard County residents will directly

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The experiences in other parts of the country show the detrimental impact of approving short term rentals in residential neighborhoods. We could and should learn from those experiences. In particular we should see the folly of approving an amendment that will primarily benefit outsiders to the substantial detriment of those whose neighborhoods will suffer the consequences.

Therefore, I urge you to follow the recommendations of both the Building Construction Advisory Committee and the Local Planning Agency. Do what is best for the people who call Brevard County home. Vote against the Amendment.

Harold Houser  
291 Woody Circle  
Melbourne Beach, FL

**From:** [Neil Houser](#)  
**To:** [Commissioner, D5](#)  
**Cc:** [Abbate, Frank B](#)  
**Subject:** The Proposed Amendment to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rentals as a Permitted Use in Certain Zoning Classifications  
**Date:** Monday, December 7, 2020 4:42:07 PM

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

Commissioner Isnardi,

Please add my voice to the chorus urging you to concur with the recommendation of the Building Advisory Committee and the Local Planning Agency and vote NO to the proposed Amendment to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rentals as a Permitted Use in Certain Zoning Classification (the “Amendment”).

By now you are, or at least should be, intimately familiar with the numerous ways opening residential areas to short term rentals negatively impacts the people who actually live in the neighborhoods that will be most affected, the infrastructure that supports those neighborhoods, and the ecology of the affected areas. In view of this, it seems reasonable to conclude that what is motivating the Amendment is something other than the interests of the majority of Brevard County residents that actually live in those areas that will be adversely impacted by the Amendment or otherwise have an interest in preserving the natural beauty and ecology of those areas.

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benefit from the Amendment. The big winners will be the commercial interests promoting the Amendment that plan to profit from investing in local property, but not actually living in the heavily impacted areas. It's reasonable to assume that the majority of those who stand to benefit most from the Amendment don't even live in Florida much less anywhere near the impacted areas.

The experiences in other parts of the country show the detrimental impact of approving short term rentals in residential neighborhoods. We could and should learn from those experiences. In particular we should see the folly of approving an amendment that will primarily benefit outsiders to the substantial detriment of those whose neighborhoods will suffer the consequences.

Therefore, I urge you to follow the recommendations of both the Building Construction Advisory Committee and the Local Planning Agency. Do what is best for the people who call Brevard County home. Vote against the Amendment.

Harold Houser  
291 Woody Circle  
Melbourne Beach, FL

**From:** [Neil Houser](#)  
**To:** [Commissioner, D1](#)  
**Cc:** [Abbate, Frank B](#)  
**Subject:** The Proposed Amendment to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rentals as a Permitted Use in Certain Zoning Classifications  
**Date:** Monday, December 7, 2020 4:42:23 PM

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

Commissioner Pritchett,

Please add my voice to the chorus urging you to concur with the recommendation of the Building Advisory Committee and the Local Planning Agency and vote NO to the proposed Amendment to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rentals as a Permitted Use in Certain Zoning Classification (the "Amendment").

By now you are, or at least should be, intimately familiar with the numerous ways opening residential areas to short term rentals negatively impacts the people who actually live in the neighborhoods that will be most affected, the infrastructure that supports those neighborhoods, and the ecology of the affected areas. In view of this, it seems reasonable to conclude that what is motivating the Amendment is something other than the interests of the majority of Brevard County residents that actually live in those areas that will be adversely impacted by the Amendment or otherwise have an interest in preserving the natural beauty and ecology of those areas.

As the Amendment addresses only the unincorporated areas of the County, the majority of residents of Brevard County won't be directly affected by the Amendment, positively or negatively. But, of those that will be directly affected, the overwhelming majority will be impacted negatively. That majority comprises those Brevard County residents who actually live in the unincorporated areas most attractive to short term rental market, such as the South Beach area. The residents, the infrastructure and the relatively delicate ecology of those areas will undoubtedly be negatively impacted, likely in the extreme. Conversely, only a relative few Brevard County residents will directly

benefit from the Amendment. The big winners will be the commercial interests promoting the Amendment that plan to profit from investing in local property, but not actually living in the heavily impacted areas. It's reasonable to assume that the majority of those who stand to benefit most from the Amendment don't even live in Florida much less anywhere near the impacted areas.

The experiences in other parts of the country show the detrimental impact of approving short term rentals in residential neighborhoods. We could and should learn from those experiences. In particular we should see the folly of approving an amendment that will primarily benefit outsiders to the substantial detriment of those whose neighborhoods will suffer the consequences.

Therefore, I urge you to follow the recommendations of both the Building Construction Advisory Committee and the Local Planning Agency. Do what is best for the people who call Brevard County home. Vote against the Amendment.

Harold Houser  
291 Woody Circle  
Melbourne Beach, FL

December 7, 2020

Rita Pritchett, Commissioner, District 1, Chair  
Bryan Lober, Commissioner, District 2  
John Tobia, Commissioner, District 3  
Curt Smith, Commissioner, District 4  
Kristine Zonka, Commissioner, District 5  
Frank Abbate, County Manager  
Eden Bentley, County Attorney

Re: Item H.2. December 8, 2020 Agenda

The South Beaches is a unique area in Brevard County. Back in the '80s a Small Area Plan was implemented here and then a down zoning followed. Unincorporated land north of Crystal Lakes went to two units per acre while those undeveloped properties south of Crystal Lakes were rezoned to one unit per acre on the FLU map. We have only one road to and from the South Beaches, that being SR A1A. There is no industrial or heavy zoning here to my knowledge. Most of the county commissioners prior to today recognized that potential future impact and selected commercial nodes to consolidate business development. We have no Hiltons or Marriotts, just mom and pop motels. Areas, such as Aquarina, were grandfathered in for more concentrated development in their PUD.

We are fortunate to live in a national wildlife refuge (Archie Carr National Wildlife Refuge). Our beaches are home to the largest nesting site in the world for loggerhead sea turtles. We also have green turtles and leatherback turtles nesting here. There is a special county ordinance governing lighting to prevent hatchlings from becoming disoriented and crawling westward toward the light instead of eastward into the moonlit ocean. The 22 mile long refuge extends south into Indian River County.

Residents value and enjoy our nature and wildlife. Frequently I see a car stopping on A1A to allow a gopher tortoise to cross without being run over. Although we no longer have deer, panther, bear in season and scrub jays, we strive to protect those species and habitats we have left. In the '90s Brevard County employed Dr. Duane De Freese to negotiate and purchase environmentally sensitive land on the South Beaches. When the first countywide referendum, Beach and Riverfront, was put forth for voter approval, the Mullet Creek Preservation Society donated \$2,500 to the county to publicize the initiative. Following that successful passage, two Environmentally Endangered Land referendums were successfully passed.

BIPPA (Barrier Island Preservation and Protection Association) was formed in 1990 as a watchdog organization to maintain our standard of living for future generations. The Mullet Creek Preservation Society was formed to prevent development of 176 condominiums and two golf courses to be placed on the Mullet Creek Islands. The group consisted of fishermen, residents, environmentalists, birders, and even residents from across the river in Grant. We were successful in our bid to preserve the area forever for

birds and other wildlife. One of the owners, George Batchelor, donated his share of the islands to the county for preservation. South Beach residents realize the impact of uncontrolled development has on our area and the detriment to our quality of life. That old Florida atmosphere of the South Beaches, so valued by generations of residents and visitors alike, is what has given Brevard County the unique identity that makes us so different from most of modern day coastal Florida.

It has been brought to my attention that people from up North and down South purchase houses on the South Beaches because of the care and lifestyle we have strived to maintain for so long. Then as a result they wish to rent out those houses to pay for their non homestead taxes. As residents we shouldn't have to endure the consequences of that decision.

If the Commission deems it necessary to implement this Amendment to Chapter 62, Article VI, Zoning Regulations, please opt out the South Beaches.

Thank you for your time and attention to this very important agenda item.

Barbara Arthur  
750 Old Florida Trail  
Melbourne Beach, FL 32951

Objection  
Vacation  
Rentals

**From:** [Rebecca Moore](#)  
**To:** [Abbate, Frank B](#)  
**Subject:** Vote no  
**Date:** Monday, December 7, 2020 12:02:40 PM

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

I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction.

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.

Rebecca Moore  
427 Lighthouse Landing St.  
Satellite Beach, FL 32937  
321.405.9075

Objection  
Vacation  
Rentals

**From:** Lisa Burlinson  
**To:** Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5; Abbate, Frank B; Bentley, Eden  
**Subject:** Zoning is not one size fits all!  
**Date:** Monday, December 7, 2020 2:40:54 PM

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

Dear Commissioners, County Manager and County Attorney:

It is with great concern that I address you all again regarding the zoning change ordinance slated for vote tomorrow. I urge you to vote NO, because the purpose of zoning is to regulate expansion based on whether that change would be compatible to existing communities, the availability necessary services, and it's impact on the very character of that community. Brevard County is diverse, with areas ranging from urban to very rural. This isn't a one size fits all situation.

I speak most specifically about the rural area in which I live, Unincorporated Brevard Country, South of the city of Melbourne Beach. People chose this area for its unique combination of remoteness, small quiet neighborhoods and abundance of protected wildlife. We are not equipped to handle the transient nature of nightly rentals. Dependent on our governance over an hour away, there's no local support for our ordinances. We are a goodly distance from services, including a local hospital. Most of all, we live in a fragile environment which most strive to respect and protect. STOP. Consider the effect increased development will have on the character of this rural stretch of shoreline. Consider the way in which it will interfere with the quiet enjoyment of the residents here both plant, animal and human. Don't choose a one size fits all solution to communities with all sorts of different characteristics. Make the only truly responsible choice and VOTE NO Tomorrow.

Thank you,  
Lisa Burlinson  
102 Budris Rd  
Melbourne Beach, FL

Sent from my iPad  
Lisa G. Burlinson, Broker  
Mountain Associates Realtors  
Stowe, VT  
802-249-8967

**From:** [Bentley, Eden](#)  
**To:** [Lewis, Sally A](#)  
**Subject:** FW: Vote No on the vacation rental rezoning  
**Date:** Tuesday, December 8, 2020 9:16:51 AM

---

**From:** Eileen Donlan <eyeameileen@bellsouth.net>  
**Sent:** Tuesday, December 8, 2020 8:37 AM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Vote No on the vacation rental rezoning

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

Sent from my iPad

Begin forwarded

**Subject: Vote No on the vacation rental rezoning**

I would like you to vote NO on the vacation rental rezoning issue. This will make a big difference in our small neighborhood.

Thank you for your assistance in this matter.

Eileen Donlan  
Thomas Donlan  
7070 Floridana Ave  
Melbourne Beach, FL

Sent from my iPad

**From:** [Bentley, Eden](#)  
**To:** [Lewis, Sally A](#)  
**Subject:** FW: Daily rentals and "preserves"  
**Date:** Tuesday, December 8, 2020 9:16:39 AM

---

**From:** Lawrence Kavanagh <lkavanagh@kkps.tech>  
**Sent:** Tuesday, December 8, 2020 8:39 AM  
**To:** Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; d4.commissiiner@brevardfl.gov; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>  
**Subject:** Daily rentals and "preserves"

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

Dear Commissioners:

In the discussion about daily rentals on the barrier islands in Melbourne Beach, I have been told there are proposed revisions to county statutes/ordinances/zoning which, if adopted, would enable the sale and/or development of the many preserves on the barrier islands from Oak Street to Sebastian Inlet.

As a full-time resident of Melbourne Beach I am writing you seeking confirmation. I sincerely hope what I have been told is untrue and such beautiful spaces such as Archie Carr, Coconut Point Sanctuary, the preserve south of Pelican Drive, etc., will remain natural green spaces and habitats protected from development.

Please let me know and thank you for your time.

Lawrence Kavanagh  
Melbourne Beach  
202-253-4746

Get [Outlook for Android](#)

**From:** Bentley, Eden  
**To:** Lewis, Sally A  
**Subject:** vacation rental emails  
**Date:** Tuesday, December 8, 2020 9:17:28 AM  
**Attachments:** [image002.png](#)

---

I am only forwarding emails on this topic if I cannot see Frank was copied.

Eden Bentley  
County Attorney  
2725 Judge Fran Jamieson Way  
Viera, FL 32940



Certified Circuit Civil Mediator

**Abbate, Frank B**

---

**From:** speters15@cfl.rr.com  
**Sent:** Monday, December 7, 2020 5:03 PM  
**To:** Abbate, Frank B  
**Subject:** No Daily Rentals

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

Frank,

I am asking you to vote NO for daily or vacation rental zoning changes. The residents in my south Melbourne Beach community opposed to the negative impact daily rentals will bring. I have been a resident of south Melbourne Beach for over 40 years, so I know a great deal of the local residents.

I hope you will support our views. Please do NOT support this bad legislation,  
Thank you for your help.

Nancy Peters  
310 Heron Drive  
Melbourne Beach, FL 32951  
(321)544-9713

**Abbate, Frank B**

---

**From:** Stephen Winkler <sawinkler@yahoo.com>  
**Sent:** Monday, December 7, 2020 5:11 PM  
**To:** Abbate, Frank B  
**Subject:** Daily Rentals

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

Dear County Manager:

I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction.

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.

Stephen Winkler  
1365 Centaurus Ct  
Merritt Island, FL 32953  
720-219-5112

**Abbate, Frank B**

---

**From:** Dina Rulli <dinalucky7@gmail.com>  
**Sent:** Monday, December 7, 2020 5:13 PM  
**To:** Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5  
**Cc:** Bentley, Eden; Abbate, Frank B  
**Subject:** SAY NO to Daily Rentals

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

Hello,

As a permanent voting resident of Brevard County I want to express my concern over the Daily Rental issue. I urge all of the commissioners to vote NO at the meeting on Tuesday 12/08/2020.

Due to Covid concerns, I will not be attending the meeting but I will be watching closely. I appreciate you preserving our unique environment and listening to your constituents on this matter.

Thank you,  
Dina Rulli  
Floridana Beach

**Abbate, Frank B**

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**From:** Tammi Belt <tammibelt@gmail.com>  
**Sent:** Monday, December 7, 2020 5:15 PM  
**To:** Commissioner, D3; Commissioner, D1; Commissioner, D2; Commissioner, D4;  
Commissioner, D5; Abbate, Frank B; Bentley, Eden  
**Subject:** Against Zoning Changes to Allow for Short-Term Rentals

[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 absolutely 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 incorporated Brevard County communities.

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

Regards,

Tammi J. Belt  
1625 Saturn St.  
Merritt Island, FL 32953  
321-452-2866

## **Abbate, Frank B**

---

**From:** Ann-Marie Commisso <amfcommisso@gmail.com>  
**Sent:** Monday, December 7, 2020 5:54 PM  
**To:** Abbate, Frank B  
**Subject:** Fwd: No daily rentals

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

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

**From:** Ann-Marie Commisso <amfcommisso@gmail.com>  
**Date:** Mon, Dec 7, 2020, 4:13 PM  
**Subject:** No daily rentals  
**To:** <frankAbbate@brevardfl.gov>

Dear County Manager Frank Abbate,

We are very opposed to daily rentals.

We have not worked our entire life to see it thrown away by greed and corruption. Daily rentals will bring people into our neighborhoods who only care about their good time and not our properties. Please fight for this opposition.

Thank you,

Tony & Ann-Marie Commisso

**Abbate, Frank B**

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**From:** Sarah Bragdon <svbragdon@yahoo.com>  
**Sent:** Monday, December 7, 2020 5:54 PM  
**To:** Commissioner, D2; Commissioner, D1; Commissioner, D3; Commissioner, D4;  
Commissioner, D5; Abbate, Frank B; Bentley, Eden  
**Subject:** HELP US PRESERVE OUR SEASIDE

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

Dear Ms. Pritchett, Mr. Lober, Mr. Tobia, Mr. Smith, Ms. Isnardi, Mr. Abbate, and Mr. Bentley,

My name is Sarah Bragdon. My husband Cliff and I live at 228 Loggerhead Drive, Melbourne Beach. We both urge the County Commission to vote "No" on the amendment to Ordinance No. 2020, Chapter 62. It will destroy our peaceful, family and retiree oriented neighborhood that also provides safety and respect for Loggerhead, Leatherback and Green turtle babies to hatch and go out to sea in safety.

Please help us preserve our seaside.

Thank you,  
Sarah Bragdon

**Abbate, Frank B**

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**From:** Janet Forney <region2jwf@hotmail.com>  
**Sent:** Tuesday, December 8, 2020 8:44 AM  
**To:** Commissioner, D3; Abbate, Frank B; Bentley, Eden  
**Subject:** NO DAILY RENTALS

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

NO DAILY RENTALS ON BREVARD COUNTY BEACHES

I RESIDE HERE FULL TIME. I WANT TO ENJOY THE NEIGHBORS THAT I KNOW, NOT EXPERIENCE THE TRASH OF PEOPLE WHO JUST COME TO PARTY, GET DRUNK, DAMAGE OUR PROPERTY AND THEN --- L E A V E. MY SAFETY IS A BIG CONCERN. THE COST TO HAVE SECURITY WOULD BE ON ME.

AS IT IS NOW, WHEN WE HAD A STRANGER BREAK INTO OUR CONDO, IT TOOK 45 MINUTES FOR THE SHERIFF TO ARRIVE. GUILTY GONE BY THEN. WE DO NOT WANT TO BE A PARTY PLACE FOR THOSE THAT DO NOT CARE, JUST COME DESTROY AND THEN GO.

JANET FORNEY  
3037 S. HIGHWAY A1A, 4d  
MELBOURNE BEACH FL 32951

Sent from Mail for Windows 10

**Abbate, Frank B**

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**From:** carolfly50 <carolfly50@aol.com>  
**Sent:** Monday, December 7, 2020 6:31 PM  
**To:** Abbate, Frank B  
**Subject:** short term rentals

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

Please be aware that there are a majority of us that are opposed to changing the statutes already in place. We dont want more areas allowing short term rentals. Please advise commisioners to vote no. Please help save Brevard.

Sent via the Samsung Galaxy Note10, an AT&T 5G Evolution capable smartphone

**Abbate, Frank B**

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**From:** Michelle Snyder <msnyder324@gmail.com>  
**Sent:** Monday, December 7, 2020 6:30 PM  
**To:** Commissioner, D5; Commissioner, D3; Commissioner, D1; Commissioner, D2;  
Commissioner, D4; Abbate, Frank B; Bentley, Eden  
**Subject:** PLEASE VOTE NO TO ANY CHANGES TO OUR RESIDENTIAL ZONING

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

Dear Brevard County Commissioners,

I just signed the online petition and am also emailing each of you about this very important issue. Please vote NO to daily rentals.

I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to any changes in the current 2006 exemption. NO CHANGES.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction.

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 NO TO ANY CHANGES TO OUR RESIDENTIAL ZONING.

Currently, illegal AirBnB's in my neighborhood are creating road hazards, noise disturbances, and increased petty theft.

Please do not allow any changes to the residential zoning in our single-family platted residential areas. Vote NO to daily rentals.

Sincerely,

Sonya Snyder

126 Diane Circle

Indialantic, FL 32903

(321) 543-6127

## **Abbate, Frank B**

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**From:** Rosemary Austin <raustin9@cfl.rr.com>  
**Sent:** Monday, December 7, 2020 6:31 PM  
**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

[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€

-- Rosemary Austin  
raustin9@cfl.rr.com  
32953

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

**Abbate, Frank B**

---

**From:** ferguskelly@aol.com  
**Sent:** Monday, December 7, 2020 7:36 PM  
**To:** Abbate, Frank B  
**Subject:** No Daily Rentals

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

**Vote NO to Daily Rentals**

**Fergus Kelly  
201 Seaglass Drive  
Melbourne Beach FL 32951**

**321-863-7363**

## Abbate, Frank B

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**From:** Scott Church <seaboats61@gmail.com>  
**Sent:** Monday, December 7, 2020 8:14 PM  
**To:** Commissioner, D1; Commissioner, D4; Commissioner, D5; Commissioner, D2; Abbate, Frank B; Bentley, Eden; Commissioner, D3  
**Subject:** Re: Please vote no on short term rentals!

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

Sent from my iPad

>  
>  
> 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 from 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,  
> Donald Chirch  
> 411 Hiawatha Way  
> Melbourne Beach, FL 32951  
> 965-3726

## Abbate, Frank B

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**From:** Krissy Willer <krissywiller@gmail.com>  
**Sent:** Monday, December 7, 2020 8:36 PM  
**To:** Abbate, Frank B  
**Subject:** No Daily Rentals

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

South Melbourne Beach is a very special place and we do not want daily rentals in our quaint little beach town. We do not want crime, higher traffic, higher taxes, unauthorized parking in private beach accesses, damage to our beaches that us local residents keep clean and maintained, or any new zonings that will change the chemistry here. It is imperative that you do not vote this change in. Thank you and I will appreciate your consideration for this matter.

Krissy Willer  
(321)432-4807

## **Abbate, Frank B**

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**From:** Bill S. <wwsnyder99@gmail.com>  
**Sent:** Monday, December 7, 2020 8:38 PM  
**To:** Commissioner, D5; Commissioner, D3; Commissioner, D1; Commissioner, D4; Abbate, Frank B; Bentley, Eden; Commissioner, D2  
**Subject:** PLEASE VOTE NO TO ANY CHANGES TO OUR RESIDENTIAL ZONING

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

Dear Brevard County Commissioners,

I just signed the petition and am also emailing each of you about this very important issue. Please vote **NO** to daily rentals.

I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to any changes in the current 2006 exemption. **NO CHANGES.**

I do not want my residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction.

**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 NO TO ANY CHANGES TO OUR RESIDENTIAL ZONING.**

Please do not allow any changes to the residential zoning in our single-family platted residential areas. Vote **NO** to daily rentals.

Singed - A long term resident who will be voting in the area for many years to come.

**Abbate, Frank B**

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**From:** Adiena Doctor <aptdoctor17@gmail.com>  
**Sent:** Monday, December 7, 2020 9:16 PM  
**To:** Commissioner, D1  
**Cc:** Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5; Abbate, Frank B; Bentley, Eden  
**Subject:** Short-term rentals

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

Dear Commissioner, County Manager, and County Attorney,

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 Brevard County Resident, I am concerned about allowing nightly vacation rentals and the potential long-term effects it will have on my community and Brevard county. Please vote NO on this Amendment and preserve our way of life and the economical prosperity of the County of Brevard. The voters in Brevard County greatly appreciate your attention to this issue.

-Adiena Doctor

116 Rockledge Ave.  
Rockledge  
321-631-4971

**Abbate, Frank B**

---

**From:** Richard Sansone <rsansone@valenciacollege.edu>  
**Sent:** Monday, December 7, 2020 9:22 PM  
**To:** Abbate, Frank B  
**Subject:** Just VOTE NO to Daily Rentals!

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

Mr. Abate,

Thank you for voting NO to daily rentals for the south beaches. The daily rental's already permitted on A1A cause irreparable damage to dunes, peace and quiet, and aggravate the spread of the pandemic with super spreader parties on our beaches.

In the interest of the well being of your constituents, Vote NO to daily rentals.

Richard Sansone

Sent from my iPhone

**Abbate, Frank B**

---

**From:** L J Farrell <ljsfarrell@gmail.com>  
**Sent:** Monday, December 7, 2020 9:34 PM  
**To:** Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4;  
Commissioner, D5; Abbate, Frank B; Bentley, Eden  
**Subject:** Allowing Vacation Rentals

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

To Whom It May Concern;

I own property in Floridana and would like to ask you to vote for vacation rentals and short term rentals. I believe that property owners should be allowed to do with their properties as they choose. If people want to live in an area that does not allow these types of rentals, they should buy property where there is an HOA or POA that prohibits it.

As for the supposed destruction of the dunes by vacation rental occupants, the laws that govern this situation that are already in place should be upheld, not more laws and restrictions being created.

Just my two cents.

Thank you for your consideration in this matter.

Laura Seleman-Farrell  
6650 Highway A1a, Melbourne Beach, FL

**Abbate, Frank B**

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**From:** Laura Mohesky <lmohesky@cfl.rr.com>  
**Sent:** Tuesday, December 8, 2020 8:16 AM  
**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

[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€

-- Laura Mohesky  
lmohesky@cfl.rr.com  
32955

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

**Abbate, Frank B**

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**From:** Kathy Schaeffer <katmschaeffer@gmail.com>  
**Sent:** Tuesday, December 8, 2020 8:30 AM  
**To:** Commissioner, D3  
**Cc:** Commissioner, D1; Commissioner, D2; Commissioner, D4; Commissioner, D5; Abbate, Frank B  
**Subject:** Re: Rezoning Unincorporated Brevard County - Please vote "No"  
**Attachments:** Excerpt from John Kavanagh, AZ Republican State Representative .pdf

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

Commissioner Tobia,

Your timely and personal reply to my concerns is greatly appreciated! We can agree that Brevard County's Property Use code is convoluted.

My concern is that if the Brevard County code is changed, the State will have the opportunity to pass legislation in which our unincorporated areas will lose their current protections, with the possible benefit of increased tax revenue--at the expense of losing our unique and cherished communities. I feel strongly that you and our local government have a much better understanding of local concerns and have our County's best interests at heart.

You've likely amassed a great deal of knowledge on this issue. However, I've attached an excerpt from an article in the Sun Sentinel by John Kavanagh, an Arizona Republican state representative, also a conservative and strong proponent of people's property rights, that describes my (and many of our Brevard County residents') concerns. If there is any doubt that amending the code at this time will result in undesired outcomes, however unintentional, please do not allow this to happen!

Respectfully,

*Kathleen M. Schaeffer (District 3 constituent)*

[KatMSchaeffer@gmail.com](mailto:KatMSchaeffer@gmail.com)

(561) 789-1085

(321) 499-3119

**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.***

**Abbate, Frank B**

---

**From:** Eileen Donlan <eyeameileen@bellsouth.net>  
**Sent:** Tuesday, December 8, 2020 8:36 AM  
**To:** Abbate, Frank B  
**Subject:** Vote No on the vacation rental rezoning

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

Sent from my iPad

Begin forwarded

**Subject: Vote No on the vacation rental rezoning**

I would like you to vote NO on the vacation rental rezoning issue. This will make a big difference in our small neighborhood.

Thank you for your assistance in this matter.

Eileen Donlan  
Thomas Donlan  
7070 Floridana Ave  
Melbourne Beach, FL

Sent from my iPad

## **Abbate, Frank B**

---

**From:** Bob and Claire Klein <kleins4@gmail.com>  
**Sent:** Monday, December 7, 2020 9:42 PM  
**To:** Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4;  
Commissioner, D5; Abbate, Frank B; Bentley, Eden  
**Cc:** claire klein  
**Subject:** Please Stop Short Term Rentals - Vote Against Amendment 62 of the Zoning Code

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

Commissioner Mr. Bryan Lober  
Commissioner Ms. Rita Pritchett  
Commissioner Curt Smith  
Commissioner Mr. John Tobia  
Commissioner Ms. Kristine Zonka  
Brevard County Attorney Ms. Eden Bentley, Esq  
County Manager Mr. Frank Abbate

Dear Sirs/Madams:

I have been a resident of Brevard County for 7 years in the unincorporated area of Melbourne Beach. We consider ourselves fortunate to live in such a beautiful county. We appreciate your time to represent us and your commitment to maintain our Brevard County. But Brevard County is now at risk of undergoing a major negative change that I need your help on.

I am writing to you regarding the upcoming vote regarding Amendment 62 of the Zoning Code. I am against this amendment to allow short-term rentals in my area, some rentals as often as daily. As a Brevard County Resident, I am concerned about the long-term effect it will have on my community and on Brevard County overall. The presence of transient people, and the expansion of rentals, will forever change the nature of our community. I believe it will negatively affect the present close nature of residents, how properties are maintained, and safety of my neighborhood.

Please vote NO on this Amendment and preserve our way of life in Brevard County, specifically the unincorporated areas. I appreciate your attention to this important issue.

Sincerely,

Bob

Bob Klein  
5525 S. Hwy A1A  
Melbourne Beach  
[Kleins4@gmail.com](mailto:Kleins4@gmail.com)

**Abbate, Frank B**

---

**From:** MIRIAM CABRERA <tapdancer48@yahoo.com>  
**Sent:** Monday, December 7, 2020 11:07 PM  
**To:** Abbate, Frank B  
**Subject:** Say NO

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

Daily Rentals (NO)

Sent from Yahoo Mail for iPhone

**Abbate, Frank B**

---

**From:** bobwatt <bobwatt@earthlink.net>  
**Sent:** Tuesday, December 8, 2020 4:22 AM  
**To:** D1.Commissioner@brevardfl.gov; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5; Abbate, Frank B  
**Subject:** Short term rentals

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

Ladies and Gentlemen, my wife and I respectfully request that you vote to deny any zoning related changes that would allow the expansion of short-term rentals in the single family areas of Brevard County where they are currently prohibited. I have had first hand personal experience living next to an Airbnb residence rented in contravention of the County's existing ordinances, as well as personal experience assisting a local municipality's attempts to enforce single family zoning restrictions before its code enforcement board. It is much easier to understand the problems that can be created by short term rentals in a single family zone, when you have had to live immediately adjacent to an Airbnb house, or you have seen the enforcement difficulties encountered by code enforcement officials. A homeowner registered with Airbnb can have the best of intentions, impose numerous rules on such matters as the number of allowed occupants, parking limitations, parties, noise, curfew times, etc., but the fact of the matter is, they cannot effectively control the occupants, or enforce their rules---and they will often not even know of any issues, since the guests are gone by the time anything could be done. The homeowner can write a bad "review" of the renter on Airbnb's site, for what that is worth, as the one individual who signed up with Airbnb for the rental (and gets the bad review), can simply have the next party/get together rented with Airbnb under another co-occupant's name. The homeowner can also do very little legally to enforce his/her private rules. The County could also adopt restrictions on occupancy, noise, parking, etc., but your code Enforcement Department will likely have little success given the mechanics of the Code Enforcement system. Code officers cannot respond to complaints on a 24 hour basis, and the problem occupants are here today and gone tomorrow. Code Enforcement has to receive a complaint (they cannot be pro-active on such violations), commence an investigation (largely without seeing the problematic activities), notice the violator to comply, require a first hearing if there is no compliance, present the first case (with what evidence personally witnessed?), hope the special magistrate finds a violation; and then in most cases, start the process all over again to hopefully find a repeat violation, and then possibly levy a fine. I may be off on the Brevard County's code enforcement procedures, but even if the process requires fewer steps, I bet it is still going to be difficult and time consuming for your code officers to enforce any restrictions and ultimately fine anyone. My neighbors and I have experienced loud parties and large get-togethers lasting well into the evening and early morning, and although these same problems could occur at the houses of my full time resident neighbors, it is not going to happen frequently like it will with a mini-motel next door. We have experienced extensive street parking and late night backyard events, which were against the rules imposed by the well meaning homeowner. But, those rules simply cannot be enforced by an absentee owner, nor can your code officers, in my opinion, be expected to effectively enforce any restrictions/limitations the Commission may adopt in hopes it will make the "motel" use more palatable to the neighborhood. What the County is considering will eviscerate a single family purpose in favor of what is effectively a commercial purpose, whether or not some member of the judicial branch or legislative branch tries to label a short-term residential rental just another residential use. I bought a home in a single family neighborhood because I wanted to know my neighbors, or at least have a chance to know them, and interact with them knowing they were at least somewhat permanent neighbors. We can all have loud and irritating neighbors (and I realize I may be included in that category), but that is much more likely to be found with Airbnb type "neighbors", who come and go frequently. I want to know who the neighborhood children, seniors, friends and family are apt to interact with on a daily basis when they enter my front yard or backyard. I don't want to worry about who will be my "neighbor" from one day to the next. It is very disconcerting not to know even the name of who is living a few feet from you, and how they will treat your kids and your pets playing outdoors. The Airbnb next door has at times had who knows how many occupants, and 5 or 6 cars crammed bumper to bumper in the driveway, leaving no room for the 2 or 3 more cars that had to park in the street. One time, there was a huge Coachman type tour bus next door that was

too big for the driveway, and had to park in the street (which blocked off half the street). Please understand that it is not always your typical family that rents these homes on a short term basis; they are also rented by groups that appear to be fraternity/sorority type groups, who have congregated at the Airbnb to have a good time. I'm not against people having a good time, and don't consider myself a curmudgeon yet (although some may disagree), but I don't believe a single family neighborhood to be the best place for such gatherings. To conclude, this letter is much longer than I originally intended to write, and I apologize for the length and the rambling nature of it. I just ask that you pause to consider the effect a loosening of short-term rental restrictions will have on many neighborhoods in the County, including mine where I have lived for over 35 years. Thank you for your consideration. Bob Wattwood (560 Bahama Drive, Indialantic, FL 32903) (bobwatt@earthlink.net)

## **Abbate, Frank B**

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**From:** Scott <planitpools@aol.com>  
**Sent:** Tuesday, December 8, 2020 6:49 AM  
**To:** Commissioner, D1; Commissioner, D2; Commissioner, D4; Commissioner, D5; Abbate, Frank B; Bentley, Eden  
**Subject:** I am a property owner OPPOSED TO ZONING REVISION . Please read comments.

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

I only received one response to my email below ( from Curt Smith's office staff ) .

This evening I will be there to express my opposition. Entering the building to speak is a **public health risk**. If commissioners are able attend meetings and participate then the citizens should be forwarded the same opportunity. By keeping the issue on the agenda, and **not offering a safe means** for property owners to participate and comment on proposed zoning modifications violates our rights.

This proposed change has not been evaluated. Prior to any change a study must be done to determine how it will affect property values and safety. Even proposing a change is negligent. Passing by voting for this a change would be remiss and malpractice of your duties.

Just the anticipation and consideration of **future incurred legal expenses** by the county from class action lawsuits that will occur should be reason enough to quickly vote no.

**But which class action type suits ?** The ones over property values? The public's endangerment from increased crime? Or exposing the property owners to participate in opposition and be exposed to the airborne virus (COVID ) ?

Please take this item off the agenda and announce it at the beginning of the meeting . so the crowd will disperse and everyone can go home .

Scott Thompson

Re: Short term rentals

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

From: Scott <planitpools@aol.com>  
To: D1.Commissioner@brevardfl.gov <D1.Commissioner@brevardfl.gov>; D2.Commissioner@brevardfl.gov <D2.Commissioner@brevardfl.gov>; D4.Commissioner@brevardfl.gov <D4.Commissioner@brevardfl.gov>; D5.Commissioner@brevardfl.gov <D5.Commissioner@brevardfl.gov>; frank.abbate@brevardfl.gov <frank.abbate@brevardfl.gov>; eden.bentley@brevardfl.gov <eden.bentley@brevardfl.gov>  
Sent: Fri, Nov 27, 2020 9:53 am  
Subject: Short term rentals

Do you want fireworks shooting off over your house any random night of the week?

That is what I and my neighbors get to experience with some frequency. There are Vacation Rentals in business near our homes. One was a large Home on the beach. Each weekend there was a new party of excited vacationers having parties or weddings. Sometimes even Buses would arrive to drop off guest. Fortunately for us, that particular home was recently demolished.

We won't have peace and quiet for very long .We live next to a new development ( Harbor Island Beach Club ) that is marketing homes for sale for the purpose for vacation rentals. These vacationers will come in large groups to use the

beach adjacent to our homes. This will be somewhat disastrous, as our once peaceful and quiet stretch of beach will soon be jammed.

As our county population has rapidly grown I have seen and experienced how the beachside has been evolving.

Traffic ? Well, you have heard about and perhaps experienced the ridiculous crosswalks. The lower speed limits, orange flags, the flashing lights ? People are still being hit by cars with some frequency.

Loud obnoxious people at supermarkets and restaurants? Well they are on vacation right ? Why should they have consideration for other patrons ? They are on vacation. FAGITABOUDIT !!!

Commisioner Tobia wants to blow our area up with more vacationers. Why is that ?

As a life long resident I can say , our county has grown in many ways that are positive . It's a place that is comfortable, safe and peaceful where retirees can buy and settle in throughout Viera , West Melbourne and Palm bay,etc.

We are rapid becoming a technology hub that offers high tech jobs where the engineers and employees can have decent homes raise their families.

These types of growth are sustainable and our infrastructure can handle and grow with it.

What is the plan for meeting all the new needs and new requirements to support this massive growth in population of short term visitors ? Whether it be Sherriff or Ambulance ? What will be the impact be on the rest of our county as we morph into a Hilton Head or Myrtle Beach ? Is that what we want for Brevard County?

Just yesterday a lady and her elderly mother were on the bike path near the Publix in the south Melbourne Beach area when someone threw a bottle and hit the elderly lady. That is an example of the types of people we are inviting to stay here as **low rent tourism** is promoted.

There certainly was **no enforcement** in restricting visitors during the **Covid Lock Down**. In fact, there were even more people coming here.

There needs to be **MORE RESTRICTION** on vacation rentals, **NOT LESS**. Please vote no on lowering the number of days required for Vacation Rentals.

Thank you  
Scott Thompson  
Melbourne Beach

**Abbate, Frank B**

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**From:** Harvey Baker <hbaker18@cfl.rr.com>  
**Sent:** Tuesday, December 8, 2020 7:03 AM  
**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

[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€”

-- Harvey Baker  
hbaker18@cfl.rr.com  
32953 Please do not make my neighborhood home hotels.

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

**Abbate, Frank B**

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**From:** excella26@gmail.com  
**Sent:** Tuesday, December 8, 2020 6:06 AM  
**To:** Abbate, Frank B  
**Subject:** Vote yes

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

Please vote yes for daily rentals

Sent from my iPhone

**From:** [Bentley, Eden](#)  
**To:** [Lewis, Sally A](#)  
**Subject:** FW: No Daily Rentals Please  
**Date:** Tuesday, December 8, 2020 11:13:54 AM

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

From: Tom and Nancy Skypek <skypek1975@gmail.com>  
Sent: Tuesday, December 8, 2020 11:12 AM  
To: Bentley, Eden <Eden.Bentley@brevardfl.gov>  
Subject: No Daily Rentals Please

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

Good morning,

The reason we chose this area of Brevard County was because it was away from the hustle and bustle of the tourist areas. If you allow daily rentals things will change quickly, we can say goodbye to our safe and peaceful daily life. Please do not allow daily rentals.

Thank you,

Tom and Nancy Skypek

**From:** [Bentley, Eden](#)  
**To:** [Lewis, Sally A](#)  
**Subject:** FW: Objection to Rezone unincorporated Brevard County to allow Allow Daily Vacation Rentals  
**Date:** Tuesday, December 8, 2020 11:06:35 AM

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**From:** Mohamad Hussein <mashussein@gmail.com>  
**Sent:** Tuesday, December 8, 2020 11:00 AM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Objection to Rezone unincorporated Brevard County to allow Allow Daily Vacation Rentals

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

Dear Mr Bentley,

I'm writing to you as a resident who relocated to this area because of the lack of commercial activities.

On behalf of my family, I'm voicing my strongest objection to the proposal to rezone the unincorporated Brevard county to allow Daily Vacation Rentals.

While the enticement for increased tax revenue is a consideration, it is not right to ask residential neighborhoods to allow a hotel like party atmosphere to disrupt our safety, environmental concerns, and noise and litter pollution to take hold. The miles of unincorporated Brevard are very special to those of us who live here and we take pride in the protection of the natural habitat around us. There are other places in Brevard county that have the zoning for daily rentals and hotels. We should not spoil the remainder.

There are many examples around the country and Florida that show the detriment to the communities, ie Marco island, Key West, etc to name a few, who have renters who treat the houses like a hotel and do not abide by neighborhood standards.

Also, the subletting of such rental homes leaves difficulties of responsibility should problems occur.

I am urging you to reject this misguided proposal.

Mohamad  
8955 S Hwy A1A, Melbourne Beach, FL 32951

Mohamad

**From:** [Bentley, Eden](#)  
**To:** [Lewis, Sally A](#)  
**Subject:** FW: "NO" on daily rentals  
**Date:** Tuesday, December 8, 2020 11:37:36 AM

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

From: M Herendeen <mherendeen32@gmail.com>  
Sent: Tuesday, December 8, 2020 11:35 AM  
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.

Pllllleeeeeease vote Noooooooo on Daily Rentals tonight

Sent from my iPhone

## Abbate, Frank B

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**From:** beachproperties@cfl.rr.com  
**Sent:** Tuesday, December 8, 2020 12:25 PM  
**To:** Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4;  
D5.commissioner@brevardfl.gov  
**Cc:** Abbate, Frank B; Bentley, Eden

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

Dear County Commissioners and others, firstly thank you for all you do for Brevard County. I feel I have to say a few things regarding the daily rental issue.

1. Before 2006 our office managed 80 vacation rentals, with hardly any problems, and gave the state and county a ton of money each month. They missed this money when it stopped and actually did a 2 day audit of our books to determine why they were not getting all those thousands of dollars every month.
2. My office is not interested in working on any vacation rentals for less than 3 months so none of this affects me.
3. I strongly believe that you should allow vacation rentals – with the proper licensing (more money for county) and if landlord has 3 complaints they lose their license.
4. It is not fair that a few bad tenants ruin it for the whole unincorporated county, in 2006 this was changed due to 3 households complaining “3”.
5. It is not fair that our neighbors dictate what we do with our private property. Before 2006 no one cared and only 3 complained.
6. It is not fair that government tells us what to do with our private property. Neighbors can always call the police if there is an issue with noise like they would for any property owner.
7. The people who don’t want it are spreading all kinds of fake news that has nothing to do with vacation rentals but causes fear. For example the County is going to build a south Beach Bridge, the county is going to sell off all the preserve land (which I know you can’t since some of it has had mitigation), and that if this passes the county will allow higher building than 35’. I know that if the county promotes any more building on the barrier island the State will take away funding for State Road A1A – a big ticket.

I really think you have to give this issue a lot of thought and don’t tread on us. The county and state desperately needs the tax money, the neighborhood businesses need the money and the landlords need the money. It is a known fact that landlords with money upgrade their property.

Best Regards, Barbara

Barbara J. Van Dam, Broker  
Melbourne Beach Properties, Inc.  
6680 Highway A1A  
Melbourne Beach, FL 32951  
[www.melbournebeach-properties.com](http://www.melbournebeach-properties.com)  
321-727-1404



Virus-free. [www.avast.com](http://www.avast.com)

**Abbate, Frank B**

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**From:** Matthew Conneen <conneen70@yahoo.com>  
**Sent:** Tuesday, December 8, 2020 11:41 AM  
**To:** Abbate, Frank B  
**Cc:** Helena  
**Subject:** Vote NO to Daily Rentals

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

Hi,

My wife and I are home owners in Brevard and request you vote NO to the proposed zoning changes. Please vote NO to Daily Rentals tonight. Our family safety, property value, and pristine environment is at risk if the changes are allowed.

Thank you,

Matt and Helena Conneen  
7124 Floridana Ave, 32951  
321-312-7626

Sent from Yahoo Mail for iPhone

**Abbate, Frank B**

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**From:** M Herendeen <mherendeen32@gmail.com>  
**Sent:** Tuesday, December 8, 2020 11:32 AM  
**To:** Abbate, Frank B  
**Subject:** "No," daily rentals absolutely not

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

Mr. abbate,

I implore you please vote no on daily rentals. Please pass on my adamant feelings not supporting and voting no on the daily rentals item in tonight's commission meeting. Please pass this sentiment along to the entire commission.

Sent from my iPhone

**From:** [Bentley, Eden](#)  
**To:** [Lewis, Sally A](#)  
**Subject:** FW: Don't change Brevard County zoning laws to allow short-term vacation rentals in our unincorporated residential neighborhoods  
**Date:** Tuesday, December 8, 2020 1:03:36 PM

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**From:** Stu Smith <stu\_1954@yahoo.com>  
**Sent:** Tuesday, December 8, 2020 12:52 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Don't change Brevard County zoning laws to allow short-term vacation rentals in our unincorporated residential neighborhoods

**[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 and my neighbors 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. Your support in keeping our neighborhood safe and peaceful would be greatly appreciated.

Stu Smith  
141 Cambridge Court  
Indialantic, FL 32903  
[stu\\_1954@yahoo.com](mailto:stu_1954@yahoo.com)

**Abbate, Frank B**

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**From:** Natalie Hussein <nataliehussein@gmail.com>  
**Sent:** Tuesday, December 8, 2020 12:28 PM  
**To:** Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5; Abbate, Frank B; Bentley, Eden  
**Subject:** No Daily Rentals

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

This email is in place of my attendance to the meeting tonight at 5pm. I am against the Vacation Rental Rezoning.

First, there will be no guarantee that the hedge funds and homeowners who have no stake in our neighborhoods and our beautiful natural habitats will be responsible enough to screen for undesirable, rowdy, and careless occupants who would treat such rentals as a hotel and party center.

I have read about the problems that other communities in Florida are now encountering because of loose daily rental free-for-alls. We already have many miles of coastline to enjoy the beach in the zones that already tolerate such rentals. Why do we need to spoil the miles in Zone 3?

I voted for John Tobia because of his fiscal conservatism and less government approach. I am all about those fundamentals.

I implore all of the commissioners, especially Mr. Tobia, to drive down to our area. (We live near Whitey's Bait and Tackle. The cars fly past our house over 60 miles an hour and there is constant trash all over A1A.)

I cannot imagine a "hoot and holler" house next to us and never see or talk to the real owner of the Airbnb or VRBO.

Please reconsider the rezoning.

Thank you,  
Natalie Hussein  
8955 S Highway A1A

**Abbate, Frank B**

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**From:** Gmail Judith's <judithzander@gmail.com>  
**Sent:** Tuesday, December 8, 2020 12:47 PM  
**To:** Abbate, Frank B  
**Subject:** "NO" to Daily Rentals

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

As an unincorporated Melbourne Beach home owner it matters to me that we do not have daily rentals in our town. Let's keep the town quiet and safe the way that it is. I am against zoning my area for daily rentals. Please support your community by voting against it.

Judith Zander, 3101 River Villa Way 32951

**Abbate, Frank B**

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**From:** Stu Smith <stu\_1954@yahoo.com>  
**Sent:** Tuesday, December 8, 2020 12:51 PM  
**To:** Abbate, Frank B  
**Subject:** Don't change Brevard County zoning laws to allow short-term vacation rentals in our unincorporated residential neighborhoods

**[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 and my neighbors 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. Your support in keeping our neighborhood safe and peaceful would be greatly appreciated.

Stu Smith  
141 Cambridge Court  
Indialantic, FL 32903  
stu\_1954@yahoo.com

**Mister, Patricia**

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**From:** Aaron Adams <flatsdoctor@att.net>  
**Sent:** Tuesday, December 8, 2020 1:58 PM  
**To:** Mister, Patricia  
**Cc:** Cheryl Hernandez  
**Subject:** Commission meeting agenda information  
**Attachments:** Bens Story- public record.pdf

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

Pat,

Attached please find a statement from a Brevard Citizen that we have permission to share. This is a personal account of a problem daily rental that the resident was able to curtail by working with code enforcement to enforce existing laws. I write to request that this document is included in the commission agenda packet for agenda item H2.

Thank you.

Aaron  
\*\*\*\*\*

Aaron Adams  
Melbourne Shores  
[flatsdoctor@att.net](mailto:flatsdoctor@att.net)

Ben Cabrera  
Unincorporated Indialantic, FL  
bentcabrera@gmail.com

I am sharing my families struggle with short term rentals to provide an example for why the current zoning is appropriate and how Brevard County Code Enforcement properly dealt with the non-compliant daily rental that sits 12' away from my children's bedrooms.

We live on a short and narrow dead end street off A1A just south of Eau Gallie Blvd in unincorporated Brevard. There are only 12 houses on our street and 2 duplex units. All pf the properties on our street are zoned RU-1-13 except for one single family house adjacent to A1A that is zoned RU2-10. The 2 duplex units are actually on property that is zoned single family. We love our street. Our neighbors are our family. Everyone surfs, everyone dives, and everyone loves to fish. Most of our neighbors have been living on our street for 10-30 years.

In March of 2018, the neighbor next door to me had some health problems and had to sell his house. Shortly after it sold, a family showed up and told me they were going to be our new neighbors. We were excited because they had a couple kids around our kids' age and they seemed like nice people. They said they would be doing some work to the house which needed to be completed gutted and remodeled.

They began work on the house and as you can imagine, it was loud and difficult for us but we understood because we looked forward to the prospect of new neighbors to help grow our community. At the time, our twins were not yet 2 years old and their bedroom was directly adjacent to the house (12' from their window to the exterior wall of the subject property.) We understood though because everyone has the right to improve their property. They were somewhat considerate to us at first but that did not last long. Chipping up tile at 7am was one of their favorite things to do. You can imagine how much sleep one gets with twin babies.

As work progressed, I got to know the man who purchased the home. I am an architect and contractor so I lent him some advice on things and advised him on subcontractors. When I inquired as to his line of work, he told me he was a real estate broker out of South Florida. At this point I asked him what he was planning on doing with the home. He said they were planning on either flipping it or turning it in to a rental. I asked specifically if it would be a short term rental and he said no. This was a lie.

The man and his father were working on the home for a short while before a man started staying there and working on the house. I had recognized the man as someone who I had seen with other homeless people that hung out in front of the Winn Dixie liquor store on a daily basis. On July 4<sup>th</sup>, 2018 I was hanging out in the front yard with my kids when I noticed the man staring at the front door to the house he was working on. His face was about 2" from the door and he was zoned out staring at it for 10 minutes or so. The man then came into our front yard and asked me if I saw who ripped the front door off the house he was working on. He was shaking and acting like he was on drugs. We had been in the front yard for about 3 hours and no one had been at the house other than him. We informed the property owner and eventually he had him removed from the property.

When the property was almost complete, I asked the man's father what they were planning on doing with the home. He said they were gonna make it one of those AirBNB things. He said the own another

one in Sarasota and they are great. He said there is one next door to him and you don't even know it is there. At this time, I informed him that the zoning did not allow for short term rentals. He said that if that were the case, they would not be doing that. That was a lie.

After 9 months of construction without any permits, they finally had the home ready to occupy. The day after the house was ready to occupy, 4 vehicles showed up. The people said they were renting the property through AirBNB. That night (Tuesday) they had a party in the backyard and were playing cornhole until 5 am. My twins were both sick with the flu at the time and they woke them up multiple times. The next day, I informed the property owner that he was operating an illegal business next door to my house. He did not respond. Every few days a new set of cars would show up to party.

I found out that the property was owned by an LLC which the real estate broker was managing. This was not their home, but a commercial business they opened on our quaint little street. I would hope that a real estate broker would have a basic understanding of zoning laws and have a duty to abide by them. He did not. After informing him of the zoning laws he should have been aware of the violations but he still did not comply. Upon further research, I found out that they already had an open code enforcement violation for working without a permit. Given my profession, I found this incredibly frustrating that they couldn't even bother to pay our county for a permit.

After exhaustive efforts to plead with the owner, I filed a complaint with Brevard County Code Enforcement. The daily rentals continued for another few weeks until a notice appeared on their door. THE SYSTEM WORKED! Shortly after, they stopped the daily rentals and began to comply with the 3 month minimum and I can't begin to tell you how much better things became. Instead of the nightly party people, we had grandparents visiting their kids, traveling construction workers, families and a bit more accountability from the people staying there. The nightly people would not talk to you or even make eye contact. They would treat us no different than the road or driveway they were parking on. Just an object and as humans or better yet, NEIGHBORS! The 3 month people had much more accountability for their stay. They would take the time to say hello and they were much less inclined to trash our street and party till all ours.

I just happened to run in to Code Enforcement Officer, Steve Novak, one day while he was checking up on the property. He was very kind and concerned about the issue we were having. He gave me his card and told me to contact him if we had anymore issues. THE SYSTEM WORKED!

We still have crappy people stay there from time to time but for the most part it has been much better. They have had nightly people on occasion, but they have been following the rules (aside from parking requirements). I was so amazed that the system actually worked!

Having said that, all of this could be completely flipped if the proposed zoning changes are approved. The people running the Airbnb next door to us have already purchased and illegally remodeled the home on the other side of the Airbnb and have already had random people staying there on occasion. I can only assume they are waiting for this zoning change to go through. The duplexes on our street are now for sale and the realtor is advertising them as a perfect location for Airbnb with no zoning restrictions. This is not true since the zoning for the property is zoned single family. The writing is on the wall and it seems like our elected officials are more concerned with the real estate groups and developers that are buying up beachside property and making campaign donations than they are with our communities and the people that have elected them. These real estate brokers and developers do

not care about our community. They are just trying to maximizing their profits while land banking until density is high enough to make condos feasible.

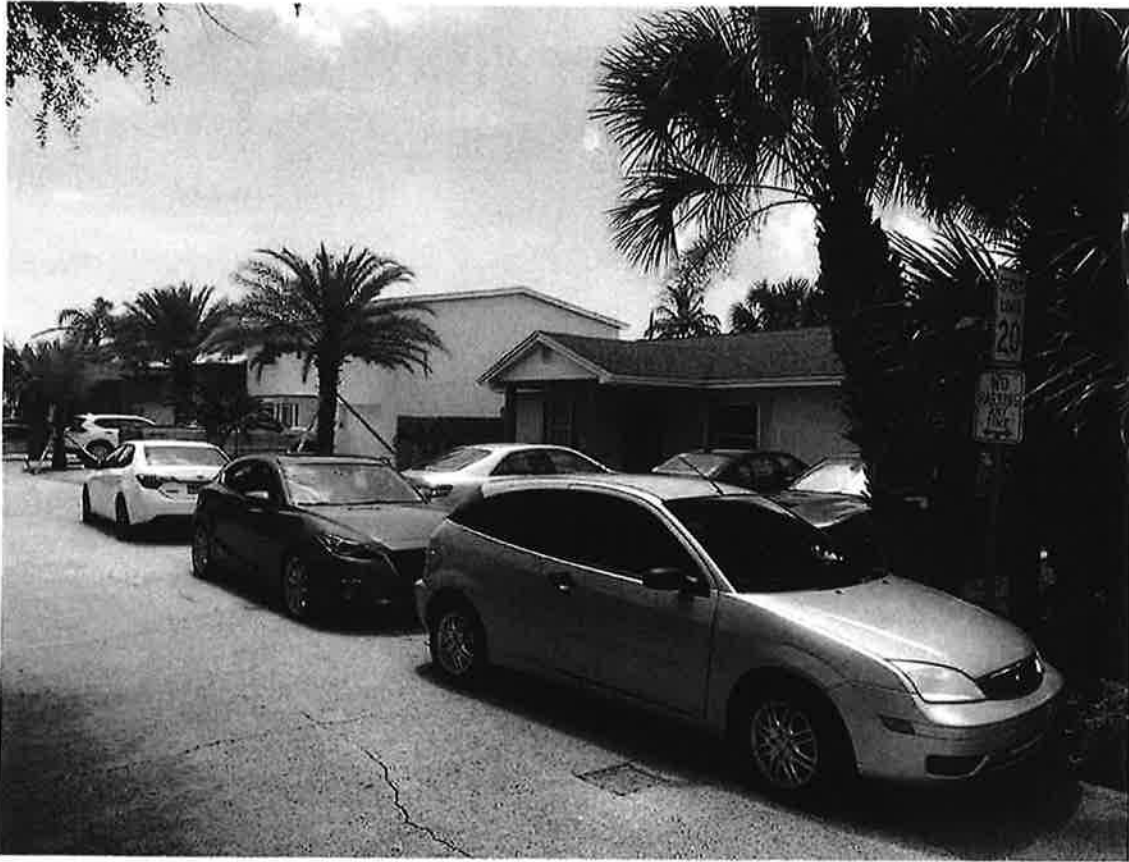
I was born in Melbourne and my family has been here since the 1960's. My Wife is 3<sup>rd</sup> generation Melbourne. We love our town and we want community. We want neighbors, not random people that don't care about us. These short term rental owners are not people earning a few extra bucks, they are corporations that are exploiting loopholes in our zoning or ignoring the zoning altogether. Some of these corporations are backed by investment groups and hedge funds. This is big money that is lobbying to exploit our community and turn it into a new Siesta Key or worse. Our county commissioners should be strengthening our zoning laws to stop this instead of facilitating the business interests of a few.

The short term rental term also requires a multitude of requirements. They are supposed to have a local caretaker, meet parking requirements and to follow occupancy standards. If this definition changes, all of these safe guards will be bypassed and these people will have free reign to turn the beachside community into nothing but motels.

We love our street and our community. We bought our house almost 10 years ago to start our family and raise our children in the community we grew up in. We now have 4 children, 2 dogs and a cat. We bought a house on a street that was zoned single family and we would like to keep it that way. The system worked for us. Please allow it to continue working for us and the rest of our community.

Please help us!

Ben Cabrera



Overparking (note the No Parking Zone)



## Illegal Airbnb listing

11/9/2018

HOT SALT POOL 2minwalk 2 beach dining bars ALL NEW - Houses for Rent in Indialantic, Florida, United States



ENTIRE HOUSE

## HOT SALT POOL 2minwalk 2 beach dining bars ALL NEW

Indialantic



Cynthia

8 guests 3 bedrooms 5 beds 2 baths

### HOME HIGHLIGHTS

**Self check-in** - Easily check yourself in with the smartlock.

Helpful · Not helpful

This is a 3 bed and 2 bath single family home with a huge backyard and pool. Everything in the house is brand new; new linen, new towels and new mattresses. The pool has salt heated water and the beach is 2 minutes away. The common space has tons of natural light and is overlooking the pool.

**Non-conforming single-family-zoned duplex on our street being advertised as an Airbnb despite current zoning restrictions**

Property Type	Multi-Family Home	Last Sold	\$ 115k in 1997	Days on Realtor.com	54 Days
Year Built	1955	Price per sqft	\$194	Garage	4 Cars

Ask a question

Share this home

 **Open Houses**



 **Property Details**



Get free and fast home insurance quotes.

Fantastic investment opportunity within a short walk to the beach and shopping. Unlimited rental options with no rental restrictions. This can be the perfect short term rental. This fourplex would make the perfect Airbnb. These are a well built pair of duplexes. Very nice large yard on a quiet cul-de-sac. Great area for visitors to the area as there are many shopping and restaurant venues minutes away. The four units have had both bathroom and kitchen upgrades. They all consist of one bedroom, one bath plus a living dining combo. Each unit has a one car garage. These units are currently on yearly leases. Two of the units have central air and two have window air conditioners.

**Property Features**

**Appliances**

- Ice Maker Hookup
- Laundry Hookup

SEE MORE ▾

Find out more about this property.

Email Agent

## Mister, Patricia

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**From:** Aaron Adams <flatsdoctor@att.net>  
**Sent:** Tuesday, December 8, 2020 2:14 PM  
**To:** Mister, Patricia  
**Cc:** Cheryl Hernandez  
**Subject:** Commission meeting agenda information - part 2  
**Attachments:** Justin Story - Public record.pdf

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

Pat,

I apologize, I just received permission from another Brevard resident to share his story about dealing with a daily vacation rental, a problem that was eventually solved by Commissioner Zonka. Please add to the meeting agenda.

Thank you.

Aaron

\*\*\*\*\*

Aaron Adams  
Melbourne Shores  
[flatsdoctor@att.net](mailto:flatsdoctor@att.net)

On Dec 8, 2020, at 1:57 PM, Aaron Adams <[Flatsdoctor@att.net](mailto:Flatsdoctor@att.net)> wrote:

Pat,

Attached please find a statement from a Brevard Citizen that we have permission to share. This is a personal account of a problem daily rental that the resident was able to curtail by working with code enforcement to enforce existing laws. I write to request that this document is included in the commission agenda packet for agenda item H2.

Thank you.

Aaron

\*\*\*\*\*

Aaron Adams  
Melbourne Shores  
[flatsdoctor@att.net](mailto:flatsdoctor@att.net)

<Bens Story- public record.pdf>

## **Story of an illegal Airbnb and how Commissioner Zonka's office helped resolve the issue**

**Justin Johnston**

[justincrediblefoto@gmail.com](mailto:justincrediblefoto@gmail.com)

Over the past year there's been violent behavior that ended with injuries and arrests to one side of us. That would be the less problematic home. The other home has had parties, with 30+ guests, more times than I can count. The party home, owned by a man named Mark, has been an ongoing issue. To be polite, and a good neighbor, I would contact Mark directly, asking him to control the situation. I offered several solutions (limiting the amount of guests allowed, setting a "quiet time"). Three parties ago I asked him to shut it down. He stated that "the tenants cursed him out, and he was afraid they'd trash his home". This was my last time going directly to him. Two parties ago, I finally broke down and had to pull the police away from the important work they do, and ask for their help. When they arrived, they had to circumvent my neighborhood to get to my house due to the street being blocked off by cars. Cars that were in my yard, the neighbor's yard across the street, and in the street.

I apologized to the agent that showed up for calling him over something less important than many other things he could be doing. He held his hands out wide, looking at this mess of a party and said "I'm glad you did, look at this, this is nuts". It was close to midnight and the music and voices could be heard for blocks. Less than one week later, my mother came home from both chemo and radiation treatments to another 30+ pool party during the day that continued through the night. I've had to hear her cry because she can't even rest, let alone sleep.

Many of my neighbors, have contacted code enforcement long before these events. I'm not sure if they want to remain anonymous, or I'd mention their names. There's been cases against these illegal Airbnb's for months. They called code enforcement in hopes to stop theft, trash all over our beach at the beach access we pay an additional tax for, fireworks at 2:00am, loud parties, drug use witnessed, and violent acts (also witnessed).

Airbnb has a "no party rule". I contacted Airbnb. They said the host was informed. I replied with a statement informing them that I've provided the case numbers of these illegal Airbnb's. Once again I was told the hosts were informed. Not only did Airbnb not help in any way, but they're complicit, or according to Florida law the term would be "an accessory to a crime". I mentioned that to them, and can you guess the response? "The hosts have been notified". What a joke. Must be an automated system.

I would like to add that I create media content for a living. I created some content showing the scope of one of these parties. Thankfully it found its way to commissioner Isnardi. She came through for me big time. Her and Danielle Stern worked to get code enforcement to shut down marks listing. During election time at that. That shows me that I can have faith and a heart full of gratitude that our local commissioners really do care about the citizens of their districts.



## Abbate, Frank B

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**From:** beachproperties@cfl.rr.com  
**Sent:** Tuesday, December 8, 2020 12:25 PM  
**To:** Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4;  
D5.commissioner@brevardfl.gov  
**Cc:** Abbate, Frank B; Bentley, Eden

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

Dear County Commissioners and others, firstly thank you for all you do for Brevard County. I feel I have to say a few things regarding the daily rental issue.

1. Before 2006 our office managed 80 vacation rentals, with hardly any problems, and gave the state and county a ton of money each month. They missed this money when it stopped and actually did a 2 day audit of our books to determine why they were not getting all those thousands of dollars every month.
2. My office is not interested in working on any vacation rentals for less than 3 months so none of this affects me.
3. I strongly believe that you should allow vacation rentals – with the proper licensing (more money for county) and if landlord has 3 complaints they lose their license.
4. It is not fair that a few bad tenants ruin it for the whole unincorporated county, in 2006 this was changed due to 3 households complaining “3”.
5. It is not fair that our neighbors dictate what we do with our private property. Before 2006 no one cared and only 3 complained.
6. It is not fair that government tells us what to do with our private property. Neighbors can always call the police if there is an issue with noise like they would for any property owner.
7. The people who don't want it are spreading all kinds of fake news that has nothing to do with vacation rentals but causes fear. For example the County is going to build a south Beach Bridge, the county is going to sell off all the preserve land (which I know you can't since some of it has had mitigation), and that if this passes the county will allow higher building than 35'. I know that if the county promotes any more building on the barrier island the State will take away funding for State Road A1A – a big ticket.

I really think you have to give this issue a lot of thought and don't tread on us. The county and state desperately needs the tax money, the neighborhood businesses need the money and the landlords need the money. It is a known fact that landlords with money upgrade their property.

Best Regards, Barbara

Barbara J. Van Dam, Broker  
Melbourne Beach Properties, Inc.  
6680 Highway A1A  
Melbourne Beach, FL 32951  
[www.melbournebeach-properties.com](http://www.melbournebeach-properties.com)  
321-727-1404



Virus-free. [www.avast.com](http://www.avast.com)

**Abbate, Frank B**

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**From:** Matthew Conneen <conneen70@yahoo.com>  
**Sent:** Tuesday, December 8, 2020 11:41 AM  
**To:** Abbate, Frank B  
**Cc:** Helena  
**Subject:** Vote NO to Daily Rentals

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

Hi,

My wife and I are home owners in Brevard and request you vote NO to the proposed zoning changes. Please vote NO to Daily Rentals tonight. Our family safety, property value, and pristine environment is at risk if the changes are allowed.

Thank you,

Matt and Helena Conneen  
7124 Floridana Ave, 32951  
321-312-7626

Sent from Yahoo Mail for iPhone

**Abbate, Frank B**

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**From:** M Herendeen <mherendeen32@gmail.com>  
**Sent:** Tuesday, December 8, 2020 11:32 AM  
**To:** Abbate, Frank B  
**Subject:** "No," daily rentals absolutely not

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

Mr. abbate,

I implore you please vote no on daily rentals. Please pass on my adamant feelings not supporting and voting no on the daily rentals item in tonight's commission meeting. Please pass this sentiment along to the entire commission.

Sent from my iPhone

# DECEMBER 8, 2020 BOARD MEETING

## **ITEM H.2., RELATING TO VACATION RENTAL AS A PERMITTED USE IN CERTAIN ZONING**

## **COMMENT CARDS AND PETITIONS**

Site went live 11/10/20  
Official Launch 11/15/20

130 Signatures as of 11/19/20  
<https://www.nodailyrentals.com/get-involved/>

## Sign Our Petition



Help us STOP Daily Rentals! Please sign our petition and share with your friends! Please also contact all 5 Brevard County Commissioners, our County Manager and County Attorney. Their contact information is at the bottom of this page. We need as many people as possible to tell our Commissioners NO to Daily Rentals in our neighborhoods!

### Take Action Now!

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.

First Name

Last Name

Email

Postal Code

Comments

☐ Sign up for email updates

SIGN NOW

135 signatures

Share this with your friends:

facebook

twitter

First Name	Last Name	Email Address	Postal Code	Comments	Date Signed
Jeffrey	Pangborn	jaboijp@gmail.com	32951	I am against daily, even weekly or monthly rentals. I grew up in Orlando and saw what a transient society does to a community. Visitors won't care about our ecosystem, our privacy & they'll leave trash w/ loud parties & crime will escalate making our taxes go up to pay Sheriff. This will also devalue our properties. Daily rentals isn't what I agreed to when I bought here in this quiet community.	11/18/20 22:09
Jill	Cozza	JillCozza@yahoo.com	32937		11/18/20 18:58
Cathy	Vrh	cathy.vrh@gmail.com	32951		11/18/20 17:52
Scott	Coghill Sr	scottcoghill@att.net	32937	Please do not ruin my quality of life along with thousands of others who moved here to avoid this daily rental stuff that has ruined thousands of communities nationwide! We elected you to preserve our property rights not destroy them for corporate investors.	11/18/20 17:30
Tyann	Franklin	tyannstr@gmail.com	32904	I do not want short term rentals in our neighborhoods. I love our quiet area and do not want the come and go traffic.	11/18/20 16:41
Candy	Absher	cabsher3@cfl.rr.com	32951		11/18/20 15:47
Rosemary	Smith	nerose52@aol.com	32951		11/18/20 14:13
Lee	Francis	LoveLee4x4@aol.com	32775	i am against changing zoning laws for rentals, we like Brevard the way it is!	11/18/20 14:10
Rebecca	Marshall	jackaru@yahoo.com	32951		11/18/20 13:43
Tina	Scarisbrick	tina.scarisbrick@gmail.com	32903		11/18/20 13:42
DONALD	EASTMAN JR	donald1951@comcast.net	32951		11/18/20 13:28
Susan	Bohn	surfersue1@yahoo.com	32952	These rentals disturb every aspect of peace full enjoyment of a residential neighborhood. If Commissioners want them just zone them for THEIR personal street. NIMBY	11/18/20 13:20
GEORGE	KEOUGH	gkeough@cfl.rr.com	32951		11/18/20 12:56
Connie	Regan	regancm6@gmail.com	32951	South MLB resident - soon to be full time/year round - the reason I purchased here is the peace/ quiet enjoyment of R-1 or low-rise condo development. Having been a guest in an Airbnb/ VRBO home, I understand its concept. However, peaceful use and enjoyment in an R-1 neighborhood will be OVER; additionally, most owners don't pay required hospitality tax.	11/18/20 12:11

Ann	Voldness	a.t.voldness@gmail.com	32951			11/18/20 11:25
Adam	Klaproth	aklaproth@hotmail.com	32935			11/18/20 11:11
Joseph	Sulpazo	jhsulpazo@outlook.com	32951		Daily rentals next to Tobias house only	11/18/20 11:10
Kristie	Utzler	klu77@msn.com	32951		Tourists do not respect our turtle breeding grounds. As I have seen many neighbors doing air B&B more trash flies around my neighborhood, dogs are being let free on beaches and poop is everywhere. Plus these people are not paying the 14% commercial tax and breaking the law. I am disgusted with how rentals are being handled	11/18/20 10:28
Rita	Molloy	trimolloys@aol.com	32951		We strenuously oppose the proposed changes that would allow vacation rentals without restrictions in our communities. The quality of life in our area surrounded by nature preserves is why we own a home there. We share a deep respect for nature and goals of keeping our waterways, indigenous flora and fauna and wildlife viable. Removing regulations will endanger the environment and it's future.	11/18/20 10:18
Gloria	Bella	globel47@hotmail.com	32951			11/18/20 9:47
Holly	Bosco	holly27berry@yahoo.com	32951			11/18/20 9:41
Dale	Abrahams	dale_abrahams@yahoo.com	32940		Thank you for fighting the fight this will impact neighborhoods property values & the environment Our local leadership is interested in revenue! The question is what about safety in these neighborhoods? The barrier island is very special & we need to preserve specific areas of the barrier island along with keeping neighborhoods safe	11/18/20 7:58
daniel	genovesi	danog40@gmail.com	32937		AirBnB is the scourge of community. I have one 2 houses down and the city has never taken action on our behalf?	11/18/20 7:56
Lynn	Gronosky	lgronosky@icloud.com	32951			11/18/20 7:43
Daryl	Williams	nwilliams1725@cfl.rr.com	32951		I have seen first hand the devastation caused by AirBnB and VRBO on Anna Maria Island.	11/18/20 7:16
Becky	Ladd	beckyladd@att.net	32951		Absolutely no vacation rentals. This is a quiet family neighborhood and should stay that way.	11/18/20 5:38
Marcia	Ware	marciamejia1966@gmail.com	32951		No daily rentals!	11/17/20 23:55
Cynthia	McCain	mccaincd@comcast.net	32951		I am not in support of daily Airbnb is disruptive to a neighborhood and actually unsafe I do not know who is coming in and out of the neighborhood and there have already been incidences that included having a future to have a fugitive in by Floridana beach area no community but a designated Airbnb community should be subjected to this beach areaneighborhood	11/17/20 23:36
Aneta	Sitarska	fertilitycarepractitioner@gmail.com	32951			11/17/20 22:57
Jerzy	Sitarski	jerry.sitarski@afasystems.com	32951			11/17/20 22:56

Jacob	WRonski	jacob.wronski@gmail.com	32951			11/17/20 22:55
Aneta	Wronski	anetawronski@gmail.com	32951	NO !!!		11/17/20 22:48
Elzbieta	Sitarska	elajurek@hotmail.com	32951			11/17/20 22:44
Theresa	Hannon	Theresahannon@yahoo.com	32951			11/17/20 21:06
Scott	Maki	scottdmaki@gmail.com	32951		Please do not allow short term rentals in our area. There is growth everywhere around us here in Brevard and Florida in general. But Melbourne and Florida Beach still maintain charm that will undoubtedly be jeopardized with this change.	11/17/20 20:54
Douglas	Beardmore	beardmore@bellsouth.net	32951		I am opposed to non-resident owners and corporate rentals being allowed to do daily, weekend and short term rentals in unincorporated Brevard. Don't spoil our beautiful area. Don't sell the preserves, don't build an unneeded bridge.	11/17/20 19:43
MaryLee	Lutz	mlonthebeach@hotmail.com	33951			11/17/20 19:18
Rene	Paradis	renep321@hotmail.com	32951		Daily rentals will greatly diminish the quality of life that makes this area so desirable.	11/17/20 19:15
Terri	Klegerman	TerriK133@Gmail.com	32951			11/17/20 18:56
Kathleen	Weidenmoyer	weidenheil@aol.com	32951		NO DAILY RENTALS! Under ANY circumstances!!!	11/17/20 18:27
Yuki	Hood	Seahorse6005@gmail.com	32951		This will increase crimes (drugs, prostitution) and traffic. It will destroy our beautiful hidden paradise, Melbourne beach!!	11/17/20 18:12
Laura	Farrara	lfarrara@yahoo.com	32951			11/17/20 18:11
Terri	Rollins	teri2tea@gmail.com	32951			11/17/20 17:19
LINDA	MINNICK	lminnick@hotmail.com	32951			11/17/20 17:09
Steven	Daut	stmada@gmail.com	32951		Just say NO" to daily rentals!"	11/17/20 17:01
Paul	Lourd	tc4racer@gmail.com	32951		Anything under a month seems unreasonable to me.	11/17/20 16:35
W Scott	Schermerhorn	hatteraspk@aol.com	32951		I am opposed to daily and weekly rentals -	11/17/20 15:25

Paula	Neshek	flpackergal@aol.com	32951		11/17/20 15:10
Wendy	Christian	rc52wc@hotmail.com	32951		11/17/20 14:55
Donna	Jarvis	Jarvisgldl@gmail.com	32951	No! to short-term vacation rentals!	11/17/20 14:42
Mary	Conaty	maryconaty1@gmail.com	32951		11/17/20 14:32
David	Klesch	Inklesch@live.com	32951		11/17/20 14:20
Linda	Klesch	dcklesch@live.com	32951		11/17/20 14:18
Marcia	Shea	shea@snet.net	32951		11/17/20 14:08
Gale	Sellers	gsellers417@gmail.com	32951	I am against shot term rentals in Brevard County.	11/17/20 13:41
Cynthia	Earp	cearpfi@gmail.com	32903	Thank you for caring	11/17/20 13:30
Joni	Herman	joniherman@gmail.com	32951		11/17/20 13:14
oxley	kinnaid	oxleykinnaid@aol.com	32951		11/17/20 12:42
Sandra	Kinnaid	sbeach75@icloud.com	32951	The house next door to us just sold to an out of state resident and is being rented as a daily rental. I will move if this becomes a problem.	11/17/20 12:40
Janet	Havican	jkhavican@yahoo.com	32951	We need to protect the federally protected sea turtles, our communities, beaches and our environment. We need to STOP the daily and short-term rentals in Brevard County!	11/17/20 12:18
Harold	Houser	nhouser@cfi.rr.com	32951		11/17/20 12:12
Mark	Havican	gymdad54@aol.com	32951	We are not ready for the underage drinking, all night parties and then the trash in the neighborhood after the short term renters that don't really care about the neighborhood leave. We don't need or want them.	11/17/20 12:03
Frank	Maurer	f.maurer4@icloud.com	32951	What rational reason do you have for allowing daily rentals?	11/17/20 11:56
Jane	Mccuen-Conway	conwayjane1@gmail.com	32951		11/17/20 11:54
Laura	Shaw	lovinthearts@yahoo.com	32951	8 bedroom/8 bath houses just streets away for daily rentals is RIDICULOUS. That many people pulling in and out of a1a and crossing our road is a disaster waiting to happen.	11/17/20 11:54

Brian	Shaw	briankshaw@yahoo.com	32951	Leave daily rentals to official hotels in designated areas.	11/17/20 11:49
Luis	Sans	Idsans@bellsouth.net	32951	NO to daily rentals, please!	11/17/20 11:48
Sharon	Fahy	smfahy1@yahoo.com	32951	Open your eyes and your ears. We do not want daily rentals!!!	11/17/20 11:39
Chris	Sutherland	quasarChris@gmail.com	32951	No on Daily renters!	11/17/20 11:27
William	Mchenry	wmmchenry@aol.com	32951		11/17/20 11:27
Brent	Guay	biguay@gmail.com	32951	My wife and I chose to move to south Melbourne Beach with our 3 children because it was one of the few beach-side communities we could find that still has a somewhat rural residential feel to it. While short-term rentals may benefit some parties involved, I can't imagine how they would benefit the current full time residents in the quaint neighborhoods of south Melbourne Beach.	11/17/20 11:21
William	Hogsed	whogsed@gmail.com	32951		11/17/20 11:20
Maxine	Aaron	maxineaaaron1959@yahoo.com	32951	no daily rentals	11/17/20 11:16
Analisa	Guay	aguaygb@gmail.com	32951		11/17/20 10:55
LaVergne	Williams	glovprop@bellsouth.net	32951		11/17/20 10:33
Sue	Agin	seabeanz@bellsouth.net	32951-3867	Please leave our zoning laws alone!! None of us wish to have our communities turn into a short term rental neighborhood.	11/17/20 10:06
Richard	Dorzey	rick@dorzey.com	32951		11/17/20 10:06
Linda	Lawton	lindalawton@proton-mail.com	32951	Please do not destroy our neighborhoods	11/17/20 9:42
Kelly	Hagan	hagansbeachhouse@gmail.com	32951		11/17/20 9:24
Paul	Bachmann	tranquility51@yahoo.com	11742	Retain our Paradise!	11/17/20 8:49
Terry	Bachmann	BACHNYNY@YAHOO.COM	11742	Please keep our Communities safe, quiet, environmentally sec	11/17/20 8:35
Deborah	Charnasky	debc1234@gmail.com	32951	Would you want this option available in your neighborhood?	11/17/20 8:33
David a	Nichols	freeway56@aol.com	32951	No no no daily rentals	11/17/20 7:12

Roberta	Nichols	freeway56@icloud.com	32951	Please no rental for our sweet beach community	11/17/20 7:09
Peter & Sally	Goltzman	airpedro@bellsouth.net	32951		11/17/20 6:40
Natalie	Reiss	Nataliereissfl@gmail.com	32951		11/17/20 6:37
Sandra	Byrtus	jabyrtus@aol.com	32951		11/16/20 22:35
Patricia	Ellis	pmerve@aol.com	32951	Bought in Mel Beach BECAUSE of the quiet residential not commercial environment.	11/16/20 22:17
Lisa	Burlinson	lisaburlinson@gmail.com	32951		11/16/20 22:06
Dave	Finnigan	finnigan.david@gmail.com	32951	Don't let the south beaches become south florida!	11/16/20 21:59
Tod	Hagan	tod.hagan@gmail.com	32951		11/16/20 21:48
Deborah	Kinghorn	dkn1@metrocast.net	32951	I fear you will end up destroying the natural preserve in which I live. This is just greed. Stop it.	11/16/20 18:54
Mary Jane	Patterson	a1apetsitters@bell-south.net	32951		11/16/20 18:39
WILLIAM	PATTERSON	wepatt@hotmail.com	32951		11/16/20 18:38
Sam	Brown	sambrown170@gmail.com	32951	If this happens they will building on our preserves next and next our area will look like miami and south fl li	11/16/20 18:35
CALVIN	BOARDMAN	sportfisher@bright-house.com	32951		11/16/20 17:13
Pearl	Spires	pearlspires@hotmail.com	32937		11/16/20 15:55
Dolores	Conway	dccapemay@aol.com	32951	I oppose Daily Rentals.	11/16/20 14:36
Ravadee	Geneczko	ravadee99@aol.com	32951		11/16/20 13:50
Melvin	Johnson	melvjohn@yahoo.com	32951		11/16/20 12:11
Sandra	Johnson	johnsonsandra58@yahoo.com	32951		11/16/20 12:08

james	mcCullough	jpmiline@aol.com	32951			11/16/20 11:16
Pamela	Boardman	purplehousefb@bright-house.com	32951		Please do not let short term rentals in our neighborhoods. Our families are important to us and when you are in a position to never know who is next door because it is a short term rental is not only frightening, but also a lack of concern for Brevard County Residents to subject them to such.	11/16/20 9:18
Michael	Wills	mwills98@yahoo.com	32951		No short term rentals!	11/16/20 9:14
Clayton	Banks	sunking5150@gmail.com	32951			11/15/20 21:11
Jeff	Wickman	jeff.nicbeach@outlook.com	32951		This is a family residential neighborhood, not party central	11/15/20 18:28
Sharon	Overton	soverton907.so@gmail.com	32951			11/15/20 18:25
Vlad	Zakashansky	vzakashansky@gmail.com	32951			11/15/20 16:26
Paul	Genecko	Paulgen@aol.com	32951			11/15/20 15:05
Elaine	Hannula	whanehan@aol.com	32951			11/15/20 14:59
Andrew	Burrough	andyburrough@gmail.com	32903			11/15/20 12:35
Ali	Otoya	otoyali1986@gmail.com	32903			11/15/20 12:34
Miriam	Cabrera	tapdancer48@yahoo.com	32951		No daily rentals!	11/15/20 11:34
Angela	Mauzer	amauz@att.net	32951			11/15/20 11:17
DON & LISA	THIMAS	LISATHIMAS@YAHOO.COM	32951		NO DAILY RENTALS PLEASE!	11/15/20 9:32
Jack	Overton	joverton907@gmail.com	32951			11/15/20 9:20
Dana	Ott	otts@reagan.com	32953			11/15/20 7:45
Roberta	Laver	laverrob@windstream.net	32951			11/15/20 0:25
Saundra	Silver	sandy.silver22@gmail.com	32951		This area is so over populated now we cant deal with need for sewers and destruction of lagoon. more use and people will ruin the island	11/14/20 21:54

Peggy	Cavanaugh	pcavanaugh1@cfl.rr.com	32951		11/14/20 21:48
Mary Anne	Minerva	maminerva@gmail.com	32951	We do NOT want changes to our zoning would most definitely affect our quality of life	11/14/20 18:13
Colleen	Hausman	colleenhausman@gmail.com	32953	Please vote NO against any changes to our current laws concerning Short Term Vacation Rentals	11/14/20 16:51
Kathleen	Kodl	kathykod@yahoo.com	32951	I am totally opposed. We enjoy and rely on resident owners to preserve our community. We don't want a barrage of rentals, we don't need a causeway, we are opposed to a sell off of the Archie Carr preserves.	11/14/20 14:59
Audrey	Wentling	awentling@msn.com	32951		11/14/20 12:20
Cheryl	Hernandez	fremangirl@icloud.com	32951	Commissioners: Please vote against these changes. Keep our neighborhoods neighborhoods, not vacation resorts	11/14/20 12:05
leo	morrissey	lmorrissey22@hotmail.com	32951		11/12/20 14:37
Nancy	Blair	nblair321@aol.com	32951	NO DAILY RENTALS.NO COMMERCIAL DEVELOPMENT IN OUR NEIGHBORHOODS!	11/11/20 22:42
Kristen	Willer	krissywiller@gmail.com	32951		11/11/20 16:40
Frank	Hernandez	hrnandiii@bellsouth.net	32951		11/10/20 12:40

# *Save Brevard County*

**All of Our Unincorporated Areas  
From Airbnb, Daily Rentals  
& New Vacation Rental Zoning**

Welcome! We're glad you're here!

Our County Commissioners want to allow Airbnb, VRBO and daily vacation rentals throughout all of unincorporated Brevard County. As residents, we need to work together to save our communities from changes to our vacation rental zoning!

**Please help us by answering a few quick questions about short-term vacation rentals. Press the "Let's Get Started" button below to continue.**

*All information collected is anonymous unless you choose to provide your contact information. Comments will be presented to the Brevard County Commissioners to support the protection of unincorporated Brevard County from changes to our vacation rental zoning.*

**Let's get started!**

press Enter ↵

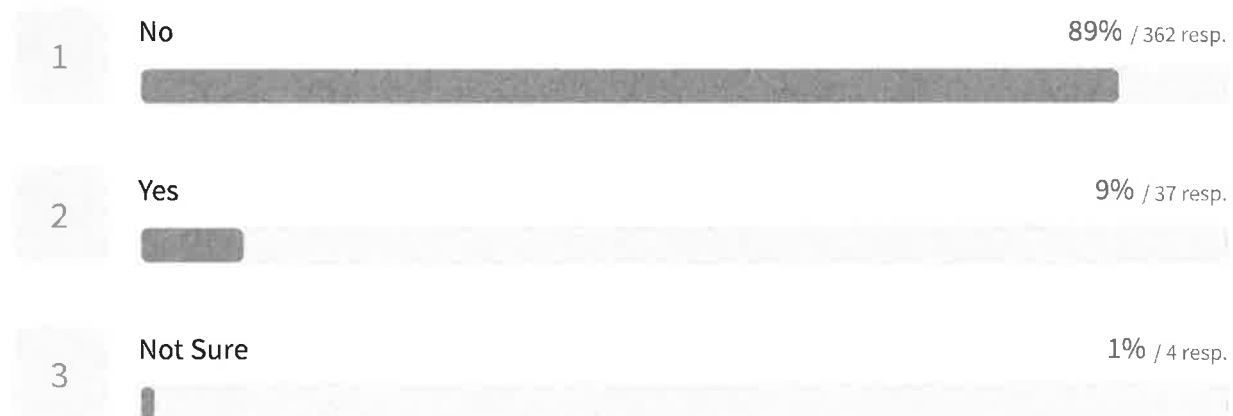


# Save Unincorporated Brevard County from Daily Vacation Rentals

403 responses

**Do you want nightly or short-term vacation rentals, through companies like Airbnb, VRBO, or others, *to be allowed in unincorporated Brevard County?***

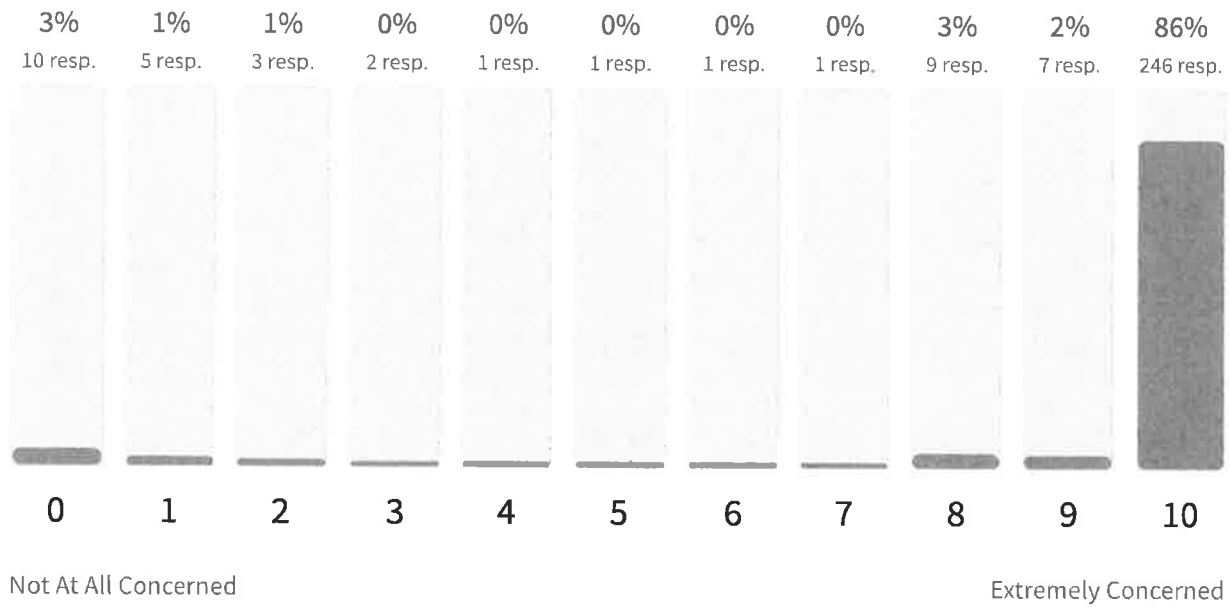
403 out of 403 answered



**How concerned would you be if a Vacation Rental moved in and started operating daily rentals next to your home?**

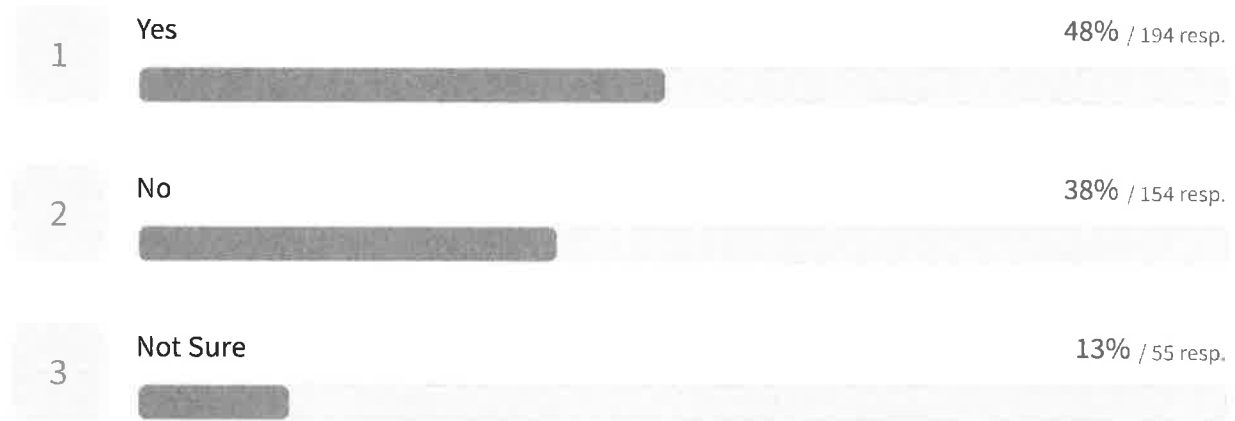
286 out of 403 answered

**9.2 Average rating**



**Do you know of any daily or short-term vacation rentals (less than 3 months) available for rent in your neighborhood or general community?**

403 out of 403 answered



Great! Thanks for your feedback!

**Do you want to provide a name with your comments when they are sent to our Commissioners?**

403 out of 403 answered



*What area of Brevard County do you live in?*	*Do you want nightly or short-term vacation rentals, through companies like Airbnb, VRBO, or others, *to be allowed in unincorporated Brevard County?*_	*Do you want to share any thoughts about why you don't want daily or short-term vacation rentals in unincorporated Brevard County?*	*Do you have any information you want to report about the effects of daily or short-term vacation rentals in your neighborhood or general community?*	"Almost done! *Are there any other comments, questions or feedback you would like to pass on to our Commissioners about the proposed changes to allow daily and short-term rentals in our communities?*"	"Sounds good! *What name would you like listed with your comments when they are sent to our Commissioners?*"	Start Date (UTC)
Melbourne Beach	No	Noise and parties...Traffic and trash. Bought in a residential area for a reason.....Rentals are nothing but trouble!		Daily rentals do not belong in Melbourne Beach! The amount of taxes paid by residents do not warrant living in an area disturbed by renters that do not want to follow the local laws. We live in a ecologically protected area....lets keep it that way!	Jill/John Martin	2020-11-19 02:03:54
South Patrick Satellite Beach	No	Because the house next-door to us is owned by someone who just Airbnb's. There's always loud random parties in various things going on. We are a family who has lived in this house for 11 years and my husband has lived in this neighborhood since 1978. We are trying to keep this a family neighborhood We are trying to keep this a family neighborhood	The house next-door to us is one	None	Jill Cozza RN	2020-11-19 00:01:17
south beaches - seaview street melbourne beach florida	No	security issues - traffic - congestion - unrecognized transients - homeless		why do we need this . this would degrade our property values and comfort . we hope the county commission denies this request.	Edwin and Patricia Dowdell	2020-11-18 23:14:17
South beaches	No					2020-11-18 18:44:58

Crystal Lakes	No	Would undermine the feeling of community in our neighborhood.	Disruptive to neighbors			2020-11-18 17:10:19
Merritt island	No					2020-11-18 16:46:06
Sunnyland	No	I would like to keep sunnyland a family neighborhood where I know, help and speak to my neighbors. There is not a single reason for the daily rentals other than greed.		I would like the daily rentals to be next door to the commissioners.	Joseph Sul-pazo	2020-11-18 16:01:43
Crystal Lakes	No	Disruptive to our neighborhood. Lowers property values. Creates too much traffic.	rental across the canal from my home resulting in noise and light pollution	I am totally opposed to allowing short term rentals in the south beach area.	Deborah & Robert Sands	2020-11-18 15:25:18
Merritt Island	No	Short term rentals of residential homes is a horrible idea for neighborhoods! Increased noise, traffic, crime, etc. Most short term rentals are not going to give any consideration to their full time/long term neighbors. Peace of mind will be lost. After spending considerable money and time developing a family home, having new neighbors every few days will result in the loss of stability which current neighborhoods create. Please do not allow this proposal to become a reality.		Explained above.		2020-11-18 14:54:56
South beaches	No	Too many people staying in these places with no respect for local residents.		We moved here for the quiet and the respect people have for each other and our beaches. We don't want a motel living in our neighborhood.		2020-11-18 14:43:24
north-west Melbourne	No	They disturb the peace; cause rent to escalate for full-time residents; and many owners commit fraud by keeping their Homestead Exemption tax savings while not even living there.	Strangers coming and going at all hours of day and night. Noise because they are partying and on vacation.	They should govern for the people that actually live and work in this community. What good are tourism dollars when they degrade the quality of life for the permanent residents?		2020-11-18 14:27:07
South Beaches	No				Kathy Chell	2020-11-18 14:17:42
Hamp-ton Homes Merritt Island	No	Bad enough the regular home rentals where the residents don't take care of the house and yard. And people renting the short term rentals are here to play and party with no care in the world for us homeowners who live here full time.	Not at this time	No	Louanna Angel	2020-11-18 13:41:27

South beaches	No	More transients, more crime.		What are they thinking? How does this help us or the county??	Dan Savage	2020-11-18 13:48:28
No short turn rentals	No	We have learned over the years what a nightmare this can be. I ask the question to our commissioners would they want a party house next door to them?	Have been on the phone with the police every night the partying starts. Unbelievable upsetting.		Joan Lee	2020-11-18 12:32:44
Hidden Cove	No					2020-11-18 12:37:53
Un in corpo-rated Mel-bourne Beach	No	Want to keep area residential zoning ONLY, do not want any short term rentals.	Different people coming and going, more traffic, suspicious activity at times.	PLEASE do not allow short term rentals in South Beaches. We love our residential community and quiet atmosphere, short term rentals and commercial zoning will ruin this! We moved here to get away from commercial zoning and rentals.		2020-11-18 12:08:49
South Mel-bourne Beach	No			This is an unnecessary change to the current code that provides little or no benefit to current residents.		2020-11-18 09:50:48
Merritt Island	No					2020-11-18 01:38:51
Merritt Island	No	We moved here for the quiet, safe neighborhoods that our kids could ride bikes and play together. We watch out for our neighbors and they for us. We are not interested in having vacationers in and out at all times.		We have plenty of hotels and lodging options right on 528 at the new marina and at the cape which is right at the bridge, several more near KSC. There are enough options to serve visitors while still protecting the safe beautiful island we call home, no need to add more. Courtenay parkway is all ready dangerously scary enough. Please please don't do this to beautiful Brevard county!!		2020-11-18 01:32:59
south beaches	No	Will negatively impact our quality of life. This observation is based on the experience of other areas that allow daily rentals.		Please do not do this	Rene Paradis	2020-11-18 00:16:21

Flori- dana	No	We must protect the integrity of our RESIDENTIAL communities! Our area is populated with folks who live and work here year-round. We cannot abide the increased noise, traffic, and environmental deterioration that short-term rentals will bring. There are no benefits to be gained from this practice.	We have witnessed as many as four families "splitting" the rent on a single-family home as short-term tenants, bringing four-times as many vehicles, etc. to our streets, and playing loud radios on our quiet beaches, kids running all over our protected dunes, un-authorized bonfires on the beach, etc.	If our commissioners allow this to happen, then they DO NOT deserve their jobs. They are supposed to represent OUR interests!!!	2020-11-17 23:04:06
South Beaches	No	Traffic, noise,		Limits to number of renter allowed if passed? Can rentals be limited to those for a minimum of a week ?	2020-11-17 20:52:34 Barbara Fredell
Mel- bourne Beach	No	We moved to this location because it was a quieter part of the county. We have seen an increase in the traffic on A1A in the last two years, making us rethink moving here. Brevard county is a crazy busy place as it is, daily rentals will not make it better.	I feel that the short term rentals definitely add to the traffic and carelessness of people crossing and driving on A1A. It also makes our beaches more crowded with people that don't clean up after themselves or respect the wildlife.	How will daily rentals make Brevard County better? More traffic, more crime, more people? That doesn't sound better to me.	2020-11-17 19:39:08 Linda Klesch

Mel-bourne Beach	No	<p>Already we have day visitors who leave behind a lot of debris on the beaches and roadways. Visitors are unaware of how to maintain protection of the wildlife and sanctuary areas, so our wildlife, beaches, and sanctuaries are vulnerable. The amount of traffic on A1A is already very high with people doing day visits and parking anywhere they think their car will fit. The "party" atmosphere does not allow the locals to enjoy a level of privacy and quiet that homeowners pay property taxes to be able to enjoy. We moved from a condo in Satellite Beach that had Air B&amp;B and day rentals. There were new faces constantly, so there was no sense of community. It was difficult to feel safe with strangers coming and going at all hours of the day and night. People on vacation stay up all hours of the day and night regardless of the day of the week—they are on vacation when we are trying to sleep. This included drinking, fireworks, parking in places that blocked access to the locals, and a lack of privacy. Since the owner lived "somewhere" other than the property, there was no way to contact them to let them know of any issues with problem guests. Even if we had been able to let them know, those guests would be gone and new ones coming in lived the same "vacation" lifestyle. It also felt "Grinchy" to say something to people coming for a week's worth of vacation, while we were trying to live our regular lives. Having open season on these type of rentals will drive the homeowners out. Air B&amp;B's and Day rentals are businesses and should be kept away from residential communities. This is for safety and peace of mind, and giving these up for people to make money in the midst of residential sections of makes the neighborhoods and the beaches unsafe for those of us who moved here for the safe neighborhoods and nice beaches. We are willing to volunteer time and money to keep this safely up while visitors will be adding to the burden of those who volunteer. Once you lose those of us who volunteer to do these things, the county will be burdened with the cost of maintaining what the volunteers currently do. The Indian River is already full of pollution that is not being addressed. We don't need to do the same to the beaches and the wildlife for the sake of people using our neighborhoods as their business venture.</p>		<p>Please consider the people who have permanent homes here. If we wanted to live in the middle of a business area we would have selected that when we bought our home. When you think of "vacation" you may be thinking of a nice quiet family that has a happy time. You may think, "There will be rules." The reality is very different. If the rules were followed we wouldn't have a problem with people being run over in the crosswalks. I am afraid if this is made acceptable simply for additional revenue, the destruction that will follow will far outweigh any gains. I also predict there will be additional revenue loss due to people, such as my family, moving away. I imagine some "business people" will be in favor of this, but I wonder why? Is it to increase their personal revenue or is it to make the communities better? I don't think the two purposes are compatible in this situation.</p>	2020-11-17 19:17:29
Mel-bourne Beach	No	<p>"Noise when I'm sitting outside in my yard. People not caring about the neighborhood"</p>			2020-11-17 17:53:50

Wood-lands neigh-borhood	No	People who rent on a short term basis(ie. nightly or weekly) in this area would more than likely be here on vacation as opposed to short term renters in non- tourist type areas and have no vested interest in protecting our neighborhood or our unique ecosystem environment . Police and neighbors can't be expected to monitor disturbances or issues related to noise, partying or destruction of dunes and turtle habitat.		Neighborhoods are very important communities where people come to know and trust one another. Short term rentals where strangers are coming and going all the time destroy and undermine that feeling of trust. This can also be very difficult for homeowners who are working and not on vacation but still have to deal with noise and carrying on from short term renters who are on vacation and feel they are entitled to having a good time since they are paying for their rental.	2020-11-17 16:33:37
South Beaches	No	A change in zoning is not why people moved here.			2020-11-17 17:13:34
Wood-lands	No	I feel that when you buy a house you purchase in a location which is governed and established. This change will no doubt change our area from a residential to a commercial setting. Read about the nightmares in other towns with daily rentals	<p>"We lived in Northern Ny and a neighboring town of Lake Placid experienced many Daily rentals-- these folks rented for vacation which includes party, late nights, noise-- they are on vacation. It is a serious problem</p> <p>Whenever you live in a place like we do near the water it will attract vacation, late night party , etc. not for neighborhoods of folks who need to go to work each day or those seeking the peace and quiet"</p>	<p>"We have motels, hotels and zoning. Those enterprises are inspected, regulated. Who will regulate the daily rentals in our neighborhoods? Who do we call when there are 2"10 people sleeping in a two bedroom house? The police? You?</p> <p>We do not want Daily rental"</p>	2020-11-17 16:42:18
South Beaches	No	Infrastructure and policing upgrades should be implemented before considering adding traffic and visitors to the area.		Do not do it!	2020-11-17 16:46:55

South Beaches. A1A ocean-front	No					2020-11-17 16:17:34
Melbourne Beach	No	Live in this area due to the quiet, serene, calm environment with little traffic. Want it to stay that way.			I want to stay living in Melbourne Beach for the purposes I purchased my house here and short term vacation rentals will ruin this serene environment.	2020-11-17 15:06:38
Aquarina	No	It will ruin our way of life on this barrier island. It will increase traffic tenfold. Pollution tenfold. Beach destruction. Beach litter. Turtle deaths. Turtle failures to nest. Plastic pollution. Fisherman pollution- more fishermen clogging the beaches means more hooks and wires and trash in the sand to kill turtles. It's an outrage. Developers want to dollars and more foot traffic. It will ruin this world for the residents!! It will also increase crime. We will look like cocoa beach- crowded dirty and no pristine beach. Please do NOT ALLOW DAILY RENTALS. AWFUL!!!!!!			I am so concerned about this. Save our beaches. Save our turtles. Save our quality of life!!! NO SHORT TERM RENTALS ALLOWED FOR THE LOVE OF GOD!!!	2020-11-17 14:54:46
South Beaches	No				Would you want this option available in your neighborhood?	2020-11-17 13:24:03
Aquarina	No	We chose to purchase our house because it is residential. The quickest way to destroy neighborhoods is to allow properties to become short term rentals.				2020-11-17 12:44:03
Mark's Landing boarders Florida to north	No	Would cause Additional impact to our waist systems (septics) that already may be affecting the Indian River Lagoon	They have littered the beaches while partying as well as disregard for the turtle lighting ordinance and cluttering beach with items that nesting turtles can become in tangled		Shagg Catri 55 year resident in Brevard beaches	2020-11-17 10:14:01
South beaches	No				Do not allow short term rentals or we will vote you out.	2020-11-17 02:33:11

South beaches	No	To many diverse people and unregulated rentals, would lower home prices and odds are increase crime in the area. These houses are usually used for parties and in a residential setting it is a recipe for disaster!		"NO DAILY VACATION RENTALS. ACT NOW. SAVE OUR NEIGHBORHOODS.  Essentially this vote will change residential zoning to commercial zoning in your neighborhood!  We opposed to ANY changes in the current zoning that would allow daily rentals."	2020-11-17 02:05:16
Saint Andrews Village	No		Short term rentals don't have stake in the game. Property becomes worn and owners then have to pay for upkeep.		2020-11-17 00:50:55
South Beaches	No	The renters have shown a propensity for careless actions and a disregard for community.			2020-11-17 00:38:56
Neighborhood	No	We do not want strangers in our small residential neighborhood. Would not feel safe with strangers around all the time. Please don't ruin our south beaches.			2020-11-16 23:57:02
mel-bourne shores	No	this area will look like south fl if we dont fight		the only reason they are pushing this is for there own agenda	2020-11-16 23:38:14
South Beaches - Sunnyland	No	I have 1 next to my house and 1 Air B&B behind us on A1A. It is weird and nothing but noise and trouble...	1 Air B&B next to us and 1 behind us... Loud, weird unsafe....	Oppose short term rentals	2020-11-16 23:23:23
Florida	No	It would be the ultimate destruction of our local small businesses, neighborhoods, wildlife, native fauna, lagoon, beaches and way of life. It would bring property values down in the long term and force many people from their homes. The law enforcement costs would become astronomical because of the inevitable destruction and complaints (etc). The county already does not enforce it's own laws, this would be no different. More pedestrians not knowing where they are or where they are going would lead to more traffic incidents. This would also bring in "seedy" developers that will ravage the land and destroy the simple life we have enjoyed for decades.		Do the right thing for your constituents for once!!! VOTE NO!!!! Or you will all be looking for new jobs come next election!	2020-11-16 22:13:44

South Beaches	No	These are neighborhoods not mini hotels	Destruction of Sand dunes and nests of sea turtles	DO NOT LET THIS HAPPEN PLEASE	Pamela Boardman	2020-11-16 21:48:04
Donald	No	We get up at 5:30am on work mornings, and if vacationers rent a nearby property, they have no interest in keeping the noise down after 10pm, and it will cause issues if we cannot sleep due to noisy neighbors.	The short-term renters tend to make much more noise than long-term renters and homeowners. If there is a problem with the vacation renters, we can call and report it to the owners, but it can cause serious friction between neighbors. It's not good.	I do not believe short term rentals should be allowed where there are single family homes.		2020-11-16 20:15:06

Satellite Beach	No	<p>I grew up in Panama City Beach, FL and lived there for over 25 years. I moved away from there to escape the tourists. I moved specifically to Brevard County beaches because I wanted to live in a coastal community (emphasis on "community") that wasn't overrun with tourists; a community that functions without the necessity of revenue generated from tourist dollars. In my experience, the quality of life for the majority of citizens is exponentially greater in a non-tourist community. I've watched too many of my friends and family members struggle to make ends meet in a tourist town. Natural disasters (oil spills, hurricanes), pandemics, and local financial crises' (market and real estate crashes), and more have all wreaked havoc on tourist dependent towns. The residents of these towns suffer tremendously when this happens, losing their homes and more. Its an investor's dream to buy into a tourist based economy; which means less homesteaded real estate, more tax dollars through RE tax and Tourism tax; and more. It doesn't mean just short-term rentals, it means a good majority of the community will rely on long-term rental housing while they work their mediocre tourist, service jobs. When a disaster strikes, these long-term rental families are often displaced and are forced to leave and move far distances to find housing. It also means an increase in the overall population which effects every aspect of our community increasing things such as need for local services including government (health, schools, governance, utilities, emergency services) and public (retail, restaurants, entertainment) sectors, crime rates, traffic (did I mention traffic!), and I could go on. Bottom line, allowing an increase in tourism (aka allowing more short-term rentals) will completely create a new community that is unrecognizable from what it is today. A community that is unstable with high-highs, and low-lows. A place where most families do not want to call home once they figure out how bad things can get during those lows. We are the Space Coast. Let's focus on that. Not how to pad the pockets of the few in government and development that see a gold rush for a future tourist town.</p>	<p>I grew up in Panama City Beach, FL and lived there for over 25 years. I moved away from there to escape the tourists. I moved specifically to Brevard County beaches because I wanted to live in a coastal community (emphasis on "community") that wasn't overrun with tourists; a community that functions without the necessity of revenue generated from tourist dollars. In my experience, the quality of life for the majority of citizens is exponentially greater in a non-tourist community. I've watched too many of my friends and family members struggle to make ends meet in a tourist dependent town. Natural disasters (oil spills, hurricanes), pandemics, national and local financial crisis' (market and real estate crashes), and more have all wreaked havoc on tourist dependent towns. The residents of these towns suffer tremendously when this happens, losing their homes and more. Its an investor's and developer's dream to buy into a tourist based economy; which means less homesteaded real estate, more tax dollars through RE tax and Tourism tax; and more. It doesn't mean just short-term rentals, it means a good majority of the community will rely on long-term rental housing while they work their mediocre tourist, service jobs. When a disaster strikes, these long-term rental families are often displaced and are forced to leave and move far distances to find housing. It also means an increase in the overall population which effects every aspect of our community increasing things such as need for local services including government (health, schools, governance, utilities, emergency services) and public (retail, restaurants, entertainment) sectors, crime rates, traffic (did I mention traffic!), and I could go on. Bottom line, allowing an increase in tourism (aka allowing more short-term rentals) will completely create a new community that is unrecognizable from what it is today. A community that is unstable with high-highs, and low-lows. A place where most families do not want to call home once they figure out how bad things can get during those lows. We are the Space Coast. Let's focus on that. Not how to pad the pockets of the few in government and development that see a gold rush for a future tourist town.</p>	2020-11-16 19:30:13
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Marks LAND- ING/ TREE- TOP VIL- LAGE	No	TO RETAIN OUR NATURAL ENVIRONMENT FOR WILDLIFE AND THE ENJOYMENT & RESPECT BY RESIDENTS AND TOURISTS, DEVELOPMENT MUST BE LIMITED TO THAT WHICH WAS DETERMINED SUSTAINABLE BY EARLIER COUNTY COMMISSIONERS AND VOTES BY OUR CITIZENS		I OPPOSE EFFORTS TO BRING COMMERCIAL DEVELOPMENT TO OUR UNIQUE & FRAGILE NEIGHBORHOODS	Ann Sepri	2020- 11-16 19:50:12
south beaches	No	we bought here for A REASON many years ago. to allow shot term vaca rentals will ruin the area	sunnyland beach Hiawatha st	let the people impacted vote on this	Steve Bernyk	2020- 11-16 19:58:37
Mark's landong	No	Purposely Bought property knowing no commercial or resort type activity in out zoning.			Patricia Ellis	2020- 11-16 19:27:20
Mel- bourne shores	No		"NOT something YOU or I want to live next door to!!!!!! There are very limited options to control the situation. Po- lice will NOT be happy responding to nuisance calls in the middle of the night for noise etc. Please do not change our zoning."		David Wallin	2020- 11-16 19:00:13
Mel- bourne Shores	No	Do not want to become a weekend party scene		Will the remainder of our wildlife area, like Archie Carr, be affected now or in the future?	Paul G	2020- 11-16 18:50:43

Melbourne Shores	No	<p>"We are against short term vacation rentals used by Airbnb, VRBO and others that convert a residential home into a resort dwelling. The FL DBPR, Division of Hotels and Restaurants classify the business of transient daily/short term rentals as Public Lodging. We do not want to live next to Public Lodging. We do not want to live next to transient residents that are not invested in our neighborhood. Tobia has cloaked the nature of the use of Airbnb residential property, which is Public Lodging, under the guise of residential use. Tobia pretends to be the defender of property owner's rights. Tobia stands firm on the definition of a single family residential home. If it is being used in any way as residential, no one can present an argument against it. As the Commissioner's seek to change the rules and re-imagine unincorporated Brevard County with a broad brush, we should request a no vote since the rule change should be examined and based on an individual community basis. All of our communities are different. We should request that a Focused Test be placed on the nature of the use of the residential property to determine if the use is residential or has moved into a new use that is clearly non-residential in nature and transitioned into a Public Lodging classification. Lastly, we should request from the Legislature, a common sense definition of residential use of a single family home that is in a residential neighborhood."</p>	<p>"I would like to ask the Commissioner's, Why? A most obvious question would be, would you try to stop a daily rental public lodging establishment from opening for business next to your home ? What if the rules you seek to change open the door and permit a half-way house for recovering addicts or felons as short term rentals next to your home. We are against short term vacation rentals used by Airbnb, VRBO and others that convert a residential home into a resort dwelling. The FL DBPR, Division of Hotels and Restaurants classify the business of transient daily/short term rentals as Public Lodging. We do not want to live next to Public Lodging. We do not want to live next to transient residents that are not invested in our neighborhood. Tobia has cloaked the nature of the use of Airbnb residential property, which is Public Lodging, under the guise of residential use. Tobia pretends to be the defender of property owner's rights. As the Commissioner's seek to change the rules and re-imagine unincorporated Brevard County with a broad brush, we request a no vote since the rule change should be examined and based on an individual community basis. All of our communities are different. We request that a Focused Test be placed on the nature of the use of the residential property to determine if the use is residential or has moved into a new use that is clearly non-residential in nature and transitioned into a Public Lodging classification. Lastly, we request from the Legislature, a common sense definition of residential use of a single family home that is in a residential neighborhood."</p>	mary dwyer	2020-11-16 16:39:22
barefoot bay	No	renters may not follow rules, and short term rentals would make this worse	think about this situation in your neighborhood		2020-11-16 18:03:14
St. Andrews Village	No	Too transient; too disruptive; no respect for property	No	No	2020-11-16 17:26:30

Rode-heaver (which is south of Aquafina)	No	<p>"This is where I live, not where I vacation. I chose to retire along the beach and Indian River Lagoon so that I could enjoy the quiet and tranquility of this area. For health reasons, I need to reside in a low stress environment, and that's what I have right now.</p> <p>If short-term vacation rentals are allowed in the unincorporated areas of Brevard County:</p> <ol style="list-style-type: none"> <li>1) there will be more exposure to COVID - THIS IS NOT ACCEPTABLE BECAUSE VACATIONERS WILL NOT QUARANTINE AND WILL GO TO THE BEACH AND RIVER,</li> <li>2) Brevard County will incur more expenses to cover additional manpower required for code and noise violations - IT IS NOT ACCEPTABLE TO INCREASE TAXES SO THAT OTHERS TURN A PROFIT,</li> <li>3) my property value will decrease because it will no longer be a place people will want to live - THIS IS NOT ACCEPTABLE BECAUSE I WANT MY PROPERTY VALUE TO INCREASE FOR FINANCIAL SECURITY,</li> <li>4) we will not know who does/does not belong in our neighborhood - IT IS NOT ACCEPTABLE TO JEOPARDIZE OUR NEIGHBORHOOD SECURITY WHEN WE DON'T KNOW WHO DOES/DOES NOT BELONG,</li> <li>5) history has shown that often short-term renters to not care about the property or community in which they are renting, instead the feel entitled to certain amenities or exceptions because they've paid a premium to stay at a beach house - IT IS NOT ACCEPTABLE FOR SHORT TERM RENTERS TO DESTROY PERSONAL OR COMMUNITY PROPERTY AND NOT BE HELD ACCOUNTABLE, PLUS THEY'VE CAUSED HARDSHIP ON THE NEIGHBORS FOR WHICH THERE IS NO COMPENSATION,</li> <li>6) we won't be able to keep our children safe because we don't know the strangers in our tight knit community - IT IS NOT ACCEPTABLE FOR OUR CHILDREN TO NOT BE ABLE TO GO OUTSIDE AND FEEL SAFE,</li> <li>7) based on my experience, those with vacation or short-term rentals would not want to live next door to a vacation or short-term rental due to the points I've listed above - IT IS NOT ACCEPTABLE FOR THOSE THAT WANT SHORT-TERM RENTALS TO PUSH THIS ON THOSE OF US THAT ARE NOT SUPPORTIVE."</li> </ol>	<p>"1) I have read the horror stories from neighborhoods like Floridana where the short-term/daily renters have had in excess of 10 cars parked across the front lawn and the noise was out of control. I DON'T WANT THIS IN MY NEIGHBORHOOD OR ANY OTHER NEIGHBORHOOD.</p> <p>2) I have seen short-term renters in a beach house across the street from me DISTURB the protected sea turtles! THIS IS AGAINST THE LAW, but nobody will address the issue unless they see it happen.</p> <p>3) I have seen short-term renters in a beach house across the street from me leave their belongings and trash on the beach overnight. THIS DISTURBS THE NESTING OF THE PROTECTED SEA TURTLES."</p>	<p>I urge you to PLEASE stop the daily and short-term rentals in our communities. The ill-effects of renters are compromising our health by unnecessarily exposing us to COVID and other communicable diseases, the health of our environment by disturbing the turtles and manatees, the health of our environment by littering and not cleaning up after themselves, and putting undue stress on us, all for their financial gain. It is not acceptable for us to be used in this fashion.</p>	Janet Havican	2020-11-16 16:34:27
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Mel-bourne Shores	No	No		No		2020-11-16 16:56:52
South of florida	No	"Lowers market value (#2) Wear and tear on amenities Safety of all (#1) Raises insurance costs"	<p>Renters do not care about the property or the people around them. HOA's and COA's have rules to protect the homeowner and property. Renters may not even know the rules. Bad, bad, bad!</p>	<p>WHY would you even want this? We are living in crazy times with crazy people! Homeowners expect peace and quiet AND safety!! Vote NO!!!!</p>		2020-11-16 16:16:40
South shores	No			Keep our communities safe and our small town atmosphere intact.		2020-11-16 15:29:21

Homer Rodeheaver Subdivision	No	<p>"One of the many benefits of living here is the wildlife, especially the sea turtles. While we, as residents take great pride in our efforts to preserve this habitat, we notice that short term guests have damaged our sand dunes, kept lights on beachside, set off fireworks, etc, all of which are detrimental to our turtle population. We are a remote area and have no means of educating short term guests or enforcement, should their actions call for such measures.</p> <p>In addition, residents consciously chose to live in a rural residential area void of commercial establishments. Effectively changing the zoning restrictions might benefit those who bought property based on speculation of such change, but would not benefit the lifestyle changes for the current residents.</p> <p>Our South Beach Communities are a rare gem on the Florida East Coast and should be respected preserved, as such. If anyone were to call for and/or approve this change, it should be our residents, not a "representative " who does not reflect the consensus of his/her constituents. This should be a referendum decision, not one made by Government Officials on the behalf of few who stand to profit from that decision."</p>	<p>Yes. It has become apparent that issues with short term tenants are unable to be resolved within the offending timeframe as there is no readily available governing agency able to respond in a timely manner due. This is the largest concern. If short term tenants are in violation of local restrictions, they are long gone and the damage done before a response from our governing agencies. In addition, it puts the onus of policing such incidents on our local residents. This flies in the face of the desire to live in a quiet, non commercial residential neighborhood.</p>	<p>Please, before deciding on the fate of one of Central Florida's last stretches of non-commercial shoreline, defer to a consensus of current property owners. Arguably, by allowing such changes we may see an uptick in property values, but the damage to our environment and quiet lifestyle can never be replaced. Brevard's South Beaches are a true gem and should be coveted, not destroyed to the benefit of more revenue producing commercial properties which prevail along Florida's East Coast. Be proud of what we have, do not seek to destroy it.</p>	Lisa G Burlinson	2020-11-16 14:59:19
Saint Andrew's Village	No	I don't wish to live next to a hotel without rules	<p>Renters have little respect for Village rules, i.e. parking etc. There is no supervision of the renters, they do as they please.</p>	<p>Don't submit to a minority of residents who wish to turn their home into a motel.</p>		2020-11-16 15:14:18

Melbourne Shores	No	daily renters don't respect our beaches, leave trash, create noise, create a public nuisance, don't abide by traffic ordinances and don't respect the sanctuaries/nature/preserves, of the tax payers and the property owners who live in this beautiful area full time. They depreciate the value of our homes.		Don't change the laws! Don't allow daily rentals! How dare you!	2020-11-16 14:45:57
Melbourne Shores	No			Most people move here to leave a hectic neighborhood. Commercial development i.e. one day rentals would make this area a hectic neighborhood. We need to protect what green spaces there are here.	2020-11-16 14:31:17
Aquarina	No	"Littered beaches Reduce property values Increase traffic"		X	2020-11-16 12:52:16
crystal lakes	No	that may allow for people buying up real estate for profit from rental income. we don't want investors ruining our communities and flooding them with strangers		NO NO and NO to commissioners that just decide things on their own. I would be curious to see where they live or if they personally want rentals	2020-11-16 12:48:01
South Melbourne Beach	No	I moved to this area knowing that there was not a hotel or any type of commercial operation going on near my home. It was a choice - a decision - and I feel it is my right to continue enjoying the lifestyle I chose.	Dumping trash in the Indian River, leaving trash on the beach, noise, trespassing onto others property. Men peeing in the front yard!	You think this is a money maker, but that is not your job to make money. Your job is to protect and serve ALL of your residents. Code enforcement is already unable to keep up with the work load, they and the sheriff will need more staff.	2020-11-16 12:36:52

Crystal Lakes	No	This past year with random people visiting the beaches has been disturbing to the peace and environment. Lack of respect and common courtesy. Prior to covid, the area was self-governed in a sense that the neighbors looked out for and reprimanded each other if behavior was not acceptable. A few bad apples has spoiled everything.		In general people should be able to do as they please with their own property. However, once daily rental start happening, the freedoms for the rest of us will be infringed upon because with new offerings, other rules will start popping up randomly. For instance, the Florida beaches are technically not dog friendly but so many of us have used and enjoyed life with our pets here . The communities cooperate and enjoy for the most part our neighbors pets. Random encouragement of rentals means random pets...drivers that don't think about kids and walkers, etc. Knowing each other is a security issue in these times. That being said perhaps there is a solution of compromise like some rule of a month or something. Daily would be horrible. The roads are full of bad drivers as it is. Having people not know where they are going or the speed limit or where the driveways are on A1a will be horrible. We have a great mix of age group and diversity that is why people choose to live in these communities. On the other hand, many people are struggling to keep their properties and may need to rent them now and again. Every time an issue is brought to light we loose more individual rights. Not sure if it is even constitutional to govern like this.	2020-11-16 12:16:52
South Beaches	No	"I've been to places that do allow it and it's a nightmare! People on vacation up till all hours of the night. Many families crammed into one house. Cars all over the driveway/street. Trash overflowing from receptacles-they don't pick up after their dogs- A total disaster"	I just wrote about it in an earlier question	I am against daily & short term rentals	2020-11-16 12:28:33
South Beaches	No	They are building them in my back yard!		Do your jobs and keep our area lovely and safe!	2020-11-16 12:23:39

Flori- dana Bch.	No	This is a quiet residential neighborhood area, we do not want it turning into a beach party quickly vacation area where people come and sew their oats for a quick vacation then go home to their quiet lives. This IS OUR QUIET LIFE every day and we would like to keep it that way!!!	We have seen several out of towners rent beach side and disrespect our dunes, kids climbing and playing on the turtle nesting dunes, also leaving trash behind	This is our quiet we have life here, that's why we have moved here to enjoy it, please don't ruin it because the county and state would like extra revenue from quickie tourist rentals, there are plenty of tourist areas that are already in the state, thank you!	Richard Gibbs	2020-11-16 11:35:58
South Beaches	No	Too many people in and out will affect the turtle nesting! Outsiders are selfish as they also leave their trash ALL over the beach for us to clean up and there is theft to homeowners. Why would you want more people in a time of Covid anyway??? Long term this is a very bad idea as our little A1A is backed up with traffic as it is. Don't destroy it by trying to be like South Fl with all the hi-rises, traffic and garbage. Please keep it beautiful and save something for once instead of always destroying it!!! SAVE THE TURTLES!!!!	Theft and messes left on the beach!!! I even see "visitors" climbing on the dunes!!!! No respect for anything or anyone but themselves.	I want the commissioners to act responsibly not selfishly or greedily!!! No!!!!	Linda Osters	2020-11-16 11:03:22
Mel- bourne Shores	No					2020-11-16 11:00:14
Mel- bourne Beach 32951	No	They often have wild parties late into the night, this is a family neighborhood. Short term rentals do no background checks, that concerns me. They also feel entitled to show no consideration to normal residents.	There was one next door, people parked all over, their were wild parties, fortunately next to that is a lawyer who kept up lawsuits about access for the disabled and they finally sold the house to a nice neighbor.	Short term rentals have no investment in the neighborhood and have a "what happens in Vegas, stays in Vegas" attitude. They are strangers.	Leonard Reinhart	2020-11-16 08:02:05
South Mel- bourne Beach	No	I don't want to lose the small town feel of our small town.				2020-11-16 04:51:14
Rode- heaver	No	We are primarily year-round residents and do not want noise, trash, and mobs if vacationers next door.			Patricia Wid- dowson	2020-11-16 03:56:54

mel-bourne beach	No	these are homes and the county should not allow neighbors homes be turned into motels			I wonder if the county commissioner would like their neighbors to turned their homes into a motel motels belong in commercial zoned area.		2020-11-16 03:35:45
Floridana	No	Our neighborhood is a safe and tranquil area to live, people respect each other's privacy and property, this would change with overnight visitors.			I would like to know why the board of commissioners are considering changing the ruling on daily and short-term rentals in our area?	Linda Jones	2020-11-16 03:13:16
Floridana	No	Strangers, noise, dune destruction, lack of respect for the neighborhood and possibly dangerous assholes.		Two houses away in two different directions we hear loud music, strange dogs barking, too many cars with a parade of different license plates, extra people — "cousins" — coming and going, boats parked on front lawns and illegal use of our beach access and climbing around on the dunes by these renters, ignoring our community bylaws. There's more, for sure.	Where has Tobia been in the S. beaches? Never have seen him. He gives no thought to the effects of these rentals on our lives. He must be living large in Palm Bay, far from our concerns, enjoying his peace and quiet as vrbo and Airbnb line his pockets. He promotes rentals as a way for homeowners to optimize profits on their properties at the expense of losing family neighborhoods. Disgraceful, and we want it to be illegal.	Christine Kirchheimer	2020-11-16 02:28:49
South Melbourne Beach	No	I feel it would ruin the quiet, peaceful, neighborhood that I purposely bought in.			Please stop it. It destroys neighborhoods.		2020-11-16 02:50:57
Floridana	No			We are concerned about noise levels in the neighborhood and over crowded beach parking and our peaceful quiet community.	Please listen to what your voting citizens are asking of you and decide accordingly. Protect our community and property values.	John and Joanne Wrieden	2020-11-16 02:40:33

South beaches	No	"Neighborhoods are made up of neighbors, not visitors. I want to know and interact with my neighbors. I live in a residential neighborhood and want to keep it that way, made up of residents."		Please do not make changes that allow short term or daily rentals in our neighborhoods.	Sue Holbert	2020-11-16 02:27:00
South Beach	No	I bought here for the peace and quiet, not willing to put up with renters for a day or two that don't really care about the neighborhood and will leave their trash on both private and public lands.	A two bedroom house that ended up with 12 cars for the night. Very loud drunken party until almost sunrise, when they left there was trash everywhere including public spaces.	Not what we want or need for our neighborhood. There are plenty of hotel or motels that are designed for over night or short term rentals.	Mark Havican	2020-11-16 02:17:07
Florida	No	We are a community of families, working people, elderly we don't want strangers coming and going. We have a safe neighborhood now and it wouldn't feel the same if we allowed short term rentals.		The majority of neighborhoods do not want short-term rentals	Elizabeth	2020-11-16 02:08:30
Melbourne Shores	No				Clayton Banks	2020-11-16 02:12:16
Aquarina	No	We are a residential area, not a tourist zone			Bruce Rosen	2020-11-16 01:34:11
Eau Gallie	No					2020-11-16 00:38:55
Indian Landing	No	I bought into a quite homeowner community. The appeal of South Beaches is that it does not have short-term rentals.		I am very concerned that South Beaches will become an weekend get away destination with 3 bedroom homes that are advertised to sleep 12.	Cindy Springer	2020-11-15 23:59:39
Woodlands	No	Short term rentals have a negative impact on our quite family neighborhoods in the south beaches. We have experienced a steady stream of renters from the short term rentals in our neighborhood. There are many young family's in our neighborhood and there is no vetting of who is coming through these rentals. We have experience speeding cars down the st. Parting, elicit behavior and general disregard for the home owners in our neighborhood . We have worked so hard to be able to buy a home here and to raise our kids here. Unfortunately the county commissioners could care less about our rights and concerns .	Noise , trash , Elicit behavior and a general disregard for those of us that live here		Jason Hanson	2020-11-15 23:37:28

Florida	No					When people rent for awhile. I feel safer. We dont have any control when they stay overnight. Thrite are plenty hotels for that	Teresa Blackmore	2020-11-15 23:11:48
South Beaches	No	This is why we chose to purchase in this area as there were few short term rentals here.				Please vote against changing the current zoning regulations.	James Matthews	2020-11-15 23:01:25
South Beaches	No	Residential areas should not have any commercial use allowed.				If our commissioners want live in a vacation area, they should no longer be our commissioners!!!	Hector Rivera	2020-11-15 22:56:05
Melbourne	No	Destroys the character of neighborhoods as the economics of STRs drive out long term residents.				Residential neighborhoods are no place to run a business. STRs belong in business districts like hotels. Enforce the zoning rules.	Mike Wills	2020-11-15 22:45:40
Indian Harbour	No	Brings too many party people to neighborhoods.						2020-11-15 22:38:25
The woodlands	No	Keep our beaches and communities safe for all. Short term rentals do not vet the visitors and therefore we do not know what backgrounds are being allowed access to our communities and around our children. Continue to allow the Hospitality industry to remain in business by allowing visitors to stay in hotels/motels and use the restaurants locally. We have seen an increase in crime, inappropriate public behavior, trash, drug paraphernalia as well as destruction on our dunes/beaches.	Not allowed based on current zoning and therefore breaking code. Also has a non compliance dwelling added to the property. Again breaking law.	Unincorporated is an option - we choose to be here and live in this environment. Allow the visitors and tourists to stay in town were they have access to public beaches, restaurants, public lodging and allow our private beaches/access to be private.	Melissa Hanson			2020-11-15 22:30:51

South Beaches	No	<p>"I do not want daily or short term vacation rentals in unincorporated Brevard county for several reasons.</p> <ol style="list-style-type: none"> <li>1.) Noise. Vacationers create a lot of noise pollution for residents who live quiet daily lives.</li> <li>2.) Beaches. Vacationers will ruin the natural beauty of the beaches and disturb turtles, which need to be protected above all costs. Just look at Cocoa beach; they have little to no turtles, and let's face it, their beaches are ugly compared to ours.</li> <li>3.) Traffic. Our road down here is not suited for the extreme traffic increase that vacationers will bring.</li> <li>4.) Decrease in property value for homesteaders. Nobody wants to live next to a rental. Nobody wants to live in a vacation town. Do we want our community to turn into nothing but renters?</li> </ol> <p>In summation, the people who live here chose this area because of its quaint natural charm, and daily rentals will ruin our nice quiet community. Punishing the citizens who homestead here for the benefit of investors is unfair and unjust."</p>	Yes. They have already ruined many turtle nests and littered all over the beach.	Please do not make these changes and ruin our community for selfish gain.	John Duncan (240) 204-1776	2020-11-15 22:07:02
Sun-nyland Beach	No	<p>I prefer to live in a safe and quiet residential neighborhood. I bought her 30 years ago because of this and I was willing to make the longer drive for it. I did not. I did not buy in a commercial neighborhood; short term rental would turn our community into a commercial area.</p>				2020-11-15 21:55:29
South Beaches	No	<p>Strangers, noise, damage to our beaches and dunes, disruption in our community</p>	<p>A group renting for a week got into an argument with a resident, they were very rude and left all their trash on the beach and we had to clean up after them.</p>	<p>The commissioners are failing to protect the public with allowing short term rentals.</p>		2020-11-15 21:04:20
Floridana	No					2020-11-15 20:55:39
Floridana Beach	No	<p>We bought our property because of the existing restrictions and expect them to remain in force.</p>			Todd Harrison	2020-11-15 20:53:28

Flori- dana Beach	No	"Visitors are abusing the beaches. Cause noise pollution after hours. They are disturbing our nesting turtles. Leaving trash."	"Who will be responsible and accountable to enforcing laws and codes?"	1. I would ask if they have these rentals around them? 2. Would you and your family want to know who are renting these places?		2020-11-15 20:42:35
Grant River- front	No	transient tenant have no accountability and can be a danger. Take a toll on the infrastructure and deliver no value				2020-11-15 20:08:55
Wood- lands	No	This is a residential neighbor we do t want to have strangers having parties next door to our homes.			Carlos and Judith Padilla	2020-11-15 19:46:38
Nor- mandy Pl Mel- bourne Beach	No	We don't want short term rentals because we live in a wonderful community and know most neighbors. We do not want strangers in our area and on our beaches. The more people that we don't know on a dailey basis, the more chance for crime.	Strangers on our private beach	I don't understand why anyone would want this		2020-11-15 19:41:19
Flori- dana	No		Beach side renters running up & down dunes. Throwing chairs , umbrellas toys down on the beach from house.			2020-11-15 19:27:46
South beaches	No	Short term renters are not invested in keeping the area clean and quiet		"This is a great place Where people Know each other and help Out it's a real neighborhood and transients don't do that our beaches and neighborhood stores are clean and well managed. Traffic will become a nightmare and there will Be many More pedestrian killings And traffic accidents. One Of my neighbors was run over and killed just a few months ago. We don't need short term rentals"	Iris	2020-11-15 19:18:59

Bounty Bay	No	I like the quiet and privacy down here....not sure who might rent next door. Mostly - I've been told that this is just the beginning of changes - and that next will be the \$\$ powers that be - to buy up our "protected lands" and develop them. I live backing up to bird sanctuary private, and certainly don't want that to be developed.		I suppose I would like to know if any of those commissioners live down here too! If they don't - I don't think they should have a vote - as it won't directly affect them (Unless they stand to make \$\$ on the changes - and again, I don't think they should be the ones to vote)	Debbie Doswell	2020-11-15 19:19:22
Flori-dana	No	There is no control over who rents and how they use the property.	Lots of people at a residence that should be one family			2020-11-15 18:57:07
Mel-bourne Beach	No					2020-11-15 18:48:12
Wood-lands Estates	No					2020-11-15 18:23:59
Flori-dana	No	Not controlled or monitored. renters do not abide by Archie Carr Reserve practices regarding wildlife. No concern for noise level and that they are in a neighborhood. Have more people in rental vs what is allowed according to rental agreement.	Disregard for noise level and number of people on the premises. Disregard for wildlife rules. Extra trash on the beaches. Disregard for others who live and work in the development.	DO NOT ALLOW IT!		2020-11-15 17:49:08
Mel-bourne shores	No					2020-11-15 17:53:11

Flori- dana	No	By definition, short-term vacation rentals creates a higher turnover of people and vehicular traffic. This results in an exponential increase in both the consumption of resources, such as water and power, and the creation of waste, such as sewage and trash. This places undue burden on the fragile balance that exists in our well-water and septic-system-based ecosystem. In addition, this increase in turnover throughout the year creates a measurable increase in both noise- and light-pollution, which has been to proven to adversely affect both humans and wildlife. The increase in the sheer number of unique people traversing the dunes over the course of a year, however well-intentioned, poses an ever-increasing burden on the naturally-occurring flora and fauna.		Reports published since the tremendous growth of web-based, short-term rental platforms highlight serious issues such as lodging taxation, personal safety and violence, noise and trash pollution, human exploitation, among others. What local government wants to grapple with these types of problems, (or more of these types of problems), if they don't have to? What additional resources will be required to address these problems should they arise?	Tom Gro- blewski	2020- 11-15 16:21:28
Crystal Lakes	No	Renters typically do not care about the community or residents.		keep the peace by respecting the locals feelings about this.		2020- 11-15 17:38:30
mel shores	No					2020- 11-15 17:34:30
Flori- dana	No	Air B&B and other short term rentals change the dynamic of a quiet neighborhood. I was always under the impression that short term rentals etc. are not zoned in our area.		In the south beaches we have a handful of small mom and pop motels already. They are grandfathered in, and zoned for it. Any change to the existing zoning will drastically change the dynamic of what attracted most of us to this area.	Joe McAn- e- ney	2020- 11-15 17:28:08
South Beaches	No	Quality of life is diminished. Wildlife Laws are constantly violated. This is a residential neighborhood, not a hostel or hotel area.	Noisy, trashy, and don't follow wildlife laws. Wrecks this place for those who choose to live here.	Get the dogs off the beaches as well, isn't there a law ?	Patrick Cope	2020- 11-15 17:04:50
South Beaches	No	People disturb the dunes where the turtles lay eggs, loud parties are a nuisance, garbage left behind on the beach are just a few of the reasons.	See comments above	Don't allow short rentals in the South Beaches!	Susy Ramirez	2020- 11-15 17:05:07
Mel- bourne Shores	No	I am against any changes to our comprehensive plan that would increase density or impact the lagoon and ocean. I am against short term rentals of less than 3 months. I do not trust our county commissioner - Tobia.		No change. No short term rentals for unincorporated south beaches.	Alice Rob- bins-Fox	2020- 11-15 16:40:46
Flori- dana	No				Adriana	2020- 11-15 16:46:38

Treetop Village	No	This area is a natural area with all sorts of wildlife and natural resources. We have over 7 species of turtles just to name a few. It is pristine and daily rentals will cause more traffic, crime, and destruction of our preserves.		Please do not allow this...it will ruin our beautiful area.	Mary Jane Patterson	2020-11-15 16:42:03
Sunny-land	No				william naber	2020-11-15 16:31:37
Floridana Beach	No	Our beaches and ecosystems are fragile and renters do not know the rules and even if they do they have no incentive to follow them	Renters leave lights on during turtle season and walk on the dunes	This would drastically change the nature of our community and not in a good way!		2020-11-15 15:57:53
Indian Landing	No			It's not always about money. Preserving our beach environment and our quality of life isn't a priority to someone who wants to come in and party and let loose on vacation.	Kathy Thompson	2020-11-15 15:50:56
South Beaches... Floridana area	No	Minimum 1 month rental on South Beaches			Tom & Jeanie Wilby	2020-11-15 15:28:59
Light House Cove	No			Have live in area that a abb next door many problems. Like the cooking odors made life unbearable in our Condos, not knowing who was living next to you (very big deal) and people not having any skin in the game so they don't help to take care of the neighborhood so anything goes.		2020-11-15 14:59:09
Unincorporated Melbourne Beach	No	This would create a transient zone for crime, parties, garbage, which would ruin our ecological work of sustainability.		This should not be a commission decision but a voter decision for those in the unincorporated district.	Kathleen O'Keefe	2020-11-15 15:07:21
Floridana	No	Short term rentals are not acceptable for a family neighborhood. Children will be put at risk of injury. Traffic and noise will result. Tobia's offices comments that the sheriff will provide policing for unruly behavior should be considered against the reality of response times of 30 minutes or more. These are not commercial neighborhoods!!!		Property rights do not extend to destroying your neighborhood quality of life.	Rick Cash	2020-11-15 15:04:16
Crystal Lakes	No	For the safety of my children		It's the bad apples that will ruin the bunch. Don't open Pandora's box..	L.	2020-11-15 15:02:51

River-side Landing	No	Traffic, noise, environmental issues		No		2020-11-15 15:00:05
South Beaches	No	These are neighborhoods where we raise our children! NOT a resort area!	No respect for the unique environment and the wildlife. Brevard County is unique and vacation rentals do not need to be dotted here and there through our neighborhoods	Continue the way you are proceeding with unilateral changes will change Brevard County for the worse. Residential MEANS Residential. If I had wanted to buy a multi-zoned property I would have done so	Pamela Boardman	2020-11-15 14:52:10
South Beaches	No			can't wait to vote them out for even considering this; first commissioners should be fined or retired early when catering to others for profit when they should be working for US, the citizens and the environment; if commissioners are given a hefty fine, or retired, or sentenced for wrongdoing - that will help them focus on our rights, our safety and our communities - so let's ask how can we best motivate commissioners to work in our best interest and not for personal gain...time for the stupidity and reckless behaviors to stop.		2020-11-15 14:51:03
South Beaches	No	We bought for tranquility and privacy and don't want that to change. We have seen this happen where local daily and short-term rentals occur. The renters are loud and in party mode and invite and bring more people than what is allowed to the property.	It disrupts the quality of life to the people who live and own here. It does not disrupt the investor who owns the property.	Be responsible. What you do affects the lives of other people.		2020-11-15 14:50:31
Florida	No	I fear that in this time of covid, people from infection rate areas will bring more of the virus here. I also don't want our semi-secluded neighborhoods turned into a resort community or party house rental community where people don't respect others around them, drive unsafely in our neighborhoods and put our children at risk, A1A is a highway with 45-55 MPH speed LIMITS which usually means people drive 55-70 where there are a lot of pedestrians young and old. Thank you		Please respect our wishes about this, how would you feel if a daily rental opened up near your home and disrupted your daily life and the overall feel of your neighborhood and community, which is most likely the reason you moved there?	Steve LaScola	2020-11-15 14:44:24

Sunny land Beach	No	Want people here who are friendly & care about our communities. Strangers don't care about our community!!		Would you or your family like a short-term rental next door to your home?!!	2020-11-15 14:39:06
Floridana Beach	No			Patricia Robbins	2020-11-15 14:39:41
Crystal Lakes	No	I'd rather pay more property taxes than have this become like other areas of coastal florida			2020-11-15 14:39:22
Indian Landing	No	I want to maintain the beauty, peace and neighborhood atmosphere			2020-11-15 13:24:49
Diana Shores	No	As a homeowner I've experienced living next to a short term rental. It was a bad experience - partying all hours of the night, drunks, loud music, cars left running and abandoned across the sidewalk, substantially more strangers.		This must be stopped.	2020-11-15 12:45:41
South beaches	No	More people equal more destruction		Please consider the Archie Carr refuge which provides 90 % of the loggerheads nesting sites in the country. Allowing short rentals will destroy these sites. You should see the beach in front of these air B and B homes. They leave tents, trash, chairs, surf boards overnight. They just don't care about the turtle & nests	2020-11-15 12:19:58
South Beaches	No	Alot of traffic, strange people and loud music. along with garbage left on Beaches and animal feascas left on sidewalks and properties.			2020-11-15 12:10:57
Melbourne beach	No	Neighborhoods will become nothing more than transient groups of people coming and going. There will be no sense of belonging to a community and lack of respect and caring for the area, environment and people will be the norm.			2020-11-15 05:29:08
Melbourne beach	No	"I've lived here or my family since 1978. I see what has happened to this Area. This was the hidden gem in florida. Now our public beaches are packed and I feel for all the people who are being exposed to nightly and daily renters. Don't ruin our paradise and make it turn into a Ft Lauderdale. It's the one area in fla that has been preserved over the years for its beauty Stop Air BNB. Now"	Floridana and south Melbourne beach	Stop it now Caryl Mearsheimer	2020-11-15 02:45:06

Crystal Lakes	No	Visitors do not have the same vested interest in the well-being of our town and can be harmful to our family-oriented community and residential lifestyle.	A lot of speeding in the neighborhood, unfamiliar cars, and persons come through making it difficult to ensure the safety of the community by keeping tabs on things from a neighborhood watch perspective.	Just because officials like the idea of additional revenue, if they cared about the quality of the community they should consider other sources of revenue or cut back the budget before changing the entire character of where we live.	Lanie D'Alessandro	2020-11-15 02:08:30
South Shores	No	The quality of life in the South Beach area will change. More Covid cases will come to our area because short term renters will be coming in from around the country or even the world. There will be more traffic. Short term renters don't care about their behavior because it is not their own neighborhood and no one knows them. Frequently, more tenants stay at short term rentals than are listed on the rental agreement. This area is a highly sensitive environmental area that renters don't know about or care about. It is the primary nesting area for sea turtles. Vandalism and crime rates will increase as throngs of short term renters come to the area. The noise level increases in quiet neighborhoods when a houseful of short term renters come in. They don't care about others because, after all, they will never see these full time residents again! When these renters come to an area they are anonymous residents and have no loyalty to maintaining the quality life for all who live here.	No	Would you want your neighbors to list their homes on Airbnb or VRBO or other similar online rental properties business.	Peter and Kathleen Fleury	2020-11-15 01:02:26
South beach	No	Bought in area to enjoy the quiet and natural beauty		May loose current residents and taxpayers		2020-11-15 00:43:30
Crystal Lakes	No	I have to work for a living and I like my nice quiet area. The home across the street at 5170 Palmetto Drive is listed on a web site for daily rental.	The only thing I saw was before COV-19.	I do not think it is a healthy thing for our quiet neighborhood. I have paid my taxes at my home for 28 years and I should not have to put up with people trying to make a fast dollar at my expense.		2020-11-14 23:16:18

Melbourne Beach	No	I do not believe that local zoning or ordinances should be amended by any other jurisdiction. Allowing short term rentals in our community would have a tremendous negative affect on our quality of life and would create a negative transient vibe to our close knit community. Previous complaints about short term rentals may not have been received before because they are NOT ALLOWED				Mary Anne Minerva	2020-11-14 23:15:08
Crystal Lakes	No	This would be an invasion of quiet enjoyment, create transient traffic and reduce safety. Daily rentals commercializes our neighborhoods.	Excessive traffic and loud parties	Single family residential does not allow daily rentals. This is a violation of zoning laws. It's as if each home has become a bed and breakfast or motel. Property values could decrease.		Sam and Lisa Nasrallah	2020-11-14 23:06:07
Indian Landing	No	Short term renters are a totally different addition to our quiet community. They do not treat there rental like home. More trash on the beach and streets, more drinking and more lives lost on A1A		Please treat our community like your own. This will drop our property values and we will remember who listens to our concerns.		Judy Whitaker	2020-11-14 23:01:24
Merritt Island	No	I currently have a short term vacation rental next to my house with out of area owners and experience daily loud music, fowl language, lots of traffic, parties into the early hours of the night as well as parties many day time hours as well. Drinking, even possible drugs - possibly by underaged persons staying in the home as there is no supervision. Lewd and naked people in their backyard viewable from the windows of our home as well as our backyard. People coming onto our property, now requiring us to spend a couple thousand in surveillance cameras to protect ourselves and extra landscaping to plant trying to get more privacy. No more peaceful evenings or weekends sitting outside as it is not fun listening to all that next-door. This has destroyed our peaceful neighborhood.	Extremely disruptive to our neighborhood. Bringing several people of questionable quality right next door. No more peaceful evenings or week-ends spent outside in backyard.	Please vote NO to any changes to the current law. PLEASE. Save our current, residential family neighborhood. We bought into our neighborhood and this county to live the residential family life. Please keep it that way.		Colleen Hausman, Merritt Island	2020-11-14 21:53:36
Melbourne Beach unincorporated	No	Transients are hard to monitor for criminal activity and crime us already on the upswing from nonresidents on the beach. Our HOA requires a minimum 1 year contract to rent.	Some of the motel, bed and breakfasts, and rentals in florida-nia beach.	Let short term problems go to other more tourists centered counties or use our motels. Don't bring those problems, drugs and drinking, to our family neighborhoods		Russell Motz	2020-11-14 19:15:40
Melbourne Beach	No	It will impact the business of legitimate Hotels and B&B's in the area.		What do the Commissioners propose regarding control of daily and short-term rentals?			2020-11-14 18:22:17

Florida Beach	No	Unfortunately so many people who rent have complete disregard for those who live in the area. Maybe if people started to take personal responsibility for their actions and were just courteous and respectful in general we wouldn't need to go down this road. It's a representation of our larger societal problems.			Maybe we could also look at the approach of contacting the major rental agencies to see what their rules are to see if they even enforce them. Maybe we could ask to have some type of "welcome to the area, here's some things to keep in mind while visiting" type of pamphlet or something.	2020-11-14 17:02:50
Melbourne Shores	No	We are zoned residential & that is why we bought a home here. I do not want to live in a commercial zone & that is what allowing vacation rentals in our neighborhoods will do to our peaceful family homes.	Vacation rentals have become party places with crowds, privacy, noise, parking, drugs, & environmental concerns. These issues will not be regulated like a hotel/motel would be.		South Beaches includes the Archie Carr National Wildlife Refuge and should remain low density. Only citizens who are owners & live full time in this area have a vested interest in maintaining this beautiful protected area. Why would the county change this other than to make a profit? Perhaps we should appeal to Florida Fish & Wildlife and the federal government (EPA) to block the proposed zoning changes?	2020-11-14 16:22:35
South Beaches	No	If oversight remains local, and proper permitting, tax collection and management are addressed, with a maximum number per neighborhood based on total density, I believe a compromise could be reached. I myself have rented as a VRBO/Airbnb client in condos and single-family homes for small as well as very large family reunion gatherings. I understand the problems that arise. State governance of something like this is not the solution; local management must be in place if daily/weekly rentals become our reality.			Having been a guest at a daily rental, both single family and condominium, the potential issues people are concerned about are very real. Our family group, though respectful and clean, can get loud - it happens when 12+ people gather. LOCAL MANAGEMENT and LIMITS based on neighborhood size/density, enforcing QUIET HOURS like any hotel or condo rental would - must also be specific and enforced. These rentals are adjacent to homes with elderly, children, pets - and group rentals often interrupt one's RIGHT to PEACEFUL USE and ENJOYMENT of their R-1 zoned home. Irrefutably changing zoning is just plain wrong.	2020-11-14 15:25:30
Woodlands	No	We moved here 30 years ago and have seen many changes. This is one change that will be detrimental to our communities!	Prefer not to comment		Daily and short term rentals are usually to people who have no concern in keeping this area pristine.	2020-11-14 15:35:20
South Shores Melbourne Beach	No	They bring people into the community that can be noisy and unaware of the rules concerning our beaches and turtles.				2020-11-14 14:07:49
Melbourne Shores	No	Potential to disrupt the peaceful, "residential" lifestyle, that we all worked so long for, to enjoy.			If you don't put a party house next to mine, I won't try to put an airport next to yours!	2020-11-14 12:55:32

Melb. shrs..	No						Vera Brown	2020-11-14 11:08:49
Sunnyland Beach	No	I have no desire to live next to a hotel/vacation rental.						2020-11-14 00:09:19
South Beaches	No	To protect the environment and the quality of life here	Many vehicles, loud parties and damage to the dunes	It will destroy the quality of life here				2020-11-13 23:16:08
Crystal Lakes	No	Party, Party need I say more		Not at this time				2020-11-13 21:40:26
South Beaches	No	We bought a house here thinking it would continue to be a quiet residential area. I'm sure most other people here feel the same way.	Noise, loud music, people coming and going in the middle of the night.	I don't understand why any government group can have the ability to arbitrarily change zoning and impact the lives of homeowners who have the right of quiet enjoyment of their properties.		Sandra Brinckerhoff	2020-11-13 20:38:16	
Chrystal Lakes, Melbourne Beach	No	Such rentals bring drugs & crime, reducing safety for children & residents, and property values. There are hotels & motels for such purposes.		Why do commissioners want to impose such rules? What will it take to remove such officials from positions of doing harm to our communities?			2020-11-13 20:21:05	
Melbourne Shores	No	Noise, trash, crime, crowds - general lack of respect for anyone but their short-term enjoyment	partying was out of hand	this will simply destroy a way of life in the south beaches			2020-11-13 20:21:06	
Floridana	No					Jamie Brown	2020-11-13 19:28:08	
South Beaches	No	I don't want our little slice of paradise to end up like south Florida		Don't fix what ain't broke.		Jim Rosasco	2020-11-13 19:19:25	
crystal lakes	No	those type of rentals are better suited for hotels or in the area of cocoa beach		the house next door (which was recently sold) was being used for weekly rentals. the people stayed up all night partying bringing a lot of noise. this neighborhood is filled with kids that go to school and people that get up early to go to work. please don't allow this type of thing to happen in kid friendly neighborhoods. let those renters go party up in cocoa beach where there are plenty of rentals to be found.			2020-11-13 18:45:11	

Flori- dana	No	Bought this home 8 months ago in a supposedly residential area w/o businesses and transient people			Don't want any rentals at all. Got one up the street and is a real shit hole and renter is on drug's	DONALD EASTMAN JR	2020- 11-13 18:39:11
test	No						2020- 11-13 13:42:13
Merritt Island	No						2020- 11-12 23:22:15
Palm Bay	No	The beaches are busy enough, not to mention it would increase crime in much of the Brevard Co. areas.	The tenants have multiple autos while renting, & don't respect neighbor homeowners driveways & roadways! Always a problem with parking on private neighborhood homeowners driveways & property/lots!		Don't allow it at this time!!		2020- 11-12 00:41:43
Mel- bourne shores	No	Moved to this community FOR this community – not a resort town	Fire Tobia!				2020- 11-11 23:21:30
Island Oaks	No	Short term rentals do not belong in neighborhoods In addition to lowering property values, it disturbs the quality of life for day to day residents. Partying and larger than normal numbers of dwellers will disrupt homeowners lives. In addition, there is no way of knowing if the renters are former felons, child molesters, etc.			Vote NO! As a relatively new Brevard County resident (just under a year), it would make me consider leaving.	JoAnn Cra- vens	2020- 11-11 02:38:44
Merritt Island	No	I live in a quiet residential area and do not want transient people who care little for our quality of life					2020- 11-10 17:45:25
Flori- dana beach	No	You know why. Residents against the noise, litter, etc. Tobia is a greedy asshole who doesn't care about constituents, only his donations.					2020- 11-10 14:26:00
South Tropical Trail	No	Noise				Cheryl Belkin	2020- 11-10 14:10:12

South Merritt Island	No	Quiet family neighborhoods turn quickly into nightly or weekly vacation party places. Renters absolutely don't care about noise, music, speeding, parking or regard for other people while on short term vacations. It's awful living next door to one. Or more than one.	Late night parties, noise, non stop-one after another. Cars, noise... it's tiring and it's like living next to a frat house. It's one thing if you choose to buy and live next to an advertised hotel. It's another to have someone buy property just to turn into an air bnb.	Our local hotels are hurting enough... and there is no shortage of rooms.	2020-11-10 03:55:23
Merritt Island	No				2020-11-10 03:55:51
Merritt Island	No	Unfortunately many rentals have noisy people who will not respect the neighborhood and community.			2020-11-09 22:53:41
Satellite Beach	No	Short term rentals would put more drivers on the roads that could put children and pedestrians in more danger in our neighborhoods			2020-11-09 21:45:09
New-found Harbor Drive	No			"Please don't allow the State of Florida to have control over short term rentals. Let's keep our neighborhoods residential and tourist areas for vacationers. We struggle keeping our IRL clean and the sides of 520 and 528 clean, so imagine how horrific it would be if tourists infiltrated our neighborhoods and brought their "I don't care, I'm on vacation" attitudes."	2020-11-09 20:25:34
Merritt Island	No	They are disruptive to the lifestyle we as residents enjoy.		We don't need this here in our community. How does this help us or improve our lives? It doesn't. End of story.	2020-11-09 20:25:36
Mel-bourne Beach-Unincorporated	No				2020-11-09 18:03:19

South Merritt Island	No	Too many parties out of control				2020-11-09 17:39:18
New Melbourne Beach/South Beaches	No	<p>"This is our home, our neighborhood, our sanctuary. If we wanted to live in a resort area with an ever transient population, we would not have purchased a home here.</p> <p>I live off a dirt road shared with my next-door neighbor, our houses are very close. If either home were to become a nightly, daily, or even a weekly rental it would be a living nightmare. All sense of security, calm, and peace would be lost. Never mind the negative impact on our property value.</p> <p>How would you like to have a constant stream of unknown vacationers next-door, in your neighborhood, and throughout your town? Is that the type of place you would want to live in?"</p>		As our elected representatives you should have the best interests of the full-time resident homeowners in mind. The fact that this change is even up for consideration tells me you do not! I have been a resident of the south beaches for nearly 20 years, and am truly saddened that you have so little regard for our home.	Kelly Ahern Zaunere	2020-11-09 13:18:01
Merritt Island	No	Merritt Island is a residential family area with most businesses located on Rt 3 and 520. Allowing people to rent short term could increase crime since there will be so much turnover in a place, then property values will be lowered. There is a reason why some places don't allow it	I am not comfortable with having a different set of strangers every day next door to me, I won't feel safe. It is different than just having a new neighbor move in and getting to know them. There will be no sense of community or neighbors looking out for neighbors.	Please don't just think about short term gains, think about safety and sense of community	K. Calin	2020-11-09 02:50:28
Melbourne Beach	No	I do not want short term rentals in south Melbourne Beach. I like our community the way it is now. I would not choose to live in a "rental" area. This area is a compilation of single family dwellings with a liveable ambience.		Please vote to protect our communities.	Mikele Carter	2020-11-08 23:57:17
Cape Canaveral	No	Daily rentals have a negative effect on the quality of a neighborhood.		Short term rentals hurt residents who already suffer from lack of long term rental options.		2020-11-08 22:44:02

Surfside	No	We have one next door to us for two years and have called the police because of the all night parties.	Already reported to code enforcement	Let the rentals be next door to you or on your street. You won't be happy	Sue Kovras	2020-11-08 22:30:26
Merritt Island	No	I selected Merritt Island for my home because it's a family oriented area and not a tourist destination. Cape Canaveral and Cocoa Beach are for the tourist population.		Please don't let this area turn into the over crowded west coast. There are more than enough hotels and rentals in Cocoa Beach and Cape Canaveral.	Susan Thomas	2020-11-08 21:39:40
Melbourne Shores	No	They create a nuisance and ruin the peaceful neighborhoods we have here.		Let's preserve our neighborhoods for the residents who live here and not those who want to make a buck at the expense of the community.		2020-11-08 20:36:24
Melbourne Shores	No	I don't want a Motel 6 across the street.	Short term rentals will adversely affect my neighborhood. We moved here to live in a quiet family type neighborhood, with a low rental ratio, and limits on future major development. This action will change all of that. Other areas of the country and in this state have suffered terribly when they switched to short term rentals, driving out homeowners, as the influx of tourists with no tie to the community, no care for the neighbors or environment became too much to deal with.	Please leave Brevard County with local control over our codes and zoning. The state cannot govern appropriately what is a local issue.	Frank Hernandez	2020-11-08 18:32:55
Surfside Es-	No	currently, AirB&B houses are causing NOISE, excess parking on the street, and large amounts of GARBAGE. No one wants this in their neighborhood	Parking problems and noise	NO SHORT TERM RENTALS.	Susan	2020-11-08 18:19:31

Mel-bourne Shores	No	Short term rentals will adversely affect my neighborhood. We moved here to live in a quiet family type neighborhood, with a low rental ratio, and limits on future major development. This action will change all of that. Other areas of the country and in this state have suffered terribly when they switched to short term rentals, driving out homeowners, as the influx of tourists with no tie to the community, no care for the neighbors or environment became too much to deal with.	There have been large numbers of people and loud parties at these places, creating a nuisance. And when complaints are made, there is no recourse for enforcement.	Please leave Brevard County with local control over our codes and zoning. The state cannot govern appropriately what is a local issue.	Cheryl Hernandez	2020-11-08 18:12:06
Mel-bourne Shores	No	My neighborhood is not a resort community. Leave it in the current zoning. We do not want short term rentals!		Why would you consider ruining family neighborhoods by allowing this type of rental? I ask all of our County Commissioners if they would like to have short term rentals next to their homes?	Scott M. Rich	2020-11-08 18:03:11
South Beaches	No	We have a very sensitive environmental area that I don't think short-term rentals would understand or respect				2020-11-08 15:13:04
Merritt Island	No	We need more affordable housing for families that are here first. When the people aren't hurting, then we can re-look at this situation. The people living in our community now should be our priority		Please put your community first, not corporate pocketbooks		2020-11-08 13:50:37
Down-town Mel-bourne area	No	More opportunity for crime with outsiders invading our neighborhoods. don't want constant strangers in and out of my neighborhood.	There was an Airbnb across the street from me. There was constantly different people and vehicles in the home. I didn't feel safe as a single person not knowing who they were and where they came from. This nonsense will also bring down property values without a doubt.	This nonsense will bring down our property values, no doubt.		2020-11-08 13:32:19

Merritt Island	No	This would make our already congested traffic on SR 520 and 528 not to mention Courtney Parkway. We do t need residential vacation rentals in our community. I have seen first hand what tourists do to our beachside community and I will not support this. As a long time Brevard county resident, I strongly disagree with this proposal from our county commissioners. I don't feel it's right as we local residents don't even get to vote on this proposal that's being brought up by people that probably don't even live on this beautiful barrier island.		This is a terrible idea. If the people of Merritt Island voted on this plan I can safely assume this would not pass.	Sarah Peterman	2020-11-08 13:24:22
Treetop Village	No	Noise, disruption in the neighborhood, too much traffic, spoiling the beaches, and disturbing the turtle nesting. These problems occur when short-term or daily renters have little or no vested interest in the surrounding communities.		I am opposed to daily rentals. This change would negatively effect our peaceful, pristine, seaside community. The increase in traffic on our ATA roadway will cause severe congestion and continued accidents. Our wildlife will be at risk in the preserves, on the beaches and on the roadways. Gopher and sea turtles, bobcats, birds and other Florida native species are in danger of habitat loss and road deaths. This is an environmentally sensitive area that includes the Archie Carr Preserve and EEL's. The Indian River Lagoon is in constant threat of pollution.	Terry Bachmann	2020-11-08 12:35:19
North Merritt Island	No	NMI is a small semi-rural area where everyone knows everyone. Bringing people that are not stakeholders into our community will change our small town.				2020-11-08 12:58:06
South Beaches, 55 zone south of Coconut Cafe	No	Our community will just look like another Coco.		I would like to know if all this change has anything to do with Dan Winklers development of Harbor Club? Tobia has his political signs on Dans property. I would like to know if this is the county doing Dan a favor with his new Vacation rental club? The tax money and rezoning done to help the new development?		2020-11-08 12:29:01
Cape Canaveral	No	Noise, parties, lack of off street parking, trash	Not enough parking, noise levels up, extra police visits required, trash receptacles sit on the street for days	Please do not allow short term rentals. One month or longer brings in better tenants that nightly. Nightly brings in party people		2020-11-08 11:55:01
Merritt Island	No	People who don't regularly live in the neighborhood don't necessarily care if they speed, make noise, park in right of ways like a neighbor would		Keep neighborhoods family friendly. We don't need strangers coming and going. Who regulates if a pedophile rents one of these units?		2020-11-08 03:13:21

Merritt Island	No	Family neighborhoods with a lot of seniors who have lived here for years. A few rentals which are currently rented to families who contribute to the neighborhood. Daily rentals would significantly change the neighborhood atmosphere and would introduce a whole different type of occupants with no pride in our neighborhoods		This change would not benefit our community or neighborhoods in any way!		2020-11-08 00:50:43
South Beaches	No	I moved here based on the current regulations, should they be changed because others want to line their pockets? NO!!		If our commissioners allow these changes I will do everything in my power to make sure they do not get reelected!!		2020-11-07 23:48:17
Unincorporated Indianland	No	We rented across from 2 Airbnb and it is horrible. Loud noise at all hours day and night, cars in the road, strangers walking our neighborhood.	I have already reported- they just received a violation. There may be two smaller off of Diane circle as well.	We have children and just purchased in this neighborhood because we feel they are safe. Opening it up to strangers diving on our street, partying doesn't make us comfortable leaving our kids out to play.	Kelly Paulson	2020-11-07 23:52:16
North Merritt Island	No					2020-11-07 21:03:00
Merritt Island	No	They are transients and you never know who or what you'll get or if they'll be a nuisance			Lynne Maurer	2020-11-07 20:39:02
Merritt Island	No	This is a residential area not a party till dawn place		I did not invest in my home to have vacation renters partying till dawn. We will sell if it passes and I am sure many others will follow	Jacqueline Fritz	2020-11-07 19:44:32
Merritt Island neighborhood	No	I worry that these rentals will encourage behaviors unacceptable for my young children. I moved to the Island to avoid the drugs and alcohol fueled parties of cities.		If you defy the wishes of your constituents, please at least allow for a trial period before allowing a law to be passed.		2020-11-07 19:20:24
Merritt Island	No	Family neighborhoods are in danger of being taken away. Quality of life for residents will be effected		Daily rentals are not good for family neighborhoods		2020-11-07 18:59:28
Merritt Island	No	No short term rentals!!!				2020-11-07 19:04:46
South beaches	No	The reason we live here is the peace, nature and small town feeling . It would all be gone			J Manns	2020-11-07 18:53:06

Mel-bourne Beach wingate	No	Moved to this quite area for peace no partying with reckless people.		Please do not approve this.	Jo Sauve	2020-11-07 18:24:17
Sunny-land	No	After researching many years, we bought in Sunnyland. We have a young child and we are here for a low crime, peaceful community feel. We left a big city filled with rentals that only brought people who do not care about your neighborhood. Renters tend to leave trash, bring many other people and more undesirable traits. I do not want to wonder who is renting in my neighborhood- do they have a criminal background? Please do not allow short term rentals. It wi hurt our home values, destroy what we have saved and worked toward, add unsavory people - strangers- to our small neighborhood. Vote no!		Put yourself in our place. Would you want this near your children or elderly parents? Do not ruin our communities.	Amy Sulpazo	2020-11-07 18:15:13
South Beaches	No	Do not want stangers staying next to me for less than 1 Month. Not Safe	I lost the sale of my house because there are weekly rentals next door	South Beaches has a reputation for being quiet & peaceful. I've been here for 20 years & never a problem	Normand Nault	2020-11-07 17:14:06
South Beaches	No	The rentals will bring in high volumes of people who may or may not take care of the beaches and surrounding areas. One of the best things about the Melbourne Beach area is the small town, quaint feel. You know your neighbors and everyone lends a hand in helping to maintain that quaint feeling and preserve the quiet, serene area we live in. Rentals will add more traffic to a peaceful area. Please do not let this pass as it will ruin the paradise feeling that we all, as residents, sought when we bought here and wish to remain here.			Kristine Pearson	2020-11-07 15:22:01
Mel-bourne Shores	No	This is a beautiful, safe, quiet area where nature thrives and communities live and work together in a harmonious way. Bringing in daily and other short term type rentals would ruin the nature that is carefully preserved, the safety we all enjoy, and downgrade the overall quality of our great community in the entire Melbourne Beach area.		Please listen to your constituents and not the developers putting money in your pockets. Do the right thing and the people here will revere and respect you greatly. These developers could care less about the area, this is our home, not theirs.	Alan Stewart	2020-11-07 14:44:59
Mel-bourne Shores	No	Short term renters seem to be inconsiderate and do not respect our every day rules or laws. Speed limits, noise, etc.			Richard Hohenberger	2020-11-07 13:54:55

Melbourne Beach	No	Short term rentals will only run down our beaches and damage our beautiful conservation areas. Not to mention it will endanger our sea turtle population and nesting. We need to preserve our beautiful beaches by keeping them clean, which is something renters will not take into consideration.		Please do not allow short term rentals only to make money. Many of us live here to enjoy the nature, peaceful and clean environment and will certainly not have this if short term rentals are allowed. These renters will have a no concern for preserving our areas. Do not make this mistake, and make it all about money.	J. Stewart	2020-11-07 12:41:42
South Beaches	No	I work shift work and my area is quiet. Already lived near a BNB in Cape Canaveral and the visitors have no respect when arriving in the middle of the night next door,	Again, arrival times are a problem. Especially with children that want to run down the street to the ocean at 3:00 am in the morning, because they are land locked visitors from Tennessee or other areas not near the ocean. I understand the attraction, that's why live beachside. Go stay in a hotel and make your noise there, please not in my quiet retired neighborhood.	Something must be done soon or we are not going to be able to reverse it. A good idea would be to have a BNB next door to Tobia's house and all other commissioners that are voting for this very annoying new invasion on our coast. Maybe they would like to hear children screaming at 7 am in the pool next door.	Scott Taylor Buttker	2020-11-07 11:42:04
Canova Beach	No	Allowing hourly and daily rentals would ruin the residential nature of Brevard County. Too many neighborhoods have seen homes purchased by investors for the sole purpose of nightly rental. That's not what I want (or deserve) as a Brevard County resident.		No.	Kyle Schmackpfeffer	2020-11-07 04:00:12
Sunnyland Beach	No	We do not want nightly strangers in our neighborhoods. Partying and being loud. Some of us still have to work.	Our property values going down. Upkeep on the properties decline.		Marian Aquinas-Frye	2020-11-07 03:28:01

Florida	No	We want to keep our small beach town		No		2020-11-07 03:14:58
Highway A1A, south of Publix	No	It creates enticement for out of area or foreign investors and developers to buy up properties, making prices unattainable for locals and no interest in improving local communities.	I have seen firsthand short term renters pack more people into a dwelling than there are rooms to accommodate them, with overflowing cars parking on the side of the road and people bringing dogs on the beach during turtle nesting season.	Is the push for short term rentals the result of a quid pro quo between John Tobia and Dan Winkler (CBC & Phoenix Park Development)? Seems suspicious....		2020-11-07 02:54:25
South Beaches	No	Traffic		Don't let this happen!	Gail Routisong	2020-11-07 01:56:48
Merritt island	No	Higher crime, lower property values, terrible idea		Yea, don't allow it, can see no benefit		2020-11-07 01:42:39
South Brevard County	No	More tourists in areas that successfully closed beaches to Brevard residents because of Covid earlier this year makes zero sense and is rather hypocritical				2020-11-07 01:25:23
Indianalantic	No	Not nightly! Maybe monthly				2020-11-07 01:07:01
Crystal Lakes	No	Approximately four-five years ago a neighbor directly next-door rented her home through Airbnb. I did not realize at the time it was illegal. Every Wednesday through Sunday and sometimes Monday there was a party going on until wee hours of the morning. The renters were on vacation, we had to go to work. Parking was an issue as well as trash being left behind.		We moved into this neighborhood based on it's location and being a residential community. You will virtually make a business out of our quiet community. Airbnb and VRBO are a business!	Peter & Sally Goltzman	2020-11-07 00:01:37

South beaches	No	We do not want the transient visitors this would bring nor the additional congestion in the area.	The house next door to us was an illegal Airbnb/Vrbo that has since been stopped. Loud music and new people every few days/weeks was very disruptive to our quiet neighborhood. Those with young children are especially concerned.	DO NOT LOOSEN THE CODE TO ALLOW FOR SHORT TERM RENTALS!!! I don't have any sympathy for those that bought houses as an investment and want to generate more income. They knew (or should have known) the rules/code when the bought!	2020-11-06 23:40:16
South beaches	No	Will wreck the family neighborhoods.		This should be a definite no!	2020-11-06 23:18:31 Natalie Graham
A subdivision. Crystal Lakes	No		Neighbors have said guests are often loud and disruptive.		2020-11-06 22:09:15
Light-house Cove	No				2020-11-06 21:53:12
Melbourne Beach proper	No	The Melbourne beach area is not designed for short term rentals. It is a family based community		I do not see any good coming from allowing short term rentals into our family community	2020-11-06 21:39:37
Melbourne Shores	No				2020-11-06 21:37:02
South Beaches	No	We do not want to destroy the peace and tranquility that we have always enjoyed. Don't try to fix what ain't broke.		We are grandfathered in under state law now, once our current ordinance is changed we will no longer have that protection. Please do not mess with this.	2020-11-06 21:24:53 James E. Rosasco
Melbourne Beach proper	No	Bad experience	Negatively impacts our sense of community and safety of our children.	I would like to know why they think allowing these rentals benefits our community (i.e., their constituents)?	2020-11-06 21:05:22

Flori- dana	No	Yes, we are an old fashioned American neighborhood that has worked together to maintain our beach access, raise our children, help our elderly. We know our neighbors and work as a community through hurricanes and their recovery. Transients throughout the neighborhoods will rob us of the traditional neighborhood that we have invested our lives in. I have been in neighborhoods that have short term rentals in Orlando and the owners just live in their houses without interaction. Please don't do this to us.	No	I want to know if a person has a home in the neighborhood that is homesteaded. Can they do short term for 5 months and still take advantage of the homestead tax breaks?	Linda Lawton	2020-11-06 14:15:09
Indigo Cove	No	Moved to this part of Brevard to avoid tourist.				2020-11-05 17:06:36
South Beaches	No					2020-11-05 11:35:35
Flori- dana	No	Have experienced the effect short term rentals effect a town: share & party houses, beaches get crowded, more garbage, noise & security issues		The commissioner said he protects property owner rights for a few who want to profit on our wonderful neighborhoods & beaches, at the expense of the rest of us - what about our property owner rights? The disruption of our comfort, & the safety & enjoyment of the rest of us is threatened - I've witnessed it happen first hand.		2020-11-04 23:29:27
Cres- cent beach	No		They bring Excess noise and trash			2020-11-03 23:50:48
Mel- bourne Shores	No	High risk of short term renters abusing our neighborhood rules and lowers property values	Noise distur- bance, trash in our local beach and river access parks			2020-11-03 18:02:33
Mel- bourne Shores	No	Our areas are largely full-time residential and short term renters are potentially disruptive and not respectful of the communities they are staying in with regard to noise, driving, etc.	No	Nine new hotels have been constructed in Brevard County - let them have the business!		2020-11-03 15:41:12

South Beaches	No					Jose, Betty Gonzalez. We own oceanfront home and a townhouse in South Melbourne Beach.	2020-11-03 15:21:30
Melbourne Shores	No	I w				We purchased our home because of the quiet and friendly neighborhood and low traffic footprint. We are concerned that short-term rentals would destroy this peaceful ambiance.	2020-11-03 14:38:34
Melbourne Shores	No	Short term rentals will negatively impact the quality of life in the South Beaches. This is not a resort community, it is a residential community. There are plenty of short-term rental properties available in other parts of Brevard County.				Don't enable the decline of quality of life in the beach communities of Brevard County. People live here because this is NOT Fort Lauderdale. Don't destroy our quality of life.	2020-11-03 14:11:36
Melbourne Shores	No	I don't want the residential nature of our community to change				Do not change our community. Owners who rent usually don't reside here and won't be affected by the increased traffic, noise and crime.	2020-11-03 13:30:07
S. Cocoa beach	No	Their tourism dollars don't make up for the trash they leave on our beaches and streets					2020-11-03 10:14:35
Paradise beach	No	Owners have no respect for excessive lightong. Numerous parking invaders streets with all types old vehicles. Nose all day and night. No regard for our property hanging clothing all over fence etc			Underage drinking and filthy language all times all day and night irregular parking on lawns and streets. Trash.	Very very bright Security lighting activated on motion sensors That turn on with any breeze. Security cameras pointed at my house and property	2020-11-03 02:19:33

Indian- tic	No	We are tired of the extreme traffic and noise. We are tired of the trash being left on our beaches.	An Airbnb down the street from our house continually lets more than the 10 people( maximum according to the Airbnb add) stay. We constantly see at least 20 people staying in one house and cars overflowing onto the street. Trash is left everywhere and the noise is disgusting. The house is a two story house on Poinsettia St., two houses from A1A.		2020-11-03 00:29:24
North Indi- alantic (uninc Brevard)	No	"1. safety 2. Traffic 3. Safety for our kids who walk to bus stops along A1A and will encounter non-residents on a regular basis - so again, safety. Lots of other good reasons too, but it would change the dynamics of so many communities and most of us have time to get to know our seasonal neighbors/ in and out hotel style traffic is not why I live where I live. Thank you for asking :)"		Mostly think about how it will change the scope of the neighborhoods and make families not want to live here.	2020-11-02 23:11:47
South Beaches	No	Because they do not respect our beaches. Too much trash left on the beach, chairs, items left overnight on the beach. Lights left on over night during sea turtle nesting.	I have pictures of trash and items left on our beach.	It also takes away homes for people to live here year round.	2020-11-02 19:33:38
Unincorporated Melbourne Beach	No	This is our retirement home. We selected this home because there are laws to prohibiting rentals. We love the peaceful, clean beach and do not want commercialized beach traffic, damage.		I expect the commissioner's to represent homeowners protect our beaches and properties. They should not be supporting or promoting vacation rental investors .	2020-11-02 16:32:09
Waterford Bay	No	Opposed to commercialization of pristine beaches		totally opposed to nightly and short-term rentals in our communities	2020-11-02 16:20:36

Unincorporated	No	Illegal with the current zoning laws, current zoning laws should not change	Police, fights, parking issues, noise after 11PM, crime.			2020-11-02 15:57:02
Satellite Beach	No	Short termers don't care one bit about your neighborhood. They come, they mess, they go. They are on vacation - don't care about those who live and work here. Don't care about the noise, the trash they leave on the beach, the dunes they tear up walking over. They JUST DON'T CARE because it's not theirs.	not at this time	Please respect those of us who live and deal with this every day		2020-11-02 15:36:02
Indian Landing in south beaches	No	More people = more destruction. It really is that simple.	I clean up their beach trash everyday	In North America, sea turtles primarily nest from North Carolina through Florida, with over 90% occurring in Florida. Within that range is the Archie Carr National Wildlife Refuge, a 20.5-mile section of shoreline between Melbourne Beach and Wabasso, along Florida's east central coast. Since its establishment by Congress in 1989, the Carr Refuge, named after STC's founding scientific director, has been a major success. The stretch of beach within the Refuge boundary is home to the most important sea turtle nesting habitat in the United States. More loggerheads nest within the Carr Refuge than anywhere else in the Western Hemisphere. In addition, over the past several years there has been a significant increase in both green turtle and leatherback nesting. Protection of these beaches is essential to the survival and recovery of these three species.	Marsha Fisher	2020-11-02 15:03:40
South Shores River-side	No				Jacqueline Buck	2020-11-02 14:44:53
south beaches	No	We live in an environmentally sensitive area		do not allow	Peter Aydelotte	2020-11-02 14:25:28
South Beaches	No	Rising property taxes, changing renters from involved citizens to uncaring, short term tourists		It's already difficult to afford housing with a local career with South Floridians, out of state engineers and retirees out pricing long term citizens of the area.	Jeffrey Margaritondo	2020-11-02 12:07:35

Aquarina	No	I volunteer at the Barrier Island Center and with Friends of Archie Carr and want the best protection for the sea turtles and our dunes. If our area offers short term rentals the information to protect the Dunes, lighting issues and sea turtle nesting habits would be difficult to constantly educate an ever changing clientele group.	I have seen children using paddle boards to slide down the Dunes. I have observed beach front homes leaving lights on during the night. I took a boy to Town Star Aug. 2020 so he could wait for his mom to come from Boca to pick him up. He left a rental house that the people were doing things he didn't want to be involved with.	We live in paradise and I want to keep it that way!	2020-11-02 00:50:23
Sunnyland Beach	No	I feel it will drastically change the neighborhood in ways no one can predict with certainty. Traffic, noise, garbage on our beaches, disturbance of our natural wildlife are just a few of my many concerns. When I purchased my home in 2014, I bought a home in a wonderful neighborhood. I did not purchase a home in a commercial area for this reason. There are plenty of places for vacationers to rent, including many homes already available in the South Beaches of Brevard.		Please don't make any changes to our current ordinances- we could potentially lose our current control if these ordinances are amended.	2020-11-02 01:14:43
Brevard	No	It is very disruptive to a neighborhood		Please do not allow short term rentals in Sunnyland, it will disrupt the feel of our neighborhood and affect our quality of life and the value of our homes.	2020-11-02 00:52:54
Crystal Lakes, South Beaches	No				2020-11-01 23:58:24

Crystal lakes	No	It will be too crowded , increase crimes and lower our housing market. Our towns can not afford this change , we do not have the traffic availability nor beach room!		As a native this area is getting to its capacity with the roads as they are. A1A can not handle more traffic, the beach has suffered enough and re-nourishment is turned in to a financial nightmare. Turning these in to rentals would be a mistake for all involved, sheriff can not handle the county as it is, if there is a problem odds are good it will take a long time for response and crime will surely increase. Please consider saving our paradise as it is, 3 month rentals are great but nightly brings in transient traffic and that is not something I can support	Victoria smith	2020-11-01 22:38:38
Sunnyland Beach	No	"It would ruin our quiet safe neighborhoods. Most of us chose to live here even though we are far from amenities and businesses, due to the fact that it is so pristine and quiet and safe. Allowing this would mean an area full of transients instead of a community."	No, not specifically	Not really, I just can't believe this could happen to all of us who own property here and chose to live here.	Lynn Gronosky	2020-10-31 17:07:22
Sunnyland	No	Moved here bc of natural beauty and environment. Tourists do not value what they do not own. They are harmful to the dunes and turtles.		Respect the South Beach residents. More important, RESPECT the natural environment bc once it's gone, it's gone forever.		2020-10-31 16:00:11
South Beaches	No	Rentals should be a minimum of 7 days	Very short renters have no respect for neighbors or the beach	No	Jerry Giacomino	2020-10-31 15:12:32
"SOFA"	No	This is a quiet residential community . The nature of the proposed rentals would lead to an increase in noise, traffic, petty crime, etc. This would all lead to a reduction in the quality of life, the ambience of the region and a increase in taxes to deal with these issues. We have kept the high rises out because we did not want to deal with those issues. As a long time resident (50 yrs +) I would like to see the quality of life maintained rather then line the pockets of a limited few.		Leave it alone ! There are far to few areas left with the unique qualities of this area.	Bob Heins	2020-10-31 14:41:34

Florida Beach	No	Our communities in Brevard County are not "vacation" destinations. These are year-round, economically thriving cities and towns populated with folks who live and WORK here. We could not abide the increase in traffic, late-night noise and environmental deterioration that permitting short-term rentals would surely bring. Nor do we relish the thought of having to incur the cost of extra public services that would be required to handle an increase in tourism to our neighborhoods. Short-term rentals would also encourage remote ownership by investors in real property. Such owners have no stake in protecting our communities' integrity and our local values.		We insist that you DO NOT change the zoning codes to permit short-term rentals in our beach communities!!	2020-10-30 14:30:45
Florida	No	Florida Beach is a real community with people who have shared life together for years. It is like no other I have seen or ever been a part of. If vacation rentals are allowed, instead of neighbors, there will be strangers; everyday. Families will have to deal with cars speeding and parties next door constantly. I saw this happen in Singer Island, Florida and in Briny Breezes, Florida. Don't allow investors to do this to our communities. The investors don't live here, but they will exploit our beautiful beaches and close community. An exploiter is a user, someone who takes advantage of other people or things for their own gain. Being an exploiter is selfish and unethical. To exploit someone is to use them in a way that's wrong, like an employer who pays low wages but demands long hours, or an investor who buys property in a family community that he doesn't live in, and rents it daily or weekly just to make a buck more than renting it long term.	It is very uncomfortable and lonely people in the house next door. I miss our friendly neighbor that rented the house for years.	Vote No to Vacation Rentals in the South Beaches	2020-10-30 00:18:59
melbourne shores	No	i don't want a bunch of strangers walking around the place, making noise and disrupting our perfect neighborhood		Go away, we don't need any changes.	2020-10-29 23:27:49
Florida beach	No	Noise. Litter. Dunes and turtle being damaged. Asshole tourists who don't care about our beaches, wildlife and property. We are NOT a resort town.	See previous answer	Put interests of constituents and full time residents over those of special interests and out-of-town investment property owners.	2020-10-29 21:47:41

SOUTH MEL-	No	THIS IS A COMMERCIAL OPERATION IN A RESIDENTIAL NEIGHBORHOOD. IN THE PAST CODE ENFORCEMENT DOES NOT CARE - THEY SAY THEY CAN'T ENFORCE THE CURRENT RULES. IS IT LEGAL TO IMPOSE UPON MY QUIET ENJOYMENT OF MY PROPERTY TO FINANCIALLY BENEFIT THE GOVERNMENT AND A SMALL FRACTION OF OWNERS.	DUMPING TRASH ON THE BEACH AND IN OUR INDIAN RIVER LAGOON. TRESPASSING ONTO OTHER NEIGHBORS PROPERTY. TONS OF LIGHTS ON THE BEACH DURING TURTLE SEASON - I CAN GO ON AND ON. IT'S FRIGHTENING TO HAVE PEOPLE YOU DON'T KNOW ARE NOT DANGEROUS STAYING NEXT DOOR.	I THINK ALL RESIDENTS IN UNINCORPORATED AREAS SHOULD HAVE THE RIGHT TO VOTE ON SUCH A PROPOSAL THAT HAS AN ENORMOUS IMPACT ON RESIDENTS THAT HAVE CHOSEN TO LIVE HERE LONG BEFORE AIR BNB OR VRBO EXISTED.	TERESA (TRACY) WARREN	2020-10-29 20:22:35
south patrick shores	No	We already have a gang bums that are roaming our neighborhood to steal, use drugs (needles found everywhere), and beg from hard-working residents!!		Commissioners, ask yourselves!! What would you want for your own neighborhood? What is truly best for Brevard county??? NO to short term and nightly rentals!!!!	doreen everett	2020-10-29 20:16:34
Melbourne Shores	No	This is a residential, quiet, private community where families raise their kids and work hard. The beaches are protected turtle nesting areas and the eco system is delicate. There are very few commercial businesses. We want to keep the residential quite to continue raising families and keep party houses out so we can sleep at night and not worry about who our neighbors are. There has been nothing but complaints of these type of rentals up and down the coast. It ruins neighborhoods. We are invested into keep our small community safe and quiet and these type of rentals are not conducive to the type of community we live in and work to maintain.		We read the evidence of what bringing these type of rentals into communities does. It is destructive and creates disharmony. The towns along the coast that have them have locals moving away to get away from them. Is that fair? The hotels and motels are for these renters, they don't need to be thrust into private communities. Evidence has been shown locally of what they do to the protected dunes and delicate ecosystem. These people have trashed turtle nesting areas with their parties, ignore regulations and no light orders for nesting season, park in undesignated places, leave trash, keep neighbors up all night, infringe upon the rights of home owners, break noise ordinances and more. Again, this is a small, quiet residential area with government protected turtle nesting areas all along our beach (we can't even take our pets on this protected beach but can allow these people?) and we don't want this here!	Jim and Marilyn Howe	2020-10-29 17:57:01

Ata near Sea Park	No	Want quiet & family focused environment				2020-10-29 15:43:43
South Patrick Shores	No	No	Drug trade people are constantly in and out of the overnight, airbnb or what ever it is called. The owner lives in the area and does not care.	LEO are limited in what they are allowed do. Making these places flop houses for undesirables seems like a bad idea.	Jim Yancy	2020-10-29 11:28:42
Florida Beach	No	After moving from Lauderdale by the Sea in Broward county we have lived through the negative impacts of short term rental, absentee owners. Property values decreased due to the undesirable changes in the "neighborhood". Covid 19 quarantine has made these rentals more desirable due to unavailable social venues and the problem will only get worse. Noise, pollution, underage drinking, coastal dune damage are just a few of the horrors we have encountered. We purchased residential property and hope to keep it that way!!!!	Noise, parties, underage drinking, drug use, parking issues, confrontations with renters not abiding to coastal dune regulations, large pollution, large gatherings, dogs not on leashes on the beach.	Please vote no!!! Nothing good comes out of this. Brevard should learn lessons from Dade and Broward counties, their beach front communities are a disaster!!!!	Natalie Reiss	2020-10-29 05:37:55
Florida	No	I lived in are area where everything became short term rental investments. Few long term residents remained and the school had to bus in students and the businesses found it difficult to get employees because nobody could find/afford housing near the work place-Anna Maria Island Florida		Should be a minimum of 3 months	Noreen Williams	2020-10-29 00:49:53
S Patrick Shores	No	Nervous		No		2020-10-28 22:33:51
S. Patrick Shores	No	These are single family dwellings, not overnight vacation destinations. Just reeks of transient trouble to me.		We need to protect the safety of our tax paying residents.	Jill Barton Phelps	2020-10-28 21:28:42
Marks' Landing	No	Transient folks do not have the same "owner care" of area or neighbors as long term people do.		Tobia should listen to all his constituents, not just favored donors.		2020-10-28 18:27:06
Indian Landing	No	Besides more traffic, crowded beaches, lack of respect for property and neighborhoods... We live in our Neighborhood, not a resort area.		How will short term rentals effect property values?	K. Joos	2020-10-28 17:53:37

Unincorporated Indianland	No	Because I live in a neighborhood zoned for residential use, running by the night or short term rentals is commercial. I don't want the stress on our infrastructure, I don't want non vetted people staying next door to my home and my children,		Because I live in a residential neighborhood and it's not a place for businesses. I don't want the stress on our community infrastructure, I don't want non vetted people staying next door to my children's home, I don't want the noise and disruption of vacationers next door, I don't want more parking issues than we already have on our small street, I don't want my family to have the inability to have real neighbors, I don't want people who don't even live in town running rentals they aren't overseeing next to my house... and I have TWO short term rentals next door to me already. I say all of this from a place of my experience the last three years.	Kristen Smith-Cabrera	2020-10-28 17:08:08
South Patrick shores	No	Allowing short term rentals drives up prices for rent in what used to be affordable neighborhoods. Owners who do not live in the county or sometimes even state, do not want to rent to long term county residents at a reasonable rate when they can rent out nightly for 5x the price. When local families cannot afford to live in the neighborhood, they will not want to commute to work. So you will see an influx of temporary, seasonal, visa holding students come to the area to support and live in these short term rentals sometimes with double the normal occupancy to afford the rent. This is happening all over the country already. You can ask any local resident in these small, vacation towns and they will give you a list of the deferments that short term rentals bring. And what about the safety of the children who still play in the streets of this small neighborhoods? Constant speeding drivers and strangers staying in the neighborhood is a massive risk to the safety of families.	I have an entire list of the addresses of these rentals that are so far breaking codes. Owners are nowhere to be found.	If you allow these rentals, you will lose my vote and I will actively work to spread the word of the damages you plan to allow to happen on the neighborhoods.	Rachel Fraser	2020-10-28 16:56:56
Crystal lakes	No	It would change from a nice quiet neighborhood to a vacation place and increase traffic.			Owner crystal lakes	2020-10-28 15:20:11
South Patrick Shores	No	We are a neighborhood, NOT a resort or tourist location. Think Mayberry RFD			Charlie Graham	2020-10-28 15:23:29

PO Satellite Beach, not in city, in unincorporated Brevard	No	We have a family-friendly neighborhood, emphasis on NEIGHBORHOOD. We know each other, watch out for each other, respect each other. Short-term rentals destroys this.		Perserve our neighborhoods and property values. No short-term rentals.	Donna Morris	2020-10-28 14:49:07
Satellite Beach	No	We are a family community, maintaining a family theme		We are not a commercial / rental / transient community and have NO desire to become one		2020-10-28 14:35:43
Melbourne Shores	No					2020-10-28 13:13:40
Satellite Beach	No					2020-10-28 12:53:18
Satellite Beach	No	Takes away from the families in the neighborhood and decreases the security	Constant flow of different people every couple of days. Don't take the care of the house they would if they lived in it	Ruining my neighborhood. Two right across the street from me. Another one converting because it is "so lucrative"		2020-10-28 12:19:37
Satellite Beach	No					2020-10-28 12:20:22
The Moorings in South Patrick Shores	No	We like the non-tourist, family and residential atmosphere. I moved here for this reason. Please keep the tourist in the condos and hotels.				2020-10-28 11:14:05
South Patrick shores	No	Parking always becomes an issue, loud parties, danger to our kids as possible sex offenders not screened. Our neighborhood is a quiet family friendly place. We don't need commercial activity in our residential area. Our neighbors that ran an Airbnb had a wedding at the house during peak covid with over 100 cars on our street.	Constant parking issues, parties nuisance.	Not in our neighborhood! We will vote out any political candidates that support Airbnb.		2020-10-28 10:51:29
South Oatrick Park	No					2020-10-28 10:32:39

Sunnyland Beach	No	In and out renters do not become a part of the community. I live here because I like the small town feel and caring we have for one another and for our community and natural areas.			Please do not allow short-term rentals to ruin our communities. The small town feel and caring for one another we have, often compared to Mayberry, is special. When we drive down the street we stop and talk to our neighbors, we take care of each other in good and bad times. When my husband was killed in an accident in 2006, my new neighbors in Sunnyland Beach came forward as a community and saved me. Please allow us to keep our little slice of paradise a friendly and caring place. Thank you.	Theresa Hannon	2020-10-28 07:31:34
South Patrick Shores	No	A short term vacation rental in our neighborhood was very noisy with parties all the time. You could hear them across the canal. I'm also concerned that it will lead to a lack of long term rentals for our local military families.	A short term rental in our neighborhood was very noisy with parties all the time. You could hear them across the canal.		Please don't allow this, it leads to problems in the neighborhood with noise etc, Short term rentals also can lead to a shortage of affordable long term rentals for young families and military families.	Lisa Saplin	2020-10-28 05:22:13
South Patrick Shores	No	Having lived next to a short term rental property, I can tell you that they caused many problems: the amount of trash generated and left on the property and the beach was obscene, the nightly parties were so disruptive, the police were on site multiple times a week, my 4 year old saw a drunken fistfight on the shared side yard, the short term renters left uncapped syringes on the ground outside the property. The change from an actual family neighborhood to a spring break nightmare with nobody directly responsible for the damage done would destroy possibly the only hometown beachside left in Florida. We're better off a small town than a party and ditch spot.	Seeing new beach chairs and umbrellas in the trash every week, hearing the loud partying into the morning hours even on week-nights, watching the 50 or so young people pour out of the house parties, vomiting on the street and the drunken violent behavior has made me never want to live in the same neighborhood as a short term rental again. It would destroy our small town.		I know you'll do the right thing and preserve our family-oriented towns, and unincorporated areas that are woven into them, by not giving short term rentals an opportunity to make this an embarrassing, unfortunate place to be instead of the paradise it is.	Joshua and Cara Sexton and Family	2020-10-28 04:48:05

Florida	No	"The environmental impact of short term rentals is not acceptable for our small stretch of critical nesting habitat for Sea turtles. The Archie Carr National Wildlife Refuge is currently the #1 nesting site in the world for Loggerhead sea turtles and allowing short term rentals can negatively harm hatching and nesting turtles. Floridana beach has one of the densest zones for these turtles within this small refuge. Lighting ordinances are not being adhered to by many vacation rentals on the ocean as well as proper stewardship of the delicate dine system here. Many local homeowners, including myself, have watched many renters spend their weekends sliding down their dunes and making makeshift nesting cages around turtle nests. Our area cannot withstand any additional environmental pressure. Please please do not allow this in this area. -Ashley Marine scientist and local homeowner"	Many lights are left on and disorient hatchling sea turtles during sea turtle nesting season. We are disoriented baby turtles and are currently conducting research on this issue in Floridana. Excessive beach trash and furniture is left after weekends of visitors.	Please email me: stellamarisresearch@gmail.com	Ashley Chelberg	2020-10-28 03:58:41
Florida Beach	No					2020-10-28 03:27:02
South Patrick Shores	No	Our community is family oriented with children. Resort dwellings are incompatible with a family oriented community. Lots of cars parking, parties, excessive garbage left out; and lack of caring about community. Absent owners not invested in environment and community needs.	Owners not aware of large amounts of trash roadside because they don't live in county or state. Lots of vehicles parked in yard.	Have they considered this is one way pediphiles can gain access to a family community with kids? What we have is working - why change it now? Has Sheriff weighed in on how much more staff he will need to manage the complaints?		2020-10-28 02:55:57
Florida Beach	No	"Disregard and Destruction of our dunes. Noise after 10pm. Trash left on beaches."	How do we know that these rentals are meeting occupancy rates, health regulations, fire safety, etc.	I guess I would ask how the commissioners would feel if these zoning changes were proposed for the communities they live in and how many of these short term vacation rentals they have. Also how and who would be monitoring these places to ensure regs are being followed?	George Muth Elizabeth Lyons	2020-10-28 02:22:41
Mark's landing	No	Destroy the character of the single family neighborhood; could degrade the values of the properties. It would have a negative impact on the environment.		Approval of this short term rental proposal could have significant consequences on the makeup of the comission.		2020-10-28 01:34:52
Sunnyland	No	The short term renters in our neighborhood often speed up and down the streets, do not abide by beach / conservation rules, overfill the homes with partygoers who park in neighbors yards, and have little to no regard for the neighbors / peace in the neighborhood				2020-10-28 00:50:59

Floridan	No	The possibility of those coming with no regard to the full time residents lifestyle with traffic noise and disregard of our quiet neighborhood.	Extra cars parked in lot and loud parties	These neighborhoods are not set up for investment purposes. Long term residents or rentals are acceptable. overnight or short term rentals belong at resorts, motels, and hotels.	2020-10-27 23:58:15
Floridana	No				2020-10-27 23:01:23
Winder Farms	No			The proposed changes would change the face of our communities...for the worse. Although many would treat a rental as their own, many, many more would treat it as a party place...leave the property in less than acceptable condition.	2020-10-27 22:42:34
Floridana Beach (Melbourne Beach) 32951	No	Short term renters have urinated in front of my children at our beach access, landed fireworks on my roof and have destroyed the dune in front of a short term rental In our neighborhood.		Ban short term rentals. Let them go to a motel.	2020-10-27 22:14:13

Flori-dana	Yes		no	please allow short term Rentals		2020-11-18 20:29:12
South beaches	Yes			Neighbors have family and out of town guests over all the time. Cars, people and kids screaming up and down the street. It's their property, can't tell them to limit /stop the people and noise. If it was your property and your guests would you want code enforcement or the law knocking on your door? Demanding people to suit what you want is not democracy. You say this isn't about politics but I see folks trying to take our freedoms away and that is political. It's my property, I pay the taxes so don't dictate to me how I can legally use it.		2020-11-18 17:41:13
Flori-dana	Yes					2020-11-17 18:31:56
South Beaches	Yes			There should be strict regulations on any renter in the South Beaches. People have a right to rent their homes but I do believe there should be strict rules regarding parking , beach rules and no large parties. Absolutely NO to having our preserves disturbed in any way and NO to having developers purchase land for short term rentals.		2020-11-16 14:59:08
Mel-bourne	Yes		No effect in general, once had too many cars due to the rental being for a wedding.	I think maybe allow weekly rentals. Seems like a reasonable compromise between property rights and neighborhood rights.	Robert Knazik	2020-11-16 14:03:52

Yes	Yes		<p>Yes , it would be irresponsible to block other people's income especially after the covid19 . I have no problem with short-term rentals, I think it allows people to have little extra income or income. !!!</p> <p>Whoever started that movement is probably just jealous!!!</p> <p>Supposed to be free country , we do have too many wrong freedoms, and not the right kind of freedoms that help people!</p> <p>Leave things alone, let people have freedom with the property as they wish. As long as they keep it clean and tidy nobody's suffering!!!</p>	<p>I a lot of other people agree on short-term rental, not every person can take week off or three months off to vacation, so that would be discrimination against the ones who actually have to work full time and can only maybe spend a weekend away!!! Denying short-term rentals would be like saying hey if you're not filthy rich or senior who can spend three months out of your own home then we don't really care about you!!!</p>	Ingrid	2020-11-16 12:16:15
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South	Yes		The upset seems to just be people complaining! Not about the rentals but that they are doing it?! No problem w the rentals themselves. I bet most people who own here now rented themselves before they decided to buy	I am ok with its	2020-11-16 03:14:04
South Beaches	Yes			"I think they should be allowed with maybe a 1 week minimum. We recently renovated our home and stayed in a local home through airBNB. It was a great experience as we were able to stay in biking distance of our sons school. I would have hated staying in a hotel or somewhere in Melbourne or further during that time."	2020-11-16 02:32:36
Flori-dana	Yes		Home stays empty most of the year but is very well maintained. Visitors 2-3 times annually. It is fine.	No. It is a tricky question. I believe most home owners in the area are respectful and would not allow crazy renters, to the best of their ability.	2020-11-15 19:09:51
Unincorporated Brevard	Yes				2020-11-15 19:02:02
Barefoot Bay	Yes		Yep I love short-term rentals	Keep short-term rentals coming let those free-loaders actually work for their money and stop bashing hard-working citizens	2020-11-15 18:54:51
Flori-dana	Yes		No. Mind your own business.	No	2020-11-15 16:39:40
Flori-dana	Yes				2020-11-15 15:41:21

Flori-dana	Yes		never a problem	no		2020-11-15 15:17:16
Grant-Valkaria	Yes		There are many responsible vacation rental hosts.	A homeowner should have the right to do short term vacation rental..	Judy Pozgar	2020-11-15 14:44:26
South Melbourne Beach	Yes			<p>"It's none of my business or yours if someone has their home on the AirBnB or VRBO system. We have personally used vacation rentals to escape hurricanes, see family, get away for long weekends, and several other reasons.</p> <p>Everyone situation is different and everyone's life is different. I've seen Vacation rentals used by large employers to house employees from Harris, Boeing, Space X, Lockheed, and many other companies.</p> <p>Everyone seems to think of the loud obnoxious spring break kind of set ups and just not the case.</p> <p>Home sales in Brevard are on a record pace and the avg cost of a home beachside has risen a significant amount in the last 4 years. We currently cannot build or sell enough homes to cover the influx of new tech workers and the current rental market is even worst with availability and cost. No one is buying up a home just to list it on a vacation rental site, many vacation rentals are private homes that belong to an owner who has been temporarily transferred to a new site and they don't wish to sell their current home.</p> <p>Short term rentals bring in tax money which goes to help fund projects that I don't have to pay for and I like that so rent away!"</p>	Tommy Bowling	2020-11-15 11:04:09
South Beaches	Yes					2020-11-14 23:36:48
Flora Beach Estates	Yes			Property rights are more important than zoning laws. Allow owners to exercise those rights to the full extent.	Peter denDulk	2020-11-14 15:12:20

Florida	Yes				Property rights		2020-11-10 16:57:39
Merritt Island	Yes						2020-11-07 20:33:21
Cape Canaveral	Yes						2020-11-07 13:47:35
Unincorporated Brevard	Yes				The lesser the restrictions on what someone can do with their property the better.	Jeffrey S.	2020-11-05 10:51:09
South Patrick Shores	Yes			There are 5 that I know of on my street and we have had no issues with any of them.	Owners seem to respect the fact that it is a neighborhood and they are careful to whom they rent and the renter seem to be respectful too.		2020-10-29 03:50:02
South Beaches	Yes				I would like the ability to do what I'd like with my property without anyone dictating to me what I can and cannot do.		2020-10-28 20:24:14
So Patrick Shores	Yes			No issues. Owners and renters have been very respectful of our neighborhood. In fact, 2 I know of have bought in the area.			2020-10-28 13:42:42
Sea Park	Yes				Short term rental homes are better maintained property. Thank you for your consideration of this zoning allowance	David Fox	2020-10-28 12:59:48
South Patrick Shores	Yes			The short-term rental I know of is as well, if not better maintained, than other owner-occupied properties in our neighborhood.	Property rights are very important and I don't think it's appropriate to tell people what they can or cannot do with their property unless it involves illegal activity of course (drugs, prostitution, etc.)	K.M.	2020-10-28 12:40:31

South Patrick shores	Yes		I have never seen any issues with the current short term rentals in the neighborhood.		Mindy Fox	2020-10-28 12:34:47
South Patrick Shores	Yes					2020-10-28 12:11:43
Central Beaches	Yes		We have had no issues and a pleasant experience from all renters. It is important to not squander an opportunity for people to make some money in these trying times.	I would like to see it approved.		2020-10-28 11:59:10
South Patrick shores	Yes		I'm never bothered by noise or problems			2020-10-28 09:36:20
South Patrick shores	Yes			We need to allow business to grow we have people in this community that are trying to ruin businesses	Joe Hasto	2020-10-28 09:18:06
Melbourne Beach	Yes		They should be allowed as outlined in noted the constitution we should have the right to rent our property as we please.	Allow them!	Bryan	2020-10-27 14:46:53
Floridana	Yes			Allow short term rentals! Some people need the money!		2020-10-26 19:57:13
Floridana	Yes		No	Short term rentals when run right bring a lot of tax money and business to are restaurants		2020-10-26 18:49:44

Unincorporated Brevard/ Melbourne Beach	Yes			I have already contacted the commissioners and explained the reasoning to support this measure should be based on the rights of the homeowners to use their property to produce income consistent with the State laws, including allowing short-term rentals.		2020-10-26 18:09:58
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**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** FW: FACA document - Vacation Rentals  
**Date:** Thursday, November 19, 2020 2:08:28 PM

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**From:** Bentley, Eden  
**Sent:** Thursday, November 19, 2020 1:55 PM  
**To:** Jones, Jennifer <jennifer.jones@brevardfl.gov>  
**Subject:** FW: FACA document - Vacation Rentals

**From:** Ayn Samuelson <[aynsamuelson@cfl.rr.com](mailto:aynsamuelson@cfl.rr.com)>  
**Sent:** Thursday, November 19, 2020 1:53 PM  
**Subject:** FACA document - Vacation Rentals

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

## Short Term Vacation Rental Legislation and Effects

**What did the 2011 Preemption Legislation do?** DBPR regulations allowed up to 75 homes to be on one collective license and to be indexed under only the first named property location. The occupancy limit was one person for 150 gross square feet. Twenty visitors could occupy a 3,000 square foot house and the square footage could be computed by including enclosed garages or other spaces. Rooms were converted into bedrooms, some without permits and without meeting Life Safety requirements. Local government cannot prohibit vacation rentals or regulate their duration or frequency of rental.

## If grandfathered ordinance, what you can do...or can't do?

Overwhelming consensus of local government attorneys that any amendment will forfeit grandfathered status.

<http://faca.fl-counties.com/sites/default/files/2018-11/A.Hadeed.Presentation%20Short%20Term%20Vacation%20Rentals.pdf>

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** FW: Planning and Zoning board  
**Date:** Thursday, November 19, 2020 2:59:07 PM

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**From:** floridanabchcivassoc@gmail.com <floridanabchcivassoc@gmail.com>  
**Sent:** Thursday, November 19, 2020 2:58 PM  
**To:** Jones, Jennifer <jennifer.jones@brevardfl.gov>  
**Subject:** Planning and Zoning board

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

Good Afternoon Jennifer;

Please make sure that the P&Z members get my email for this upcoming meeting on the Vacation Rental rezoning issue.

We am totally against this rezoning change. It goes against what the Residential zoning is all about. Commercial operations within a residential zoning neighborhoods. No way to control it, no enforcement. Keep our zoning the way it is. At least we have some protection now. And if a owner wants to have an opportunity to make an income off of his home then he can apply for a conditional use permit through the county or better yet buy a house in the proper zoning.

Thank you

Beth Glover  
[glovprop@bellsouth.net](mailto:glovprop@bellsouth.net)  
321-726-0800

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: Keep our current zoning laws in place!  
**Date:** Friday, November 20, 2020 8:13:35 AM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 20, 2020 at 8:10:37 AM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** FW: Keep our current zoning laws in place!

**From:** Al Runfola <alrun45@aol.com>  
**Sent:** Friday, November 20, 2020 7:16 AM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Keep our current zoning laws in place!

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

Dear Ms. Bentley,

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.

Most sincerely,

Vincent Runfola - 841 Aquarina Blvd., Melbourne Beach, FL 32951

Sent from Mail for Windows 10

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: Change of zoning laws in Brevard County  
**Date:** Friday, November 20, 2020 8:13:48 AM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 20, 2020 at 8:10:41 AM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** FW: Change of zoning laws in Brevard County

**From:** Pamela Hoatson <drpepperlady1@icloud.com>  
**Sent:** Thursday, November 19, 2020 7:35 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Change of zoning laws in Brevard County

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

Dear Ms. Bentley,

I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction.

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.

Sincerely yours,

Pamela J. Hoatson

5635 S. Highway A1a #704, Melbourne Beach, FL  
405-615-6985

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Friday, November 20, 2020 8:14:01 AM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 20, 2020 at 8:10:49 AM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** FW: A petition signature in opposition to Brevard County Vacation Rental rezoning

**From:** Betty Ranew <coolgranny@cfl.rr.com>  
**Sent:** Thursday, November 19, 2020 7:02 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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.”

-- Betty Ranew

[coolgranny@cfl.rr.com](mailto:coolgranny@cfl.rr.com)

32903

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

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: Planning Zoning Board - No Daily Rentals  
**Date:** Friday, November 20, 2020 5:22:25 PM

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Begin forwarded message:

**From:** James Garboski <jgarbo269@gmail.com>  
**Date:** November 20, 2020 at 2:55:08 PM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** **Planning Zoning Board - No Daily Rentals**

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

Hello Jennifer,  
Would you please provide this email to each of the Planning Board members?  
Thank you,  
Jim

#### PLANNING ZONING BOARD MEMBERS

As a concerned property owner and full time resident of unincorporated South Melbourne Beach I ask that you vote AGAINST any proposed changes that move to the allowance of Daily Rentals in our area. We know changes to our area of Paradise is inevitable but so far we and I really mean your committees have kept the high rises from our beaches as compared to our towns further north. My reasons are as follows:

1. Safety – What safety measures would be put in place to inspect a residence to see if it was safe for occupants to stay there (Smoke alarms, carbon monoxide detectors, fire escape access)? Motels /Hotels are required by the state to meet certain codes to ensure the safety of their guests. Especially critical when renting to 2 people becomes a house full of 20.
2. Safety – Who is background checking these daily rental individuals? With people coming and going sooner or later a child predator will end up in one of neighborhoods. If any of you have families you should be concerned about this possibility. I realize motels don't background check individuals either but there are usually more families around on vacation who are keeping a watchful eye on their children because they don't know who is in the next room. Families here in our area like to let the children play outdoors and not have to worry who is

- staying in the house next door because we know who are neighbors are here.
3. Economics – This will benefit a few individuals and cause disruptions for the rest of us. You would be taking away income from the motels and Hotels that have all the proper zoning and safety measures in place. The same motels and Hotels that have been paying their fair share of taxes and have been hit hard by the recent Covoid-19 virus. You won't be receiving any more tax money from these individuals doing daily rentals. Because I can almost guarantee many will not be claiming most of that income on their tax returns.
  4. Environmental impact – how many times have I had to tell people to stay off the dunes, don't let the kids be digging holes on the beach where the turtles have laid their eggs and the countless pieces of garbage my wife and I have picked up (yes most of it washed ashore but not all of it). The people who live here take an interest and make a commitment to keep our beaches clean and safe. And the county seems to agree by providing sand restoration every few years to protect those beaches.
  5. Other Towns – I'm sure you have heard the stories and seen the impact that occurred in other cities and towns where daily rentals are allowed. Maybe it makes sense in big cities, I don't really know. That is up to those individuals who live in those areas. Added calls to the police department doesn't seem like a good use of our tax money to break up unruly behavior as has been the case in most of these areas that allow daily rentals.

So I ask for you to vote AGAINST any changes to the current zoning. Once you begin changing the zoning to allow daily rentals we most likely will never be able to go back to our current way of life. Let the motels and Hotels serve the daily renters and individuals can still rent for 3 months if they choose to do so. We really do have a beautiful area to live in and making changes to it will not be for the betterment of all, only a few.

Thank you for your time and we will see you at the meeting.

Jim & Joan Garboski  
269 Camino Place  
Melbourne Beach, FL 32951

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: Short term vacation rentals in Brevard County  
**Date:** Friday, November 20, 2020 7:01:54 PM  
**Attachments:** [Outlook-gxu5c1r4.png](#)  
[Brevard County Short Term Rentals.pdf](#)

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Begin forwarded message:

**From:** Jane West <jwest@1000fof.org>  
**Date:** November 20, 2020 at 6:00:40 PM EST  
**To:** "Commissioner, D1" <D1.Commissioner@brevardfl.gov>, "Commissioner, D2" <D2.Commissioner@brevardfl.gov>, "Commissioner, D3" <d3.commissioner@brevardfl.gov>, "Commissioner, D4" <D4.Commissioner@brevardfl.gov>, "Commissioner, D5" <D5.Commissioner@brevardfl.gov>  
**Cc:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>, "Calkins, Tad" <tad.calkins@brevardfl.gov>  
**Subject:** Short term vacation rentals in Brevard County

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

Dear Commissioners,  
Please see the attached correspondence regarding short term vacation rentals in Brevard County. Please feel free to contact me if you have any questions in this regard. Thank you,  
Jane

**Jane West, Esq.**  
Policy and Planning Director  
24 Cathedral Place, Suite 504  
St. Augustine, Florida 32084  
(850)222-6277  
(904)671-4008 (cell)  
[www.1000friendsofflorida.org](http://www.1000friendsofflorida.org)

building better communities • saving special places



November 20, 2020

Brevard County Board of County Commissioners  
2725 Judge Fran Jamieson Way  
Viera, Florida 32940

Dear Chair Pritchett and Commissioners:

1000 Friends of Florida is the state leader on growth management, working with local governments and elected state officials to build better communities throughout Florida. One issue that has caused considerable controversy across our state in recent years is the short-term vacation rental market.

Brevard County had the foresight in 2006 to protect its citizens' private-property rights by adding a layer of protection for single-family home neighborhoods from the intrusive impacts of short-term vacation rentals. The effort was the result of much work by your planning staff. Your staff engaged in significant outreach to impacted property owners and stakeholders alike in order to build consensus for an ordinance that struck the right balance to protect the various interests of your taxpaying residents and commercial interests.

Brevard is fortunate because a mere five years later, that ordinance would have been barred by state law. In 2011, the Florida Legislature adopted Fla. Stat. 509.032(7)(b). This preemption statute took away home rule from local governments to regulate short-term rentals. Brevard County was fortunately spared from this preemption power grab because the 2006 ordinance was grandfathered in and spared from the stringent limitations set forth in the statute.

However, the general legal consensus for local government attorneys is that if a grandfathered ordinance is amended or modified in any way, that grandfather status will be permanently lost. Local governments throughout the state have become embroiled in expensive litigation over this issue, trying to regain the control and authority they once had over the explosive vacation rental market.

Should Brevard County choose to modify its 2006 ordinance, you will be voluntarily conceding control to the state over a controversial issue over which you now enjoy exclusive control. Many local governments wish they could enjoy the status that you so wisely adopted in 2006.

1000 Friends has taken a particular interest in Brevard County this year. We accepted an invitation from local citizen leaders to partner on a workshop we presented last month on ways to protect the environment, economy and way of life in the county as it continues to grow over the next 50 years.

In the interest of preserving the special communities in Brevard, we strongly advise you to resist modifying your grandfathered short-term rental ordinance in order to maintain the will of planners, staff and, most importantly, the taxpaying citizens you serve. Thank you for your consideration.

Sincerely,



Jane West  
Policy and Planning Director

Cc: Jennifer Jones  
Tad Calkins

**Officers:** Susan Trevarthen, *Chair* • F. Gregory Bamhart, *Vice Chair* • Timothee Sallin, *Secretary* • Timothy Jackson, *Treasurer*  
**Board of Directors:** Courtney Cunningham, Lee Constantine, Andrew Dickman, Victoria Tschinkel, Jim Swann, Jake Vam, Mark Watts  
**Emeritus:** Lester Abberger, Robert Davis, Jim Nicholas, Roy Rogers, Earl Starnes  
**President:** Paul Owens

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: Opposition to Brevard County Zoning Changes  
**Date:** Friday, November 20, 2020 9:30:24 PM

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Begin forwarded message:

**From:** Lynn Gronosky <lgronosky@icloud.com>  
**Date:** November 20, 2020 at 7:46:49 PM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** **Opposition to Brevard County Zoning Changes**

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

Jennifer, Please pass this email along to:

Brevard County Planning and Zoning Board Members

I am a homeowner in unincorporated south Melbourne Beach, District 3, and have owned a home here for the last 30 years. I live here because it is a beautiful, quiet and safe residential community.

I was very concerned to hear that a zoning change is being considered that would allow short term rentals (daily and/or weekly VRBO and AirBB). This would degrade our residential neighborhoods and establish more of a transient community with noise, theft, and a loss of the community/neighborhood that we currently enjoy.

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

Thank you,  
Lynn Gronosky  
[393 Hiawatha Way](#)  
[Melbourne Beach, FL 32951](#)  
[\(321\)626-2659](#)

Lynn

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: Short term Rentals  
**Date:** Sunday, November 22, 2020 8:52:00 AM

---

Begin forwarded message:

**From:** Paul Moran <6340pem@gmail.com>  
**Date:** November 20, 2020 at 10:18:50 PM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** Short term Rentals

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

LPA Board as a home owner and resident of South Brevard beaches I would like to make my voice heard as opposed to allowing short term homeowner rentals in South Brevard Beach areas. Allowing short term rentals in the residential areas will have a detrimental impact to the area's natural resources as short renters have shown little respect for the fragile ecology of the area, which is the main attraction of the South Beach area of Brevard County. I have witnessed renters packing the beaches partying and leaving trash, allowing dogs to run free and not cleaning up after their dogs, using the beach sea grape bushes as a screen for going the bathroom, disturbing turtle nests, etc.

Short term renters are here to maximize a good time for themselves and guests during their rental duration without regard to environmental impacts and could care less about the quality of life of the bulk South Beach tax paying residents.

Jennifer please forward to all LPA board Members.

Paul Moran  
6340 S Highway A1a  
[Melbourne Beach, FL 32951](#)

Sent from my iPad

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: No Daily Rentals  
**Date:** Sunday, November 22, 2020 8:52:25 AM

---

Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 21, 2020 at 8:21:28 AM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** Fw: No Daily Rentals

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**From:** Lea Morris <LeaM54@aol.com>  
**Sent:** Friday, November 20, 2020 3:58 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Fwd: No Daily Rentals

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

Dear Eden,  
Please help support NO Daily Rentals in the south Brevard area. Thank you for the help. Lea Morris, 265 Hammock Shore Dr.

Sent from my iPad

Begin forwarded message:

> Please reconsider your decision to support daily rentals in the south Brevard County area. I volunteer at the Barrier Island Center and am very involved with protecting our sea turtles. I already see dune and beach abuse which affects our sea turtles and it will increase with daily rentals being allowed. I have photos of children putting paddle boards on the dune and riding down the Dunes. The amount of beach chairs that remain near the Dunes during the nesting season is astounding too. Another story to share...I was walking A1A this Fall and a young man came up to me to ask where the closet public place was located and if I would call his mom to come pick him up or call for an Uber ride because he quickly left a house and didn't have his phone. He described that "things" were happening at this rental house and he wasn't comfortable and walked out. I called his mom and he waited at Town Star for her to come from Boca to pick him up. Luckily he was polite and appreciative and had the good sense to escape a problem. I regret not getting the address of the house and contacting the owners to tell them about the shadiness of the renters. Problems such as these will increase and even more troubling activities will occur with daily rentals being allowed!

> The South Beach residents are a dedicated group of people and we want our little paradise to remain that way. Please support your district and do the right thing for us and vote NO on daily rentals. Thank you. Lea and Dave Morris

>

> Sent from my iPad

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: Letter to be distributed to all Board Members, please.  
**Date:** Sunday, November 22, 2020 8:52:46 AM

---

Begin forwarded message:

**From:** Lisa Burlinson <lisaburlinson@gmail.com>  
**Date:** November 21, 2020 at 9:38:56 AM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** Letter to be distributed to all Board Members, please.

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

Dear Ms Jones,  
Please distribute the following to all Board Members and any other interested parties prior to the Monday meeting, if possible. Your efforts are greatly appreciated.

Thank you and have a healthy and safe Thanksgiving.

Best Regards,  
Lisa Burlinson

To Whom it May Concern:

No stranger to South Eastern Florida, prior to settling in Melbourne Beach, I'd like to take a moment to share a reflection of the conscious choice made to do so, by our family.

After selling an investment condo in Palm Beach, we sought to purchase a retirement property. Our familiarity ended at the Vero Beach line, in fact, I don't believe we ever crossed the Sebastian Inlet bridge. Upon introduction to Melbourne Beach, we began our search, in earnest. Stretching all the way north to Cocoa Beach, we looked and then moved our personal boundaries further and further south. In the end, we were looking only south of Publix until, after a long search, we located our property at 102 Budris Rd. While our house itself is old, dated and of simple construction, it was the quiet and general inconvenience of this rural area that attracted us. We fell in love with our surroundings, delighting in all of the wildlife seen on a daily basis, lack of traffic, and neighbors with old fashioned "May I borrow a cup of sugar?" type hospitality. Playing golf at

Aquarina is a joy, though as much attention goes toward the admiration of the birds and gators as the game itself. Turtle nesting season is serious business and neighbors walk the beach picking up debris daily. There's an unspoken respect for our fragile environment.

It is the wildlife, especially the sea turtles, that need our protection. While we, as residents take great pride in our efforts to preserve this habitat, we notice that short term guests have damaged our sand dunes, kept lights on beachside, set off fireworks, etc, all of which are detrimental to our turtle population. We are a remote area and have no means of educating short term guests or enforcement, should their actions call for such measures, nor should we, as residents, be asked to police, rather than quietly enjoy our homes and neighborhoods.

In addition, residents consciously chose to live in this rural residential area void of commercial establishments. Effectively changing the zoning restrictions might benefit those who bought property based on speculation of such change, but would not benefit the lifestyle changes for the current residents.

Our South Beach Communities are a rare gem on the Florida East Coast and should be respected and preserved, as such. If anyone were to call for and/or approve this change, it should be our residents, not a "representative " who does not reflect the consensus of his/her constituents. This should be a referendum decision, not one made by Government Officials on the behalf of few who stand to profit from that decision.

Please, before deciding on the fate of one of Central Florida's last stretches of non-commercial shoreline, defer to a consensus of current property owners. Arguably, by allowing such changes we may see an uptick in property values, but the damage to our environment and quiet lifestyle can never be replaced. Brevard's South Beaches are a true gem and should be coveted, not destroyed, to the benefit of more revenue producing commercial properties which prevail along Florida's East Coast. Be proud of what we have, do not seek to destroy it.

Respectfully Yours,  
Lisa G Burlinson

Sent from my iPad  
Lisa G Burlinson  
102 Budris Rd  
Melbourne Beach, FL 32951

Sent from my iPad  
Lisa G. Burlinson, Broker  
Mountain Associates Realtors  
Stowe, VT  
802-249-8967

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: Re-zoning  
**Date:** Sunday, November 22, 2020 8:53:05 AM

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Begin forwarded message:

**From:** Linda Jones <lindejo12@aol.com>  
**Date:** November 21, 2020 at 10:21:16 AM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** Re-zoning

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

I would like this email given to all board members...

I object to the re-zoning of our small community in Floridana Beach....

At this precise time, I live in a quiet peaceful community, where neighbours watch over each other.... Most are retired and want to spend it in tranquility, by changing the zoning you open up our area to one and all..... Students on spring/summer break,

Visitors who are visiting to get away from their mundane life, and will not consider all that goes into keeping our area and beaches pristine... We have already seen what happens to our dunes and beaches with the private rentals on our beachside. Those transients care nothing about our dunes or the sea turtles that use our beaches for nesting..

I know voting to change will have no affect on your lives, but please consider the people who live here....

Thank You

Linda Jones  
103 Fontaine Street  
Melbourne Beach  
FL 32951

Sent from my iPad

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: Please say No to Zoning Changes to allow Daily Rentals  
**Date:** Sunday, November 22, 2020 8:53:22 AM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 21, 2020 at 10:23:58 AM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** Fw: Please say No to Zoning Changes to allow Daily Rentals

---

**From:** Richard Beppel <rbeppel@yahoo.com>  
**Sent:** Saturday, November 21, 2020 9:16 AM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Please say No to Zoning Changes to allow Daily Rentals

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

Dear Ms. Bentley,

I wanted to reach out to you and express my grave concerns over the possibility of changing the zoning requirements in my area to allow daily vacation rentals.

My family and I moved to Florida over 10 years ago. Prior to moving to the Melbourne Beach Area we travelled up and down the East Coast of Florida looking for a community that we would be comfortable spending the rest of our lives. As soon as we drove up A1A and saw the South Beaches area we knew that this was the place for us. We loved the fact that the area was very residential and family oriented. We also loved how much nature remained in the area. In fact our youngest son fell in love with the surrounding nature and is now a Florida Fish and Wildlife Law Enforcement Officer stationed in Broward County Florida.

Over the years we have witnessed extensive development on the barrier island, this development has caused concern because we fear that

overdevelopment will eventually lead to extreme congestion and negatively impact our local environment, and our quality of life. We have already seen how this development is affecting our surrounding waterways and wildlife.

I am not against development and change. However I strongly believe that our leaders need to **balance** the financial needs of the communities they represent along with the overall **quality of life** that all families need and desire.

Please, I implore you to maintain the **balance** of our beautiful communities by voting **No** on the zoning changes that would allow daily rentals in our communities.

Thank you for taking the time to read my concerns

Kind Regards

Richard Beppel  
301 Island Drive  
Melbourne Beach Fl. 32951  
609-870-5785

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: Opposition to Brevard County Zoning Changes  
**Date:** Sunday, November 22, 2020 8:53:41 AM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 21, 2020 at 10:24:13 AM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** Fw: **Opposition to Brevard County Zoning Changes**

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**From:** JAMES PEREZ <jperez2851@aol.com>  
**Sent:** Saturday, November 21, 2020 8:55 AM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Cc:** lgronosky@icloud.com <lgronosky@icloud.com>  
**Subject:** Opposition to Brevard County Zoning Changes

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

November 21, 2020

Dear Brevard County Attorney:

I am a homeowner in unincorporated south Melbourne Beach, District 3, and have owned a home here for the last 30 years. I live here because it is a beautiful, quiet and safe residential community.

I was very concerned to hear that a zoning change is being considered that would allow short term rentals (daily and/or weekly VRBO and AirBB). This would degrade our residential neighborhoods and establish more of a transient community with noise, theft, and a loss of the community/neighborhood that we currently enjoy.

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

Thank you,  
James Perez

405 Hiawatha Way  
Melbourne Beach, FL 32951  
(321) 728-2108

Sent from my iPad

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: Proposed Zoning Changes  
**Date:** Sunday, November 22, 2020 8:54:36 AM

---

Begin forwarded message:

**From:** ron.cobb@cfl.rr.com  
**Date:** November 21, 2020 at 11:17:42 AM EST  
**To:** "Calkins, Tad" <tad.calkins@brevardfl.gov>  
**Cc:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** **Proposed Zoning Changes**

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

Dear Mr. Calkins,

I am writing to you to express my concern, and the concerns of my neighbors, with the proposed changes to our residential zoning ordinances that would allow vacation rentals.

Thousands of us have purchased homes in residential neighborhoods where zoning laws prevented the existence of any type of business. These zoning laws assured us that no home in our neighborhood could be turned into a business. Whether it is a beauty salon, bait shop, or vacation rental, a business is a business. The zoning changes that are being proposed to you are in direct conflict with the purpose of zoning laws, which is to separate residential property use from commercial property use. There is no question that vacation rentals are commercial businesses and constitute a commercial property use.

I realize that our residential zoning laws do not prohibit long-term rentals of residential property. But there is an enormous difference between long-term rentals and the very short-term vacation rentals that more closely resemble a motel. A motel is a business just like a bait shop or beauty salon.

Please do whatever you can to stop this attempt to change our residential zoning into a quasi-commercial zoning and keep businesses out of our neighborhoods.

Thank you for your consideration.

Ronald Cobb  
450 Ross Ave  
Melbourne Beach (unincorporated) FL 32951  
321-722-1302

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: Email to Planning and Zoning Board  
**Date:** Sunday, November 22, 2020 8:56:00 AM

---

Begin forwarded message:

**From:** Cheryl Hernandez <hrnandii@bellsouth.net>  
**Date:** November 21, 2020 at 4:42:54 PM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** Email to Planning and Zoning Board

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

Hi Jennifer, please direct this email to the Planning and Zoning Board members that are meeting on Monday. If it can be placed in their packet prior to the meeting, that would be ideal. If not, let me know and I will read this at the meeting,  
thank you,  
Cheryl Hernandez

To: Mark Wadsworth, Chair, Peter Filiberto, Vice Chair, Brian Woltz, Ron Bartcher, Harry Carswell, Brian Rodgers, Ben Glover, Ron McLellan, Bruce Moia, Ian Golden, Kevin Markey, Joe Buchanan,

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

I am asking you to vote against the proposed changes to the Brevard zoning regulations. The final draft shows the addition of Vacation Rental in virtually EVERY residential area.

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

We purchased here **because** of the quiet residential family neighborhood, low rental ratio, and limits on future development. Short Term Rentals will change all of that with increased crime, traffic, street parking, noise and loud late parties, trash and garbage, transients with no tie to the community or concern for the environment or neighbors and crime such as theft and vandalism, or worse.

As other communities have experienced, homeowners eventually moved out as the influx of tourists with no tie to the community, became too much to deal with.

There is no oversight, as there are many operating illegally in Brevard County now, as can be seen by searching the website listings in our area.

The Tourist Tax collection is not a guarantee as Palm Beach discovered in October of this year, when they lost their suit to to collect from AirBnB and VRBO, the responsibility being placed on the owners, who do not comply and pay, which is one reason the suit was filed.

There are currently designated areas where these places can exist, and Hotels and Motels with oversight on premise to host overnight guests.

The new classification comes with no restrictions, that means no resident owner, no limit on occupancy, no limit on how frequently it can be rented, or for how long.

To open up virtually every residential area to these types of rentals will be the end of the life we so cherish here now.

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

Please vote "NO" to these changes.

Respectfully,  
Frank and Cheryl Hernandez  
122 Pelican Drive  
Melbourne Beach, FL 32951

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Sunday, November 22, 2020 8:56:25 AM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 21, 2020 at 5:24:08 PM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** Fw: A petition signature in opposition to Brevard County Vacation Rental rezoning

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**From:** Judy Remmel <jremmel@cfl.rr.com>  
**Sent:** Saturday, November 21, 2020 3:53 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€

-- Judy Remmel  
jremmel@cfl.rr.com  
32953 NO No Arbnb in my neighborhoods.

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

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Sunday, November 22, 2020 8:56:48 AM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 21, 2020 at 5:24:18 PM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** Fw: A petition signature in opposition to Brevard County Vacation Rental rezoning

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**From:** Dick Omrod <romrod@cfl.rr.com>  
**Sent:** Saturday, November 21, 2020 3:40 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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.”

-- Dick Omrod  
romrod@cfl.rr.com  
32951

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

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Sunday, November 22, 2020 8:57:06 AM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 21, 2020 at 5:24:35 PM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** Fw: A petition signature in opposition to Brevard County Vacation Rental rezoning

---

**From:** Michael Lauer <mjlauer@cfl.rr.com>  
**Sent:** Saturday, November 21, 2020 2:26 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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.”

-- Michael Lauer

mjlauer@cfl.rr.com

32951 As a land planner who works throughout Florida and the US, I've seen the negative impacts of unrestricted short term vacation rentals on housing availability, housing affordability, and neighborhood integrity.

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

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: Brevard County Zoning Code Amendment 62  
**Date:** Sunday, November 22, 2020 8:57:22 AM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 21, 2020 at 5:24:54 PM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** Fw: Brevard County Zoning Code Amendment 62

---

**From:** Dan Buck <danbuck5899@gmail.com>  
**Sent:** Saturday, November 21, 2020 12:36 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Brevard County Zoning Code Amendment 62

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

*Dear Ms. Bentley:*

I am writing to you regarding Amendment 62 of the Zoning Code.

I am strongly against this amendment allowing daily vacation rentals in my area. As a Brevard County resident, I am concerned about allowing nightly vacation rentals and the potential long term effects it will have on my community and Brevard County.

Please vote NO on the Amendment and preserve our way of life and the economical prosperity of the County of Brevard.

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

Thank you ~

Dan Buck  
202 Oceanway Drive  
Melbourne Beach FL 32951  
908-328-6941

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: Brevard County Zoning Code Amendment 62  
**Date:** Sunday, November 22, 2020 8:57:40 AM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 21, 2020 at 5:28:26 PM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** Fw: **Brevard County Zoning Code Amendment 62**

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**From:** Jacqueline <guinnessgirl@comcast.net>  
**Sent:** Saturday, November 21, 2020 12:04 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Brevard County Zoning Code Amendment 62

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

Dear Ms. Bentley ~

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 such as 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.

Thank you ~

Jacqueline Buck  
202 Oceanway Drive  
Melbourne Beach FL 32951  
908-310-9053

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Sunday, November 22, 2020 8:58:01 AM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 21, 2020 at 5:28:37 PM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** Fw: A petition signature in opposition to Brevard County Vacation Rental rezoning

---

**From:** Gary Farmer <gfarmer8@cfl.rr.com>  
**Sent:** Saturday, November 21, 2020 11:20 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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.”

-- Gary Farmer

gfarmer8@cfl.rr.com

32953 Totally against daily rental. Dangerous for our neighborhoods and lower property values.

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

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: Amendment 62  
**Date:** Sunday, November 22, 2020 8:58:23 AM

---

Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 22, 2020 at 8:35:26 AM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** Fw: Amendment 62

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**From:** William Kent <bill@tkaconsulting.com>  
**Sent:** Saturday, November 21, 2020 5:58 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Amendment 62

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

Dear Commissioner/ Eden:

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 Brevard County Resident, I am concerned about allowing nightly vacation rentals and the potential long-term effects it will have on my community and Brevard county. Please vote NO on this Amendment and preserve our way of life and the economical prosperity of the County of Brevard. The voters in Brevard County greatly appreciate your attention to this issue.

William Kent

149 Caledonia Unit 202

Melbourne Beach 32951 303-587-2846

*Bill*

William Kent Ph.D.  
TK Associates

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Sunday, November 22, 2020 12:54:22 PM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 22, 2020 at 12:29:32 PM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** Fw: A petition signature in opposition to Brevard County Vacation Rental rezoning

---

**From:** John Kroboth <jkroboth@cfl.rr.com>  
**Sent:** Sunday, November 22, 2020 12:20 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€”

-- John Kroboth  
jkroboth@cfl.rr.com  
32951

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

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Sunday, November 22, 2020 12:54:38 PM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 22, 2020 at 12:29:46 PM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** Fw: A petition signature in opposition to Brevard County Vacation Rental rezoning

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**From:** Terri Kroboth <tkroboth@cfl.rr.com>  
**Sent:** Sunday, November 22, 2020 12:20 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€

-- Terri Kroboth  
tkroboth@cfl.rr.com  
32951

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

**From:** Jones, Jennifer  
**To:** Adams, Michelle  
**Subject:** Fwd: Please STOP daily and short-term rentals  
**Date:** Sunday, November 22, 2020 12:54:56 PM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 22, 2020 at 12:30:03 PM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** Fw: Please STOP daily and short-term rentals

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**From:** Janet Havican <jkhavican@icloud.com>  
**Sent:** Sunday, November 22, 2020 12:12 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Fwd: Please STOP daily and short-term rentals

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

Hello Ms Bentley,

Below is an email that I sent to the Brevard County Commissioners related to daily and short-term rentals. Please read my email and kindly help us stop daily and short-term rental in our neighborhoods.

Thank you,  
Janet Havican

> \*\*\*\*\*

>

>> I am urging you to please STOP daily and short-term rentals in Brevard County, especially in the unincorporated areas.

>>

>> I live in the small Rodeheaver community, which is located just south of Aquarina and about 4 miles north of the Sebastian Inlet. Although this is a very small neighborhood we are facing the nightmares caused by daily and short-term rentals. Before voting, I beg you to please consider the following points:

>>

>> 1) As the number of COVID-19 cases are once again increasing, we will be more exposed to the virus should the daily and short-term rentals be permissible because the renters will not be able to quarantine for 14 days and enjoy the amenities that they are purchasing. This will unnecessarily expose us to a deadly virus. (I am immune

compromised and take this virus very seriously.)

>> 2) There will be an increased financial burden on the county to handle the additional requirements for code enforcement, as well as complaints stemming from excessive noise and/or destruction of property. I do not want to see my taxes increased to cover the expenses incurred by the county due to a financial gain from the property owners.

>> 3) One of the beauties of a small community is knowing who does or does not belong in our neighborhoods. The crime rate could increase when we are no longer able to recognize people and vehicles that are coming/leaving our streets. This will make it more difficult to keep ourselves and our neighbors safe, including our children.

>> 4) There have been numerous reports of more people staying at a daily or short-term rental than the property was described to handle. Most recently this occurred in Floridana, where there were at least 10 cars across the front lawn, the noise was excessive and trash was left all over the property. There have also been reports from all over the country where under age groups of people have had parties where alcohol is being consumed. We should not be contributing to this unfortunate trend.

>> 5) I have seen first-hand where short-term renters along the beach are disturbing the protected sea turtles. Those that we have seen, we have stopped them and educated them. But that is likely only a small portion of the offenders. These same people will leave their belongings on the beach overnight which is also a hazard for the protected sea turtles. Although the homeowners should be required to educate their renters and most probably do, the renters don't always understand the consequences and tend to do what is more convenient for them.

>>

>> Please STOP daily and short-term rentals and choose to preserve our paradise, protect our communities, and value our health.

>>

>> Thank you for your time and consideration.

>>

>> Sincerely,

>> Janet Havican

>> 7795 Winona Road

>> Melbourne Beach, FL 32951

>> 572-217-0573

>>

>> Sent from my iPad

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Sunday, November 22, 2020 12:55:09 PM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 22, 2020 at 12:30:14 PM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** Fw: A petition signature in opposition to Brevard County Vacation Rental rezoning

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**From:** Carolina M King <cking4990@cfl.rr.com>  
**Sent:** Sunday, November 22, 2020 12:11 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€

-- Carolina M King  
cking4990@cfl.rr.com  
32951

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

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: BIPPA  
**Date:** Sunday, November 22, 2020 12:55:24 PM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 22, 2020 at 12:30:27 PM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject: Fw: BIPPA**

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**From:** sandra boice <sandraboice8@gmail.com>  
**Sent:** Sunday, November 22, 2020 11:36 AM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** BIPPA

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

Ms. Bentley.

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.

Sandra Boice

240 Hammock Shore Drive, 3301

321-369-7952

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: NO SHORT TERM RENTALS!  
**Date:** Sunday, November 22, 2020 1:46:33 PM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 22, 2020 at 1:28:47 PM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** Fw: NO SHORT TERM RENTALS!

---

**From:** priska@cfl.rr.com <priska@cfl.rr.com>  
**Sent:** Sunday, November 22, 2020 1:11 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** NO SHORT TERM RENTALS!

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

November 22, 2020

Dear Attorney Bentley,

As our County Attorney, please vote against overturning the 2006 ordinance protecting our peaceful neighborhoods from short term rentals, such as Airbnbs and VRBOs. If this ordinance is overturned, our local governments would be unable to restore it, because of Fla.stat 509.032(7)(b), which took away the right of local governments to regulate short term rentals.

These short term rentals would have a negative impact on our single family neighborhoods. We would have increased traffic on two laned A1A, increased noise issues, trash problems, and problems protecting our beaches and keeping them safe for nesting sea turtles and hatchlings.

Have you also considered how existing hotels and resorts will lose business due to daily rentals?

I was involved with collecting signatures on petitions against this issue. Nobody I spoke with had any idea that our commissioners were going to be voting soon to allow unlimited Airbnbs and VRBOs in our county. They were all unanimously against it!

Why was this kept secret? We weren't supposed to find about it until it was a done deal?

Please reconsider and keep the 2006 ordinance in place.

Thank you,

Priscilla Kalajian, 213 6<sup>th</sup> Ave., Melbourne Beach, FL 32951  
#321-725-1848

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Monday, November 23, 2020 8:19:27 AM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 23, 2020 at 8:03:27 AM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** FW: A petition signature in opposition to Brevard County Vacation Rental rezoning

**From:** Larry Spinoso <luspinosa@cfl.rr.com>  
**Sent:** Sunday, November 22, 2020 11:25 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€

-- Larry Spinosa

[luspinosa@cfl.rr.com](mailto:luspinosa@cfl.rr.com)

32951 NO, this will wreck our peaceful neighborhoods.

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

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: I'm against rezoning all of the unincorporated areas of Brevard County to allow DAILY VACATION RENTALS.  
**Date:** Monday, November 23, 2020 8:20:02 AM

---

Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 23, 2020 at 8:03:43 AM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** FW: I'm against rezoning all of the unincorporated areas of Brevard County to allow DAILY VACATION RENTALS.

**From:** scott coghill <scottcoghill56@gmail.com>  
**Sent:** Sunday, November 22, 2020 8:57 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** I'm against rezoning all of the unincorporated areas of Brevard County to allow DAILY VACATION RENTALS.

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

My wife and I have owned 181 Eden Ave in South Patrick Shores along with my parents since the house was built in 1960. Our area is extremely safe, quiet and the street is very narrow. I attended the Citizens Building Meeting last Wednesday the 18th and voiced my concerns with overturning zoning ordinances that were hammered out among all stakeholders in 2005 and 2006 that protected ALL areas of commercial and residential rentals both long and short term. I want you to know that I have personally stayed in multiple VRBO/AirBNB properties over the last several years and have always been a model tenant. However, my home at 181 Eden Ave in South Patrick Shores has had to endure an illegally run VRBO (listing number 9459148ha) at 172 Eden Ave for the last six months. During this time the owner has rented this house multiple

weekends to both mens and womens sports teams (baseball and softball) and despite the house only being a 3bedroom two bath home, has had ten plus people staying in it with as many as 6 big four wheel drive pickups parked in front of our homes or in our yards. I called Planning and Zoning who reported to me the house was not legally approved zoning wise to be a VRBO resort short term rental and was told to report the violations to code enforcement who on Wednesday the 11th told me it would take them at least two to three weeks to investigate due to a huge backlog of complaints like mine. I desire that you all (despite the objections of John Tobias) please honor the commitments made in 2005-06, by our elected commissioners at the time to protect our property rights. The reasons I desire this are to:

1. Reduce pressures on my street with an already narrow 1.5 lane width from additional parking needs.
2. Protect my property and high quality of life from loud music, profanity, and excessive speeding on a 20 MPH street.
3. Protection of small children who live and play in their neighborhood.
4. Eliminate the need for additional code enforcement and Sheriff's Department personnel to enforce an already unenforceable problem.
5. To legally enforce Ball Teams that are already supposed to use local hotels for their stays, as they pay no user fees to use ball facilities.

Your Citizen Advisory Board (Ralph Durham, Daniel McHugh, and Michael Williams) voted 3 to 0 to recommend you guys NOT APPROVE the request made by John Tobias to change. 30 to 40 people attended the meeting and all but two supported no changes. I will attend the December 8th meeting in person to once again voice my personal concerns with undermining property rights of the vast majority of homeowners in Brevard County's incorporated areas by allowing a few individuals and corporate investors to make a huge long term profit off the backs of local citizens. Finally, there are currently an excess of hotel rooms and resort rentals already legally being run in Brevard County without opening a Pandora's Box that would allow anyone (including me) to run a VRBO or AirBNB with no regard for the community around them.

I have lived and paid taxes in Brevard County for 60 years, please do not support this requested change to zoning ordinances.

I can be reached at 843-860-3175 directly or emailed at [scottcoghill56@gmail.com](mailto:scottcoghill56@gmail.com)

V/r,

Scott Coghill

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: NO ZONING CHANGES  
**Date:** Monday, November 23, 2020 8:20:40 AM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 23, 2020 at 8:07:08 AM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** FW: NO ZONING CHANGES

**From:** Marcia Mejia Ware <marciamejia1966@gmail.com>  
**Sent:** Sunday, November 22, 2020 5:21 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** NO ZONING CHANGES

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

I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction.

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.

 Marcia Mejia Ware

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: NO CHANGES TO OUR ZONING  
**Date:** Monday, November 23, 2020 8:20:59 AM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 23, 2020 at 8:07:14 AM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** FW: NO CHANGES TO OUR ZONING

**From:** Anthony Ware <aware8190@gmail.com>  
**Sent:** Sunday, November 22, 2020 5:15 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** NO CHANGES TO OUR ZONING

**[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.

Anthony Ware, MD  
[aware8190@gmail.com](mailto:aware8190@gmail.com)

**From:** [Jones, Jennifer](#)  
**To:** [Adams, Michelle](#)  
**Subject:** Fwd: Zoning Change - Daily Rentals  
**Date:** Monday, November 23, 2020 8:21:15 AM

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Begin forwarded message:

**From:** "Bentley, Eden" <Eden.Bentley@brevardfl.gov>  
**Date:** November 23, 2020 at 8:07:23 AM EST  
**To:** "Jones, Jennifer" <jennifer.jones@brevardfl.gov>  
**Subject:** FW: Zoning Change - Daily Rentals

**From:** Sally Goltzman <sgoltzman1@gmail.com>  
**Sent:** Sunday, November 22, 2020 3:18 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Fwd: Zoning Change - Daily Rentals

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

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

From: **Sally Goltzman** <sgoltzman1@gmail.com>  
Date: Sun, Nov 22, 2020 at 3:12 PM  
Subject: Zoning Change - Daily Rentals  
To: <d1.commissioner@brevardfl.gov>, <d2.commissioner@brevardfl.gov>, <d3.commissioner@brevardfl.gov>, <d4.commissioner@brevardfl.gov>, <d5.commissioner@brevardfl.gov>, <frank.abbate@brevardfl.gov>, <eden.bently@brevard.gov>

My husband and I reside at 5095 Palm Drive, Melbourne Beach, FL 32951. We are very much opposed to daily rentals in a residential zoned area.

Approximately July of 2016, the neighbors of 5085 moved out of their house and placed the home on a daily rental web site. 5085 Palm Drive is a four bedroom home

that is directly beside me to the north. The house can easily sleep eight or more people. The owners advised us that they were going to do this for a year as they were in a financial bind and needed money. We suspected that this would not be a permitted use, however, the family had two children to provide for - one who was disabled - and we did not want to make matters worse for them by reporting them to Code Compliance. Mr. and Mrs. Merrill promised they had strict rules in place for the renters.

For approximately nine months, we experienced weekly strangers moving in and out of the home. Additionally, a cleaning service stopping by on a weekly basis or more. Every Tuesday through Sunday or Monday, my family had to deal with people who were on vacation. The late night noise, parking issues and trash being thrown in the yard. Many times the parties went on until 4:30 a.m. On two occasions, I had to contact the owner of the home as we could not get our vehicles out of the driveway due to the number of cars parked on the street. Some of the renters felt that the entire area was theirs to rent and would frequently help themselves to our yard for extra space. Ultimately, the owners took the home off the rental sites as they were having more trouble than the extra money was worth and sold the home in July of 2017. They admitted that it was very difficult to enforce the strict rules they had in place.

Crystal Lakes is a residential neighborhood. Airbnb, VRBO and other daily rental applications are businesses. A daily/weekly rental of a home is a business! The south beaches area is not a robust business/tourist district with many bars, restaurants, shopping malls, etc. This area is mostly comprised of single family homes with families. That is the very reason my husband and I chose to build our home and raise our children here. We have lived in our home for more than 26 years. Please do not disrupt the safe, peaceful residential neighborhood and turn it into a commercial business.

Thank you for your time and consideration.

Regards,

Peter and Sally Goltzman

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Monday, November 23, 2020 11:15:02 AM

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**From:** Betty Gonzalez <bgonzalez@cfl.rr.com>  
**Sent:** Monday, November 23, 2020 11:07 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€”

-- Betty Gonzalez  
[bgonzalez@cfl.rr.com](mailto:bgonzalez@cfl.rr.com)  
32951

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

**From:** [dennis.dougherty](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Zoning change to allow daily rentals  
**Date:** Monday, November 23, 2020 11:29:54 AM

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

Dear Ms. Jones,

Please forward my email to all advisory board members to express my opinion in that I am AGAINST daily rentals in our neighborhoods. My wife and I have lived in the same neighborhood in Merritt Island since 1989. We love it here and wouldn't change a thing. We have a nice quiet neighborhood where we all watch out for each other. The last thing we need is daily rental party houses destroying our neighborhood.

Read this link:

[12 Very Real Rental Horror Stories. Ranked from Bad to Worst](#)



12 Very Real Rental Horror Stories, Ranked from  
Bad to Worst

Lindsey Mather

Renting an apartment is not for the faint of heart

I don't want this in my neighborhood!

Sincerely,

Dennis Dougherty  
2370 Palm Lake Drive, Merritt Island, FL 32952

**From:** [brian hennessey](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Today's P&Z Meeting  
**Date:** Monday, November 23, 2020 12:45:56 PM

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

Hi Jennifer,

I know this is a late email. I am opposed to the proposed addition of Vacation Rentals to residential and other zoning classifications for the following reasons:

- Much of the Unincorporated area of the county is in the Coastal High Hazard area. The Coastal Management Element states that zoning changes should not be made that increase density. The Vacation Rentals use does not contain any occupancy restrictions such as those in the Resort Dwelling use classification.
- Policy 8.2 states that land use strategies should be adopted to reduce evacuation times.
- Allowing Vacation Rentals would not be consistent with these policies.
- A Resort Dwelling is defined as a property rented out for less than 90 days. A Vacation Rental is a property rented out for less than 30 days. Since 30 days is less than 90 days a Vacation Rental is actually a Resort Dwelling. This will be very difficult for code enforcement in many residential areas as a short term rental would simultaneously be allowed under the Vacation Rental use and not allowed under the Resort Dwelling use.
- A Resort Dwelling is a commercial use. The addition of a Vacation Rental use would allow commercial activity in residential areas - by simply creating a new name for an existing use.

Many thanks

Brian Hennessey

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: No Vacation Rental Zoning Ordinance Revision  
**Date:** Monday, November 23, 2020 1:47:05 PM

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**From:** James Timpone <chesterhopewell@hotmail.com>  
**Sent:** Monday, November 23, 2020 12:28 PM  
**To:** Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>  
**Subject:** No Vacation Rental Zoning Ordinance Revision

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

Dear Commissioners,

Please vote NO to revise the current Vacation Rental Zoning Ordinance to allow short term rentals. Vote NO to commercial use resort dwellings in residential neighborhoods.

DO NOT ALLOW DAILY RENTALS IN RESIDENTIAL NEIGHBORHOODS!

DO NOT ALLOW SHORT TERM RENTALS IN RESIDENTIAL NEIGHBORHOODS!

Thank you.

Jim Timpone  
240 Pelican Drive (Melbourne Shores)  
Melbourne Beach, Fl. 32951  
321-729-9523

Sent from [Outlook](#)

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Vacation rentals  
**Date:** Monday, November 23, 2020 1:47:13 PM

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**From:** rel2421@aol.com <rel2421@aol.com>  
**Sent:** Monday, November 23, 2020 12:27 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.

Dear Ms. Bentley,

I have copied my letters to all of the Brevard county commissioners regarding the zoning changes being consider to allow vacation rental status.

I would hope that any reclassification or change of zoning would require infrastructure studies.

My concern is reflected in the letter to Mr. Abbate.

Please acknowledge if such studies are warranted and receipt of my email

Thank you ,  
Robert Logsdon

Dear Commissioner,

I am writing this e-mail to voice my opposition to the proposed changing of the existing resort dwelling zoning laws to allow the new designation of vacation rentals.

I live in the "south beaches" area. I moved from over developed Palm Beach County to enjoy this unspoiled coastal environment.

I am sure by now you have received multiple objections to changing the zoning to allow vacation rentals. I am retired but would like to share the experience of a former customer and friend.

Mr. Vince Elhilow, a retired banker, owns a home in South Hutcheson Island, Martin county. His primary residence is still in Palm Beach.

The Elhilows have owned their 2nd home in Hutcheson Island for 31 years and have enjoyed their weekend get-away until 5 years ago when the neighborhood properties were gradually acquired by vacation rental businesses. What once was a beautiful place to live has become a nightmare. It was a small community where all the neighbors knew each other. As more and more homes were acquired and became rentals the community became like a hotel. Several properties were advertised together to attract groups of renters. What once was a close friendly community became an area of transient renters including small and large families and party goers. (see [www.beachhousesinparadise.com](http://www.beachhousesinparadise.com))

The late evening noise resulted in multiple calls to the sheriff. Actual sound level devices had to be installed for enforcement of noise agreements between owners and rental businesses. The Elhilows have lost the quiet enjoyment they once took for granted and never questioned. I would be happy to forward his letter to you.

I live on the west side of A1A. I have a deeded private road that goes through my property that allows

egress for a land locked property on the river. This is a unique but common occurrence for property owners in south beaches. Should the zoning changes occur strangers will be able travel across my property at any time. My privacy will be lost.

My concerns are not exaggerated. I have recently been solicited by a investor under the guise of purchasing my home for his family and personal use. Turns out after a little due diligence he sent the same letter to my neighbor and he has a web site for capital investors.

I urge you to contact Mr. Frank Abbate about my e-mail concerning the increased pollution by septic tanks and drain fields will have on the water table and lagoon.

Please vote against vacation rentals.

Robert Logsdon  
9020 S. Highway A1A  
Melbourne Beach, Fl. 32951  
321-327-7783  
mobile 561-308-7360

Hello Mr. Abbate,

I am a resident of unincorporated Brevard county "south beaches" area. I moved here from Palm Beach County to enjoy this wonderful paradise. I strongly disagree with the effort to change the current zoning laws to allow vacation rentals. I have read comments from other homeowners and the advisory committee and feel the adverse affect on the lagoon has not been addressed.

Most of unincorporated brevard county homes are served with private sewage disposal systems, aka septic tank and drain field. All these systems have been sized according to square footage of the home along with the number of bedrooms. These tables were designed for normal occupancy as an example being a family of 4 to 6 people. The construction and operation of a drain field has a direct effect on the water table. The water table has a very direct effect on the water quality of lagoon. It can not be disputed that septic runoff and leaching ends up polluting the lagoon.

If vacation rentals are approved for unincorporated Brevard the occupancy of these units will increase substantially. A 3 bedroom house with 20 occupants more than triples the load factor for that private sewage disposal system. The result will be leaching into the water tables of pollutants into the lagoon and even worse contamination of shallow well systems

At the very least I would urge you to have the county environmental health division address the impact of increased occupancy on these systems and their resulting pollution of the lagoon and ground water.

Robert Logsdon  
9020 S. Highway A1a  
Melbourne Beach, Fl.32951  
321-327-7783

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: VOTE NO on Daily RENTALS  
**Date:** Monday, November 23, 2020 2:23:51 PM

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**From:** Loretta Dinger <lorettadinger@gmail.com>  
**Sent:** Monday, November 23, 2020 2:17 PM  
**To:** Dinger, Loretta I [US] (ES) <loretta.dinger@ngc.com>  
**Cc:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** VOTE NO on Daily RENTALS

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

We don't want Daily Rentals in Brevard county!

The short term increase in tax revenue generated from these daily rentals will be lost on property values and the money lost when we have our taxes reassessed.

Homeowners are in for the long haul!

Our homes are our number one investment. We watch our investment like a hawk. Don't think we'll forget how you vote, we won't.

Short term rentals will degrade our quality of life & our property values.

WE ARE WATCHING HOW YOU VOTE!

WE WILL REMEMBER HOW YOU VOTE when we go back to vote on YOUR OFFICE!

VOTE NO!

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Brevard County zoning change proposal comments  
**Date:** Monday, November 23, 2020 2:40:17 PM

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**From:** sluzzi@aol.com <sluzzi@aol.com>  
**Sent:** Monday, November 23, 2020 2:34 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Cc:** sluzzi@aol.com  
**Subject:** Brevard County zoning change proposal comments

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

Dear Commissioners of Brevard County,

I am writing to you to provide feedback on the current Brevard County zoning change proposal.

To be frank, whenever there is an egregious attempt, such as outlined in this most recent re-zoning proposal, to continue to degrade the living conditions in and around our beautiful communities - it is the public's responsibility and duty (as much yours as mine) to question the motives for a plan that if implemented, would make our communities less safe, bring in additional traffic safety concerns, result in incalculable damage to our beaches and wildlife areas, decrease our community home values, and needlessly strike fear in some of our older population.

So I am letting you know, that I, speaking for myself and many others as residents of one of the quiet, peaceful south beaches situated along A1A, that we have real concerns over the purpose and intent of this re-zoning proposal, given the certain negative effects this change would bring to our communities. I would hope this isn't a money grab by developers nor a power grab by politicians.

I encourage you to take a look at your own surroundings and consider the future of your family - then ask yourself - if I wasn't a commissioner, what would be my honest assessment of this proposal. And remember, once changed, it will be in place forever.

Finally, I sincerely recommend that you do not approve this proposal. Thank you for your time.

Steve & Mary Luzzi  
Melbourne Beach

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: VOTE NO on Daily RENTALS  
**Date:** Tuesday, November 24, 2020 7:24:19 AM

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**From:** Rose Cummings <rcummings42@yahoo.com>  
**Sent:** Tuesday, November 24, 2020 5:18 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Re: VOTE NO on Daily RENTALS

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

To all,

I am writing to you to formally submit my vote for NO to daily rental in Brevard County

Regards,

Rose Cummings

On Monday, November 23, 2020, 10:21:45 AM EST, Dinger, Loretta I [US] (ES) <[loretta.dinger@ngc.com](mailto:loretta.dinger@ngc.com)> wrote:

**From:** Dinger, Loretta I [US] (ES)  
**Sent:** Monday, November 23, 2020 10:17 AM  
**To:** 'D1.Commissioner@brevardfl.gov' <[D1.Commissioner@brevardfl.gov](mailto:D1.Commissioner@brevardfl.gov)>; 'D2.Commissioner@brevardfl.gov' <[D2.Commissioner@brevardfl.gov](mailto:D2.Commissioner@brevardfl.gov)>; 'D3.Commissioner@brevardfl.gov' <[D3.Commissioner@brevardfl.gov](mailto:D3.Commissioner@brevardfl.gov)>; 'D4.Commissioner@brevardfl.gov' <[D4.Commissioner@brevardfl.gov](mailto:D4.Commissioner@brevardfl.gov)>; 'D5.Commissioner@brevardfl.gov' <[D5.Commissioner@brevardfl.gov](mailto:D5.Commissioner@brevardfl.gov)>; 'fran.abbate@brevadfl.gov' <[fran.abbate@brevadfl.gov](mailto:fran.abbate@brevadfl.gov)>; 'eden.bently@brevardfl.gov' <[eden.bently@brevardfl.gov](mailto:eden.bently@brevardfl.gov)>  
**Subject:** VOTE NO on Daily RENTALS

VOTE NO on Daily Rentals!

Or face being voted out of office next election!

The slight increase in tax revenue generated from these daily rentals will be lost on property values and the money lost when we have our taxes reassessed.

Don't think that we have short term memories, for most homeowners our number one investment is our home. We watch property values like it's a sports game.

Short term rentals will degrade our quality of life & our property values.

WE ARE WATCHING HOW YOU VOTE!

WE WILL REMEMBER HOW YOU VOTE when we go back to vote on YOUR OFFICE!

VOTE NO!

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: NO DAILY RENTALS PLEASE  
**Date:** Tuesday, November 24, 2020 6:47:01 PM

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**From:** Mary Lou Church <mlchurch222@gmail.com>  
**Sent:** Tuesday, November 24, 2020 5:56 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>  
**Subject:** NO DAILY RENTALS PLEASE

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

Hello,

I am writing as a resident of Sunnyland in Brevard County to ask you to please keep daily and short term rentals out of our neighborhood. They really do take away from the neighborhood feel and safety that we have been enjoying, and the reason we moved here. They have not been allowed here, but there is a house in our neighborhood who has illegally been open for short term rental business. It is not a good situation, they have parties with no regard for the neighbors, and on more than one occasion the tenants have sped down the neighborhood streets almost hitting us and a child on a bicycle. Not to mention our lagoon, beaches and wildlife, we have witnessed them firsthand not abiding by no wake zones, harassing the manatees, and interrupting nesting turtles on the beach. We have tried to explain the reasons for these rules and have been rewarded with negative comments and rude words/demonstrations 90 percent of the time.

We moved here under the laws of no short term rentals, it was a big selling point for us, It should stay that way unless it is put on a ballot and decided by all residents. Please help us keep our family neighborhoods.

Best,  
Mary Lou Church  
411 Hiawatha Way  
Melbourne Beach, FL 32951  
401-965-3726

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Wednesday, November 25, 2020 9:31:12 AM

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**From:** Doug Alonzi <dalonzi@cfl.rr.com>  
**Sent:** Wednesday, November 25, 2020 8:33 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€

-- Doug Alonzi  
dalonzi@cfl.rr.com  
32951

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

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Wednesday, November 25, 2020 10:56:04 AM

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**From:** Cynthia Alonzi <calonzi@cfl.rr.com>  
**Sent:** Wednesday, November 25, 2020 10:35 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€

-- Cynthia Alonzi  
calonzi@cfl.rr.com  
32951

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

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: SHORT TERM RENTALS - VOTE NO!!  
**Date:** Wednesday, November 25, 2020 10:56:18 AM

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**From:** birdgirl1017@gmail.com <birdgirl1017@gmail.com>  
**Sent:** Wednesday, November 25, 2020 10:42 AM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** SHORT TERM RENTALS - VOTE NO!!

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

As a property owner in Brevard County I am asking you to **please VOTE NO on the daily rentals**. There is many concerns to how a daily rental (even short term) rentals will impact my home. The reason I bought here is because I like the quiet calm neighborhood and the trusting environment.

Friends of mine have been living with a VRBO next door which has turned into nothing but stress. The renters park all over, put more people into the place than they should, are loud and disrespectful to others not to mention the trash they leave behind. A short term renter would be worse!

Please vote no on this December 8<sup>th</sup>.

Thank you.

Linda Lindenberg  
180 Sandy Shoes Drive  
Melbourne Beach, Florida  
32951  
321-544-8873

Sent from [Mail](#) for Windows 10

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: No daily rentals  
**Date:** Wednesday, November 25, 2020 11:50:19 AM

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**From:** Rich/Mary <rph0525@yahoo.com>  
**Sent:** Wednesday, November 25, 2020 11:30 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 Ms. Bentley,

My husband and I have been visiting Melbourne Beach for 30 years. We were finally able to make the move from South Florida and purchase a home eight years ago. We have seen many changes over the past 30 years and a lot of development on our barrier island. The thing that we love about Melbourne Beach is the serenity, our beautiful quiet, CLEAN beaches and going out on boating on our beautiful lagoon. We have taken part in the oyster restoration to help the lagoon and voted for the penny tax to help bring it back.

I am very concerned about the daily rentals. I have an air B & B in our neighborhood, and there are constant parties, loud music. I have witnessed renters leaving beer bottles and water bottles on our beautiful beaches. We live in a family neighborhood with many elderly people and I feel that daily rental would jeopardize our safe and quiet neighborhoods.

I am urging you to vote no against the zoning law that would permit daily rentals.

Mary Hans  
313 Hiawatha Way  
Melbourne Beach, FL 32951  
954 655-1592

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: Vacation Rentals  
**Date:** Wednesday, November 25, 2020 12:36:14 PM

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**From:** Marilyn Morrison <marilynmorsn@aol.com>  
**Sent:** Wednesday, November 25, 2020 12:23 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.

November 25, 2020

Eden Bentley, Esq. Brevard County Attorney

My husband and I live in Melbourne Beach, FL., and are strongly against the Daily Vacation Rentals. It is obvious the only people that would benefit from this are those that own rental property. Our HOA's covenants restrict rentals to 3 months or more. No rentals less than 3 months. As secretary of our HOA it is imperative that it is clarified that this overrides any decision made at the Public Hearing in Viera. Please confirm if this is true or not. I look forward to your response.

Thank you  
Bill & Marilyn Morrison  
165 Sandy Shoes Drive  
Melbourne Beach, FL 32951  
Phone: 321-953-6026

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** FW: No Daily Rentals  
**Date:** Wednesday, November 25, 2020 4:29:04 PM

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**From:** Donna Sirois <djsiroislogue@aol.com>  
**Sent:** Wednesday, November 25, 2020 4:28 PM  
**To:** Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@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 Commisioners, County Manager and Brevard County Attorney,

I live in unincorporated Brevard County in Indialantic in a residential neighborhood. Most of the residents here are full-time residents. Living, working, and going to schools in the area. There are young families, older families and retirees. This residential neighborhood is their "home". A place of quiet, a place where they have invested in a home. They want to maintain this neighborhood with full-time residents.

It is not zoned for commercial/vacation rental use. Nor should it be. There have been VRBO and airBnb going on in this neighborhood even though I heard it is not legal. It has caused problems. The police have been called for excessive noise, cars blocking the roads, on more than one occasion. The permanent residents are not happy. They fear an increase in crime, spread of Covid-19 brought in from other areas, speeding endangering the children in the community, and damage to property. I have observed Nine (9) cars parked at one home over a long weekend that had been rented out.

Please do not pass daily vacation rentals in our residential neighborhoods. People walk their dogs, children ride their bikes, and the neighbors get together. There is a sense of community.

AGAIN, PLEASE DO NOT ALLOW DAILY VACATION RENTALS IN OUR RESIDENTIAL NEIGHBORHOODS. THEY SHOULD NOT BE REZONED.

Thank you!

Donna Sirois

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Friday, November 27, 2020 10:39:53 AM

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**From:** Marcy LoCastro <Marcy@mlocastro.com>  
**Sent:** Thursday, November 26, 2020 11:49 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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.”

-- Marcy LoCastro

[Marcy@mlocastro.com](mailto:Marcy@mlocastro.com)

32937 NO DAY / VACATION RENTALS

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

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Friday, November 27, 2020 10:40:57 AM

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**From:** John Stalder <Jstalder1@cfl.rr.com>  
**Sent:** Thursday, November 26, 2020 11:46 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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.**

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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€”

-- John Stalder  
[Jstalder1@cfl.rr.com](mailto:Jstalder1@cfl.rr.com)

32952 We have to stop this!!!!

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

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Short term rentals  
**Date:** Friday, November 27, 2020 10:53:37 AM

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**From:** Scott <planitpools@aol.com>  
**Sent:** Friday, November 27, 2020 9:53 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Short term rentals

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

Do you want fireworks shooting off over your house any random night of the week?

That is what I and my neighbors get to experience with some frequency. There are Vacation Rentals in business near our homes. One was a large Home on the beach. Each weekend there was a new party of excited vacationers having parties or weddings. Sometimes even Buses would arrive to drop off guest. Fortunately for us, that particular home was recently demolished.

We won't have peace and quiet for very long .We live next to a new development ( Harbor Island Beach Club ) that is marketing homes for sale for the purpose for vacation rentals. These vacationers will come in large groups to use the beach adjacent to our homes. This will be somewhat disastrous, as our once peaceful and quiet stretch of beach will soon be jammed.

As our county population has rapidly grown I have seen and experienced how the beachside has been evolving.

Traffic ? Well, you have heard about and perhaps experienced the ridiculous crosswalks. The lower speed limits, orange flags, the flashing lights ? People are still being hit by cars with some frequency.

Loud obnoxious people at supermarkets and restaurants? Well they are on vacation right ? Why should they have consideration for other patrons ? They are on vacation. FAGITABOUDIT !!!

Commisioner Tobia wants to blow our area up with more vacationers. Why is that ?

As a life long resident I can say , our county has grown in many ways that are positive . It's a place that is comfortable, safe and peaceful where retirees can buy and settle in throughout Viera , West Melbourne and Palm bay,etc.

We are rapid becoming a technology hub that offers high tech jobs where the engineers and employees can have decent homes raise their families.

These types of growth are sustainable and our infrastructure can handle and grow with it.

What is the plan for meeting all the new needs and new requirements to support this massive growth in population of short term visitors ? Whether it be Sherriff or Ambulance ? What will be the impact be on the rest of our county as we morph into a Hilton Head or Myrtle Beach ? Is that what we want for Brevard County?

Just yesterday a lady and her elderly mother were on the bike path near the Publix in the south Melbourne Beach area when someone threw a bottle and hit the elderly lady. That is an example of the types of people we are inviting to stay here as **low rent tourism** is promoted.

There certainly was **no enforcement** in restricting visitors during the **Covid Lock Down**. In fact, there were even more people coming here.

There needs to be MORE RESTRICTION on vacation rentals, NOT LESS. Please vote no on lowering the number of days required for Vacation Rentals.

Thank you  
Scott Thompson  
Melbourne Beach

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Friday, November 27, 2020 10:53:44 AM

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**From:** Susan Stehman <[sstehman@cfl.rr.com](mailto:sstehman@cfl.rr.com)>  
**Sent:** Friday, November 27, 2020 8:24 AM  
**To:** Commissioner, D1 <[D1.Commissioner@brevardfl.gov](mailto:D1.Commissioner@brevardfl.gov)>; Commissioner, D2 <[D2.Commissioner@brevardfl.gov](mailto:D2.Commissioner@brevardfl.gov)>; Commissioner, D3 <[d3.commissioner@brevardfl.gov](mailto:d3.commissioner@brevardfl.gov)>; Commissioner, D4 <[D4.Commissioner@brevardfl.gov](mailto:D4.Commissioner@brevardfl.gov)>; Commissioner, D5 <[D5.Commissioner@brevardfl.gov](mailto:D5.Commissioner@brevardfl.gov)>; Abbate, Frank B <[Frank.Abbate@brevardfl.gov](mailto:Frank.Abbate@brevardfl.gov)>; Bentley, Eden <[Eden.Bentley@brevardfl.gov](mailto:Eden.Bentley@brevardfl.gov)>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€”

-- Susan Stehman  
[sstehman@cfl.rr.com](mailto:sstehman@cfl.rr.com)

32937 Rentals should be no less than one year.

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

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Friday, November 27, 2020 12:06:23 PM

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**From:** Lawrence Teitelbaum <Larry@lteitelbaum.com>  
**Sent:** Thursday, November 26, 2020 11:48 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€

-- Lawrence Teitelbaum  
[Larry@lteitelbaum.com](mailto:Larry@lteitelbaum.com)

32937 NO DAY / VACATION RENTALS

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

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: I OPPOSE Vacation Rental Rezoning  
**Date:** Saturday, November 28, 2020 7:33:54 AM

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**From:** Ann Price <annprice925@gmail.com>  
**Sent:** Friday, November 27, 2020 7:37 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; D2.Commissioner@brevardflgov <D2.Commissioner@brevardflgov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** I OPPOSE Vacation Rental Rezoning

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

Dear Commissioner Pritchett, Commissioner Lober, Commissioner Tobia, Commissioner Smith, Commissioner Isnardi, County Manager Abbate, Brevard County Attorney Bentley:

I am a 20 year resident of Melbourne Beach and STRONGLY OBJECT to Vacation Rental Rezoning. Multiple transient visitors in homes in our tranquil family neighborhoods will destroy the integrity of our single family home residential communities.

The constant flow of rental traffic will:

- \*negatively impact our beaches
- \*stress our infrastructure
- \*create excessive noise and trash
- \*block emergency ingress and egress
- \*damage our beaches, turtles and lagoon

Thank you for voting NO to daily vacation rentals.

Sincerely,

Ann Price  
Woodland Estates  
248 Woody Circle  
Melbourne Beach, FL 32951  
Phone: 321-373-4754

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: vacation rental rezoning  
**Date:** Saturday, November 28, 2020 7:34:22 AM

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**From:** Rod Henderson <hendersonboatman@yahoo.com>  
**Sent:** Friday, November 27, 2020 6:54 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** vacation rental rezoning

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

Dear Mr. Eden Bentley, Esq,  
My name is Rod Henderson and I live in Beach Woods Melbourne Beach. I am writing to you to express my strong objection to the possibility that daily rentals may be allowed in our community. I feel that this will negatively impact our community and must not be allowed to happen. Thank you for you attention to this matter,  
Sincerely,  
Rod

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Saturday, November 28, 2020 7:34:32 AM

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**From:** Vickie Dubberstein <vdubberstein@sbcglobal.net>  
**Sent:** Friday, November 27, 2020 5:29 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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:

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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€”

-- Vickie Dubberstein  
vdubberstein@sbcglobal.net  
32951

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

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: zoning  
**Date:** Saturday, November 28, 2020 11:56:54 AM

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**From:** Chris Derepentigny <derepentigny.chris@gmail.com>  
**Sent:** Saturday, November 28, 2020 11:21 AM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** zoning

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

I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction.

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.

Chris Derepentigny  
334 Beverly Ct  
Melbourne Beach, FL 32951

Sent from Mail for Windows 10

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Monday, November 23, 2020 11:15:02 AM

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**From:** Betty Gonzalez <bgonzalez@cfl.rr.com>  
**Sent:** Monday, November 23, 2020 11:07 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

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

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-- Betty Gonzalez  
[bgonzalez@cfl.rr.com](mailto:bgonzalez@cfl.rr.com)  
32951

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

**From:** [dennis dougherty](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Zoning change to allow daily rentals  
**Date:** Monday, November 23, 2020 11:29:54 AM

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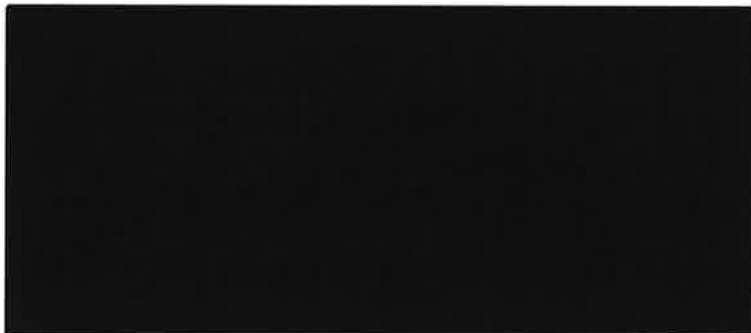
**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Ms. Jones,

Please forward my email to all advisory board members to express my opinion in that I am AGAINST daily rentals in our neighborhoods. My wife and I have lived in the same neighborhood in Merritt Island since 1989. We love it here and wouldn't change a thing. We have a nice quiet neighborhood where we all watch out for each other. The last thing we need is daily rental party houses destroying our neighborhood.

Read this link:

[12 Very Real Rental Horror Stories, Ranked from Bad to Worst](#)



**12 Very Real Rental Horror Stories, Ranked from  
Bad to Worst**

Lindsey Mather

Renting an apartment is not for the faint of heart

I don't want this in my neighborhood!

Sincerely,

Dennis Dougherty  
2370 Palm Lake Drive, Merritt Island, FL 32952

**From:** [brian hennessey](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Today's P&Z Meeting  
**Date:** Monday, November 23, 2020 12:45:56 PM

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

Hi Jennifer,

I know this is a late email. I am opposed to the proposed addition of Vacation Rentals to residential and other zoning classifications for the following reasons:

- Much of the Unincorporated area of the county is in the Coastal High Hazard area. The Coastal Management Element states that zoning changes should not be made that increase density. The Vacation Rentals use does not contain any occupancy restrictions such as those in the Resort Dwelling use classification.
- Policy 8.2 states that land use strategies should be adopted to reduce evacuation times.
- Allowing Vacation Rentals would not be consistent with these policies.
- A Resort Dwelling is defined as a property rented out for less than 90 days. A Vacation Rental is a property rented out for less than 30 days. Since 30 days is less than 90 days a Vacation Rental is actually a Resort Dwelling. This will be very difficult for code enforcement in many residential areas as a short term rental would simultaneously be allowed under the Vacation Rental use and not allowed under the Resort Dwelling use.
- A Resort Dwelling is a commercial use. The addition of a Vacation Rental use would allow commercial activity in residential areas - by simply creating a new name for an existing use.

Many thanks

Brian Hennessey

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** FW: No Vacation Rental Zoning Ordinance Revision  
**Date:** Monday, November 23, 2020 1:47:05 PM

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**From:** James Timpone <chesterhopewell@hotmail.com>  
**Sent:** Monday, November 23, 2020 12:28 PM  
**To:** Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>  
**Subject:** No Vacation Rental Zoning Ordinance Revision

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

Dear Commissioners,

Please vote NO to revise the current Vacation Rental Zoning Ordinance to allow short term rentals. Vote NO to commercial use resort dwellings in residential neighborhoods.

DO NOT ALLOW DAILY RENTALS IN RESIDENTIAL NEIGHBORHOODS!

DO NOT ALLOW SHORT TERM RENTALS IN RESIDENTIAL NEIGHBORHOODS!

Thank you.

Jim Timpone  
240 Pelican Drive (Melbourne Shores)  
Melbourne Beach, Fl. 32951  
321-729-9523

Sent from Outlook

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Vacation rentals  
**Date:** Monday, November 23, 2020 1:47:13 PM

---

**From:** rel2421@aol.com <rel2421@aol.com>  
**Sent:** Monday, November 23, 2020 12:27 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.

Dear Ms. Bentley,

I have copied my letters to all of the Brevard county commissioners regarding the zoning changes being consider to allow vacation rental status.

I would hope that any reclassification or change of zoning would require infrastructure studies.

My concern is reflected in the letter to Mr. Abbate.

Please acknowledge if such studies are warranted and receipt of my email

Thank you ,  
Robert Logsdon

Dear Commissioner,

I am writing this e-mail to voice my opposition to the proposed changing of the existing resort dwelling zoning laws to allow the new designation of vacation rentals.

I live in the "south beaches" area. I moved from over developed Palm Beach County to enjoy this unspoiled coastal environment.

I am sure by now you have received multiple objections to changing the zoning to allow vacation rentals. I am retired but would like to share the experience of a former customer and friend.

Mr. Vince Elhilow, a retired banker, owns a home in South Hutcheson Island, Martin county. His primary residence is still in Palm Beach.

The Elhilows have owned their 2nd home in Hutcheson Island for 31 years and have enjoyed their weekend get-away until 5 years ago when the neighborhood properties were gradually acquired by vacation rental businesses. What once was a beautiful place to live has become a nightmare. It was a small community where all the neighbors knew each other. As more and more homes were acquired and became rentals the community became like a hotel. Several properties were advertised together to attract groups of renters. What once was a close friendly community became an area of transient renters including small and large families and party goers. (see [www.beachhousesinparadise.com](http://www.beachhousesinparadise.com))

The late evening noise resulted in multiple calls to the sheriff. Actual sound level devices had to be installed for enforcement of noise agreements between owners and rental businesses. The Elhilows have lost the quiet enjoyment they once took for granted and never questioned. I would be happy to forward his letter to you.

I live on the west side of A1A. I have a deeded private road that goes through my property that allows

egress for a land locked property on the river. This is a unique but common occurrence for property owners in south beaches. Should the zoning changes occur strangers will be able travel across my property at any time. My privacy will be lost.

My concerns are not exaggerated. I have recently been solicited by a investor under the guise of purchasing my home for his family and personal use. Turns out after a little due diligence he sent the same letter to my neighbor and he has a web site for capital investors.

I urge you to contact Mr. Frank Abbate about my e-mail concerning the increased pollution by septic tanks and drain fields will have on the water table and lagoon.

Please vote against vacation rentals.

Robert Logsdon  
9020 S. Highway A1A  
Melbourne Beach, Fl. 32951  
321-327-7783  
mobile 561-308-7360

Hello Mr. Abbate,

I am a resident of unincorporated Brevard county "south beaches" area. I moved here from Palm Beach County to enjoy this wonderful paradise. I strongly disagree with the effort to change the current zoning laws to allow vacation rentals. I have read comments from other homeowners and the advisory committee and feel the adverse affect on the lagoon has not been addressed.

Most of unincorporated brevard county homes are served with private sewage disposal systems, aka septic tank and drain field. All these systems have been sized according to square footage of the home along with the number of bedrooms. These tables were designed for normal occupancy as an example being a family of 4 to 6 people. The construction and operation of a drain field has a direct effect on the water table. The water table has a very direct effect on the water quality of lagoon. It can not be disputed that septic runoff and leaching ends up polluting the lagoon.

If vacation rentals are approved for unincorporated Brevard the occupancy of these units will increase substantially. A 3 bedroom house with 20 occupants more than triples the load factor for that private sewage disposal system. The result will be leaching into the water tables of pollutants into the lagoon and even worse contamination of shallow well systems

At the very least I would urge you to have the county environmental health division address the impact of increased occupancy on these systems and their resulting pollution of the lagoon and ground water.

Robert Logsdon  
9020 S. Highway A1a  
Melbourne Beach, Fl.32951  
321-327-7783

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: VOTE NO on Daily RENTALS  
**Date:** Monday, November 23, 2020 2:23:51 PM

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**From:** Loretta Dinger <lorettadinger@gmail.com>  
**Sent:** Monday, November 23, 2020 2:17 PM  
**To:** Dinger, Loretta I [US] (ES) <loretta.dinger@ngc.com>  
**Cc:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** VOTE NO on Daily RENTALS

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

We don't want Daily Rentals in Brevard county!

The short term increase in tax revenue generated from these daily rentals will be lost on property values and the money lost when we have our taxes reassessed.

Homeowners are in for the long haul!

Our homes are our number one investment. We watch our investment like a hawk. Don't think we'll forget how you vote, we won't.

Short term rentals will degrade our quality of life & our property values.

WE ARE WATCHING HOW YOU VOTE!

WE WILL REMEMBER HOW YOU VOTE when we go back to vote on YOUR OFFICE!

VOTE NO!

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Brevard County zoning change proposal comments  
**Date:** Monday, November 23, 2020 2:40:17 PM

---

**From:** sluzzi@aol.com <sluzzi@aol.com>  
**Sent:** Monday, November 23, 2020 2:34 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Cc:** sluzzi@aol.com  
**Subject:** Brevard County zoning change proposal comments

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

Dear Commissioners of Brevard County,

I am writing to you to provide feedback on the current Brevard County zoning change proposal.

To be frank, whenever there is an egregious attempt, such as outlined in this most recent re-zoning proposal, to continue to degrade the living conditions in and around our beautiful communities - it is the public's responsibility and duty (as much yours as mine) to question the motives for a plan that if implemented, would make our communities less safe, bring in additional traffic safety concerns, result in incalculable damage to our beaches and wildlife areas, decrease our community home values, and needlessly strike fear in some of our older population.

So I am letting you know, that I, speaking for myself and many others as residents of one of the quiet, peaceful south beaches situated along A1A, that we have real concerns over the purpose and intent of this re-zoning proposal, given the certain negative effects this change would bring to our communities. I would hope this isn't a money grab by developers nor a power grab by politicians.

I encourage you to take a look at your own surroundings and consider the future of your family - then ask yourself - if I wasn't a commissioner, what would be my honest assessment of this proposal. And remember, once changed, it will be in place forever.

Finally, I sincerely recommend that you do not approve this proposal. Thank you for your time.

Steve & Mary Luzzi  
Melbourne Beach

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: VOTE NO on Daily RENTALS  
**Date:** Tuesday, November 24, 2020 7:24:19 AM

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**From:** Rose Cummings <rcummings42@yahoo.com>  
**Sent:** Tuesday, November 24, 2020 5:18 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Re: VOTE NO on Daily RENTALS

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

To all,

I am writing to you to formally submit my vote for NO to daily rental in Brevard County

Regards,

Rose Cummings

On Monday, November 23, 2020, 10:21:45 AM EST, Dinger, Loretta I [US] (ES)  
<[loretta.dinger@ngc.com](mailto:loretta.dinger@ngc.com)> wrote:

**From:** Dinger, Loretta I [US] (ES)  
**Sent:** Monday, November 23, 2020 10:17 AM  
**To:** 'D1.Commissioner@brevardfl.gov' <[D1.Commissioner@brevardfl.gov](mailto:D1.Commissioner@brevardfl.gov)>; 'D2.Commissioner@brevardfl.gov' <[D2.Commissioner@brevardfl.gov](mailto:D2.Commissioner@brevardfl.gov)>; 'D3.Commissioner@brevardfl.gov' <[D3.Commissioner@brevardfl.gov](mailto:D3.Commissioner@brevardfl.gov)>; 'D4.Commissioner@brevardfl.gov' <[D4.Commissioner@brevardfl.gov](mailto:D4.Commissioner@brevardfl.gov)>; 'D5.Commissioner@brevardfl.gov' <[D5.Commissioner@brevardfl.gov](mailto:D5.Commissioner@brevardfl.gov)>; 'fran.abbate@brevadfl.gov' <[fran.abbate@brevadfl.gov](mailto:fran.abbate@brevadfl.gov)>; 'eden.bently@brevardfl.gov' <[eden.bently@brevardfl.gov](mailto:eden.bently@brevardfl.gov)>  
**Subject:** VOTE NO on Daily RENTALS

VOTE NO on Daily Rentals!

Or face being voted out of office next election!

The slight increase in tax revenue generated from these daily rentals will be lost on property values and the money lost when we have our taxes reassessed.

Don't think that we have short term memories, for most homeowners our number one investment is our home. We watch property values like it's a sports game.

Short term rentals will degrade our quality of life & our property values.

WE ARE WATCHING HOW YOU VOTE!

WE WILL REMEMBER HOW YOU VOTE when we go back to vote on YOUR OFFICE!

VOTE NO!

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: NO DAILY RENTALS PLEASE  
**Date:** Tuesday, November 24, 2020 6:47:01 PM

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**From:** Mary Lou Church <mlchurch222@gmail.com>  
**Sent:** Tuesday, November 24, 2020 5:56 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>  
**Subject:** NO DAILY RENTALS PLEASE

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

Hello,

I am writing as a resident of Sunnyland in Brevard County to ask you to please keep daily and short term rentals out of our neighborhood. They really do take away from the neighborhood feel and safety that we have been enjoying, and the reason we moved here. They have not been allowed here, but there is a house in our neighborhood who has illegally been open for short term rental business. It is not a good situation, they have parties with no regard for the neighbors, and on more than one occasion the tenants have sped down the neighborhood streets almost hitting us and a child on a bicycle. Not to mention our lagoon, beaches and wildlife, we have witnessed them firsthand not abiding by no wake zones, harassing the manatees, and interrupting nesting turtles on the beach. We have tried to explain the reasons for these rules and have been rewarded with negative comments and rude words/demonstrations 90 percent of the time.

We moved here under the laws of no short term rentals, it was a big selling point for us, It should stay that way unless it is put on a ballot and decided by all residents. Please help us keep our family neighborhoods.

Best,  
Mary Lou Church  
411 Hiawatha Way  
Melbourne Beach, FL 32951  
401-965-3726

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Wednesday, November 25, 2020 9:31:12 AM

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**From:** Doug Alonzi <dalonzi@cfl.rr.com>  
**Sent:** Wednesday, November 25, 2020 8:33 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€

-- Doug Alonzi  
dalonzi@cfl.rr.com  
32951

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

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Wednesday, November 25, 2020 10:56:04 AM

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**From:** Cynthia Alonzi <calonzi@cfl.rr.com>  
**Sent:** Wednesday, November 25, 2020 10:35 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€

-- Cynthia Alonzi  
calonzi@cfl.rr.com  
32951

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

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: SHORT TERM RENTALS - VOTE NO!!  
**Date:** Wednesday, November 25, 2020 10:56:18 AM

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**From:** birdgirl1017@gmail.com <birdgirl1017@gmail.com>  
**Sent:** Wednesday, November 25, 2020 10:42 AM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** SHORT TERM RENTALS - VOTE NO!!

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

As a property owner in Brevard County I am asking you to **please VOTE NO on the daily rentals.** There is many concerns to how a daily rental (even short term) rentals will impact my home. The reason I bought here is because I like the quiet calm neighborhood and the trusting environment.

Friends of mine have been living with a VRBO next door which has turned into nothing but stress. The renters park all over, put more people into the place than they should, are loud and disrespectful to others not to mention the trash they leave behind. A short term renter would be worse!

Please vote no on this December 8<sup>th</sup>.

Thank you.

Linda Lindenberg  
180 Sandy Shoes Drive  
Melbourne Beach, Florida  
32951  
321-544-8873

Sent from [Mail](#) for Windows 10

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: No daily rentals  
**Date:** Wednesday, November 25, 2020 11:50:19 AM

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**From:** Rich/Mary <rph0525@yahoo.com>  
**Sent:** Wednesday, November 25, 2020 11:30 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 Ms. Bentley,

My husband and I have been visiting Melbourne Beach for 30 years. We were finally able to make the move from South Florida and purchase a home eight years ago. We have seen many changes over the past 30 years and a lot of development on our barrier island. The thing that we love about Melbourne Beach is the serenity, our beautiful quiet, CLEAN beaches and going out on boating on our beautiful lagoon. We have taken part in the oyster restoration to help the lagoon and voted for the penny tax to help bring it back.

I am very concerned about the daily rentals. I have an air B & B in our neighborhood, and there are constant parties, loud music. I have witnessed renters leaving beer bottles and water bottles on our beautiful beaches. We live in a family neighborhood with many elderly people and I feel that daily rental would jeopardize our safe and quiet neighborhoods.

I am urging you to vote no against the zoning law that would permit daily rentals.

Mary Hans  
313 Hiawatha Way  
Melbourne Beach, FL 32951  
954 655-1592



# Staff Report

BOARD OF COUNTY COMMISSIONERS

**SUBJECT:** Legislative Update - Resort Dwellings  
**DATE:** October 28, 2020  
**AUTHORS:** Planning & Development Department (P&D)  
**FISCAL IMPACT:** FY20/21: None  
FY21/22: None

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## Introduction

On February 11, 2020, the Board of County Commissioners (Board) requested that Planning & Development (P&D) monitor proposed Florida Senate and House bills pertaining to resort dwellings and preemption of regulation to the State. It was further requested that staff provide a report to the Board once those bills reached their respective conclusions. Both Senate Bill 1128 and House Bill 1101 were indefinitely postponed, withdrawn from consideration and died at the close of the legislative session. Therefore, current Brevard County Code regulations regarding resort dwellings have not been preempted to any further extent and remain unchanged. Staff has developed a decision tree tool and maps to assist both Planning & Zoning employees and the public in understanding the current regulations. These tools could be uploaded to the Planning & Development website for use by the public. However, Code language remains convoluted and, even with the decision tree tool and maps, confirmation of code interpretation is recommended by staff to ensure that best available data is being used to determine permissibility of resort dwellings on a particular property. Lastly, staff can only advise the public regarding properties in unincorporated Brevard County, and a patchwork of regulations remains in place for other municipalities.

## Definitions

In Section 62-1102, the County defines "resort dwelling" as any single-family dwelling or multi-family dwelling unit which is rented for periods of less than 90 days or three calendar months, whichever is less, or which is advertised or held out to the public as a place rented for periods of less than 90 days or three calendar months, whichever is less. For the purposes of Chapter 62, a resort dwelling is a commercial use. For the purposes of this definition, subleases for less than 90 days are to be considered separate rental periods. This definition does not include month-to-month hold-over leases from a previous lease longer than 90 days.

The State defines a "vacation rental" as any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or



# Staff Report

## BOARD OF COUNTY COMMISSIONERS

dwelling unit that is also a transient public lodging establishment but that is not a timeshare project. Section 509.242(1)(c), Florida Statutes, a “public lodging establishment” is defined to include transient public lodging establishments, which means any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

## Background & Tools

There are currently 54 zoning classifications in unincorporated Brevard County, spanning eight categories, below. Allowance of resort dwellings is dependent upon zoning classification, use, adjacent property use/zoning and sometimes location with respect to Highway A1A (A1A). These criteria determine whether resort dwellings are 1) permitted, 2) permitted with conditions, or 3) require a Conditional Use Permit (CUP).

- Unimproved, Agricultural, Single-Family Residential – Permitted, Permitted with Conditions, or CUP Required
- Multi-Family Residential – Permitted
- Mobile Home Residential & Recreational Vehicular Park – Not Permitted
- Planned Unit Developments (PUDs) – Permitted with Conditions or CUP Required
- Commercial - Permitted
- Tourist Commercial & Transient Tourist Use - Permitted
- Industrial - Permitted
- Special Classifications – Not Permitted Except in Farmton Multi-family in Workplace Zoning District

Generally, for the Unimproved, Agricultural and Single-Family Residential category, resort dwellings are permitted only in Single-Family Attached (RA-2-4, RA-2-6, RA-2-8, RA-2-10) and Residential Professional (RP) zoning classifications. For the remainder of the Unimproved, Agricultural, and Single-Family Residential zoning classifications, there must be a non-conforming multi-family use for a resort dwelling to be permitted with conditions. Barring a non-conforming multi-family use, the property must be west of A1A, with direct frontage to A1A or east of A1A without frontage restrictions. None of the A1A-dependent properties can abut single-family zoning or use, and these properties must request a CUP from the Board for resort dwelling. A review of zoning actions since 2014 reveals no CUP



# Staff Report

## BOARD OF COUNTY COMMISSIONERS

applications for resort dwellings, although there was a one Bed & Breakfast CUP in 2017 that was denied.

Zoning staff reports approximately one inquiry per day regarding permissibility of resort dwellings. Code Enforcement staff reports one complaint per month, of which, about half are substantiated as violations. Resort dwellings that are permitted with conditions or listed as a conditional use in certain residential zoning classifications are governed by Sections 62-1841.5.5 and 62-1945.2 Brevard County Code, respectively. These code sections outline performance standards related to parking, maximum occupancy, excessive or late noise, local management, manager's responsibility, and penalties.

Although resort dwellings are permitted in commercial, industrial and tourist zoning classifications, by County definition, they must be single-family or multi-family dwelling units. Therefore, it would be rare to find non-conforming dwelling units in these zoning classifications. This, combined with some of the specific criteria for permitted with conditions and CUPs in other zoning classifications, limits the allowance of resort dwellings almost exclusively to multi-family or single-family attached residential zoning classifications as indicated by the attached maps.

The maps generated by the Information Technology Department (I.T.) and P&D are as accurate as possible, given available data and Geographic Information System (G.I.S.) layers provided to the County. The Property Appraiser has more than 300 use codes. The multi-family use codes, upon which the map is based, do not directly correlate with the Brevard County zoning definition of multi-family. Therefore, creating a map that is 100% precise is very difficult. Additionally, because the built environment changes day-to-day as new homes are finished or properties are demolished, it is very challenging to create or maintain a map that citizens could rely upon without consulting with County staff to ensure the accuracy of their findings.

## Preliminary Analysis

The Florida Legislature adopted Section 509.032(7)(b), Florida Statutes, in order to limit the ability of local governments to regulate vacation rentals. Specifically, this statute provides that "[a] local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011". In addition to unincorporated Brevard, about half of the municipalities in the County had resort dwelling regulations in place prior to June 1, 2011. Some municipalities require additional annual applications and inspections.



# Staff Report

## BOARD OF COUNTY COMMISSIONERS

Last fall, the County Attorney's Office was asked whether certain zoning restrictions pertaining to resort dwellings could be amended. Based on research conducted by the County Attorney's Office, it is possible for such changes to take place, but certain steps must be undertaken to avoid running afoul of the State's preemption language whereby local governments are prohibited from adopting regulations that prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals.

Specifically, in order to make changes to the existing zoning regulations pertaining to resort dwellings, it will be necessary for the County to adopt a new term, e.g., "vacation rental," that mirrors the State's definition. This will need to be done to avoid a conflict between the State's definition of "vacation rental" and the County's current definition of "resort dwelling." As a result, any new zoning classification(s) that would allow vacation rentals would need to be permitted without any restrictions or conditions, and reference to "resort dwelling" within such zoning classification(s) would need to be removed. The ordinances pertaining to resort dwellings that have been in place since before June 1, 2011, and that are not amended, will continue in operation.

## Options for Board Consideration

1. Direct staff to draft legislative intent and permission to advertise amendments to Chapter 62, Article VI, entitled Zoning Regulations, adopting a new definition, e.g., "vacation rentals," that mirrors State law and direct changes to zoning classifications as identified by the Board.
2. Direct staff to upload maps and the decision tree tool to Brevard County website to assist citizens in determining permissibility of resort dwellings for specific properties under current regulations.
3. Take no action.
4. Provide other direction.



BOARD OF COUNTY COMMISSIONERS

County Attorney's Office  
2725 Judge Fran Jamieson Way  
Building C, Room 308  
Viera, Florida 32940

## Inter-Office Memo

**TO:** Commissioner Tobia, District 3 Commissioner  
**FROM:** Alex Esseeesse, Assistant County Attorney *AE*  
**THRU:** Eden Bentley, County Attorney  
**SUBJECT:** Removing restrictions on resort dwellings  
**DATE:** November 7, 2019

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**Issue:** The Florida Legislature adopted Section 509.032(7)(b), Fla. Stat., in order to limit the ability of local governments to regulate vacation rentals. Specifically, this statute provides that "[a] local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011." It has been asked whether the County has the ability to amend its regulations that pertain to resort dwellings in certain zoning classifications to reduce/remove existing conditions.

**Question:** Can the County amend certain zoning restrictions where resort dwellings are permitted with conditions, allowed based on a conditional use, or not permitted?

**Short Answer:** It is possible, but certain steps must be taken to avoid running afoul of the State's preemption language. Specifically, in order to make changes to the existing zoning regulations pertaining to resort dwellings, it will be necessary for the County to adopt the State's definition of vacation rental to avoid a conflict between the State's definition of "vacation rental" and the County's definition of "resort dwelling." Any new zoning classification(s) that would allow vacation rentals would need to be permitted without any restrictions or conditions.

### Analysis

First it is important to outline whether the unchanged provisions of the County's zoning regulations will remain in place. In short, the Florida Supreme Court has generally addressed the issue of whether laws, or portions thereof, can remain in effect even if they are changed,

amended, or repealed and substantially re-enacted. In *McKibben v. Mallory*, 293 So.2d 48, 53 (Fla. 1974), the Court stated that

where a [law] has been repealed and substantially re-enacted by a statute which contains additions to or changes in the original [law], the re-enacted provisions are deemed to have been in operation continuously from the original enactment whereas the additions or changes are treated as amendments effective from the time the new [law] goes into effect.

*See also, Venice HMA, LLC v. Sarasota County*, 228 So.3d 76, 83 (Fla. 2017) (where the Court reaffirmed its earlier ruling in *McKibben* by stating “when a [law] is ‘repealed and substantially re-enacted,’ . . . it is ‘deemed to have been in operation continuously from the original enactment.’” (quoting *McKibben*, at 53)). As a result, based on this language, it would appear possible for the County to completely remove specific conditions that limit resort dwellings without causing the County to lose the remaining restrictions that are currently in place. A possible way of addressing this concern is to incorporate WHEREAS clauses that identify the Board’s intent to keep in place the unaltered provisions dating back to before June 2011 and limit the changes to specifically identified Code sections.

#### **Competing Definitions**

With that being said, an issue that exists is the disparity between the State’s definition of vacation rentals and the County’s definition of resort dwellings. The State has in place a specific definition for vacation rentals. The State defines a vacation rental as

any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project.

Section 509.242(1)(c), Fla. Stat. A public lodging establishment is defined to include transient public lodging establishments, which means

any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

Section 509.013(4)(a)1., Fla. Stat. Meanwhile, the County defines resort dwelling as

any single family dwelling or multifamily dwelling unit which is rented for periods of less than 90 days or three calendar months, whichever is less, or which is

advertised or held out to the public as a place rented for periods of less than 90 days or three calendar months, whichever is less. For the purposes of this chapter, a resort dwelling is a commercial use. For the purposes of this definition, subleases for less than 90 days are to be considered separate rental periods. This definition does not include month-to-month hold-over leases from a previous lease longer than 90 days.

Section 62-1102, Brevard County Code. The main difference is that the State looks at the number of times the property is being rented out over a 30-day period, which is three (3) times during that one-month period. While the County looks at *any* rental activity for less than 90 days. The differing definitions is likely going to provide legal grounds for a challenge to the ordinance change as the preemption language regulates duration and frequency of rentals.

The Florida Attorney General's Office addressed the issue of "grandfathering in" short-term rental zoning regulations and found that incompatible definitions of vacation rentals, or similarly defined terms, could be grounds to invalidate any new ordinance change(s). Specifically, in AGO 2019-07, the City of Crystal River requested an interpretation on the application of Section 509.032(7)(b), Fla. Stat., and how it impacts a local government's ability to adopt new zoning ordinances on vacation rentals, even when the new regulation would be "less restrictive." The Attorney General's Office found that "[w]hen a law is amended, provisions of the original law that are essentially and materially unchanged are considered to be a continuation of the original law." *Op. Att'y Gen. Fla. 2019-07* (2019). However, the Attorney General's Office noted concern over Crystal River's existing definition of resort housing units in its code and how it was incompatible with the preemption language. The opinion noted that the city's definition<sup>1</sup> would regulate the duration and frequency of vacation rentals, which is expressly prohibited under Section 509.032(7)(b), Fla. Stat. Therefore, it appears that if the County wants to put in place new zoning regulations related to "resort dwellings," the State's definition (and other associated regulations) would need to be utilized and applied in those specific instances rather than "resort dwellings." In so doing, the County should avoid any preemption issues as there would not be a conflict with the State's definition of vacation rentals.

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<sup>1</sup>The city's zoning regulation at issue allowed for resort housing units in a specific zoning classification as long as certain requirements were followed: "A. Resort housing units are permissible in the [Commercial Waterfront] zoning district, subject to the district standards and the supplemental standards set forth below. B. *Nightly rentals or rentals of less than a one-week period are not permitted.* C. Density for resort housing units shall not exceed twelve (12) units per acre. Resort housing units may be managed by the individual unit owner or by a property management company. D. An occupational license is required for the manager, whether an individual owner with a single unit, or a property management company." Because B. regulates the duration or frequency of rentals, allowing resort housing units as defined by the city in once prohibited zoning classifications would violate Section 509.032(7)(b), Fla. Stat.

In *City of Miami v. AIRBNB, Inc.*, 260 So.3d 478 (Fla. 3rd DCA 2018), the Third District Court of Appeal was tasked with determining whether: (1) the City of Miami's short-term rental zoning regulation for a specific zoning classification was invalid under State law; and (2) a more restrictive interpretation of said zoning regulation by the city violated the preemption language. Essentially, the city had in place an ordinance that was to be used for residential purposes, which included "land use functions *predominantly of permanent housing*." (*emphasis added*). The Third District found that, despite being updated in 2016, the city's ordinance was still enforceable because it was "identical in its material provisions to the zoning code in effect in 2009 [before the preemption language was adopted]." *Id.*, at 482. With respect to the city's zoning interpretation, the court determined that imposing a complete ban on the existence of rentals in such a zoning classification was overly broad and violated the preemption language. As stated above, the ordinance refers to functions *predominantly* of permanent housing being permitted within the zoning classification. The court stated a complete ban on rentals was not permitted because the ordinance allowed for *incidental* uses to take place, which the court determined would permit short-term rentals based on the facts and circumstances of each case. As a result, the court ruled that the city's more restrictive zoning interpretation barring rentals in the specific zoning classification was improper because it violated the preemption language.

### **Conclusion**

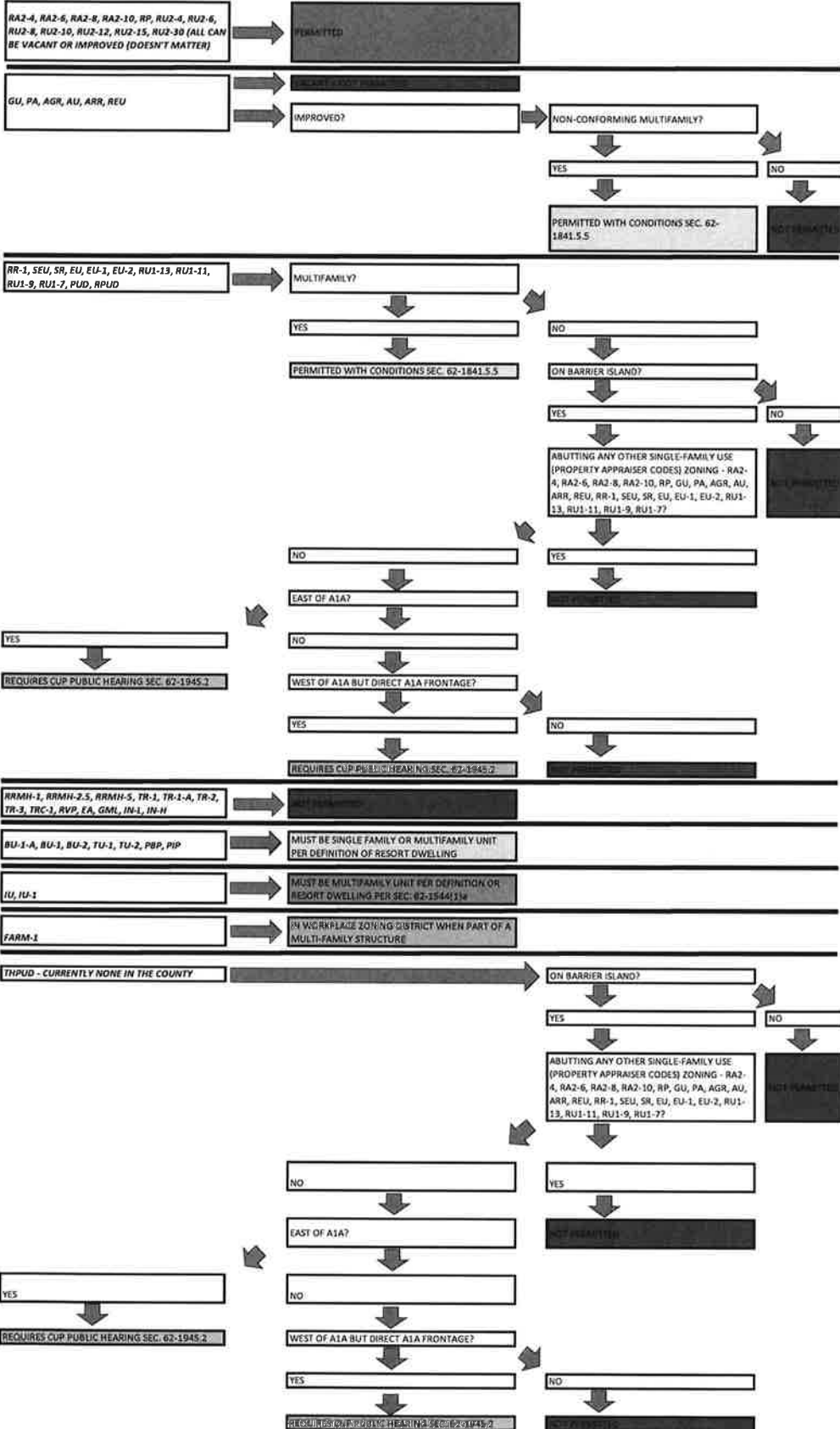
The County can amend its zoning regulations to allow for certain zoning classifications to permit resort dwellings or remove conditions that restrict where a resort dwelling can exist. However, that would require the term "resort dwelling" to be modified to mirror State law in order to avoid running afoul of the preemption language which prohibits local governments from adopting regulations that prohibit vacation rentals or that regulate the duration or frequency rental of such properties. As a result, any new zoning classification(s) that would allow vacation rentals would need to be permitted without any restrictions or conditions. The ordinances pertaining to resort dwellings that have been in place since before June 1, 2011, and that are not amended will continue in operation.

# RESORT DWELLINGS IN UNINCORPORATED BREVARD COUNTY, FL

ZONING CLASSIFICATION/CODE REFERENCE	PERMITTED	PERMITTED IF CONDITIONS MET IN SEC 62-1841.5.5 1945.2	REQUIRES CONDITIONAL USE PERMIT/PUBLIC HEARING PER SEC.62- 1945.2	NOT ALLOWED	LOCATIONAL STANDARDS REQUIRED
<b>UNIMPROVED, AGRICULTURAL AND SINGLE-FAMILY RESIDENTIAL</b>					
RA-2.4, RA-2.6, RA-2.8, RA-2.10 (Single-Family Attached Residential)	X-SEC 62-1337(1)b X-SEC 62-1344(1)a				NONE
RP (Residential Professional)					NONE
GU (General Use)		X-SEC 62-1337(1)b			SEC 62-1841.5.5(1)b PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY
PA (Productive Agriculture)		X-SEC 62-1337(1)b			SEC 62-1841.5.5(1)b PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY
AA (Agricultural)		X-SEC 62-1337(1)b			SEC 62-1841.5.5(1)b PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY
AAU (Agricultural Residential - Low Intensity)		X-SEC 62-1337(1)b			SEC 62-1841.5.5(1)b PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY
ARS (Agricultural Rural Residential)		X-SEC 62-1337(1)b			SEC 62-1841.5.5(1)b PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY
REU (Rural Estate Use)		X-SEC 62-1337(1)b			SEC 62-1841.5.5(1)b PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY
RR-1 (Rural Residential)		X-SEC 62-1336(1)b	X-SEC 62-1336(3)		SEC 62-1945.2(1)a8b CUP REQUIREMENTS - EAST OF ALA/WEST OF ALA WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE
SEU (Suburban Estate Residential Use)		X-SEC 62-1337(1)b	X-SEC 62-1337(3)		SEC 62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY OR SEC 62-1945.2(1)a8b CUP REQUIREMENTS - EAST OF ALA/WEST OF ALA WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE
SR (Suburban Residential)		X-SEC 62-1338(1)b	X-SEC 62-1338(3)		SEC 62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY OR SEC 62-1945.2(1)a8b CUP REQUIREMENTS - EAST OF ALA/WEST OF ALA WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE
EU, EU-1, EU-2 (Estate Use Residential)		X-SEC 62-1339(1)b	X-SEC 62-1339(3)		SEC 62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY OR SEC 62-1945.2(1)a8b CUP REQUIREMENTS - EAST OF ALA/WEST OF ALA WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE
RU-1.13, RU-1.11 (Single-Family Residential)		X-SEC 62-1340(1)b	X-SEC 62-1340(3)		SEC 62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY OR SEC 62-1945.2(1)a8b CUP REQUIREMENTS - EAST OF ALA/WEST OF ALA WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE
RU-1.9 (Single-Family Residential)		X-SEC 62-1341(1)b	X-SEC 62-1341(3)		SEC 62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY OR SEC 62-1945.2(1)a8b CUP REQUIREMENTS - EAST OF ALA/WEST OF ALA WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE
RU-1.7 (Single-Family Residential)		X-SEC 62-1342(1)b	X-SEC 62-1342(3)		SEC 62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY OR SEC 62-1945.2(1)a8b CUP REQUIREMENTS - EAST OF ALA/WEST OF ALA WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE
<b>MULTI-FAMILY RESIDENTIAL</b>					
RU-2.4, RU-2.6, RU-2.8 (Low Density Multiple Family Residential)	X-SEC 62-1371(1)a				NONE
RU-2.10, RU-2.12, RU-2.15 (Medium Density Multiple Family Residential)	X-SEC 62-1372(1)a				NONE
RU-2.30 (High Density Multiple Family Residential)	X-SEC 62-1373(1)a				NONE
<b>MOBILE HOME RESIDENTIAL &amp; RECREATIONAL VEHICLE PARK</b>					
BRMH-1, BRMH-2.5, BRMH-3 (Rural Residential Mobile Home)		X-SEC 62-1401			X-SEC 62-1401
TR-1, TR-1-A (Single-Family Mobile Home)		X-SEC 62-1403			N/A - NOT ALLOWED
TR-2 (Single-Family Mobile Home)		X-SEC 62-1403			N/A - NOT ALLOWED
TR-3 (Mobile Home Park)		X-SEC 62-1404			N/A - NOT ALLOWED
TRC-1 (Single-Family Mobile Home Cooperative)		X-SEC 62-1405			N/A - NOT ALLOWED
RVP (Recreational Vehicle Park)		X-SEC 62-1406			N/A - NOT ALLOWED
<b>PLANNED UNIT DEVELOPMENTS</b>					
PUD (Planned Unit Development)		X-SEC 62-1443(b)	X-SEC 62-1444		SEC 62-1841.5.5(1)b PERMITTED WITH CONDITIONS - MULTI-FAMILY TRACT OR SINGLE-FAMILY TRACT APPROVED BY BOCC OR SEC 62-1945.2(1)a8b CUP REQUIREMENTS - EAST OF ALA/WEST OF ALA WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE
APUD (Residential Planned Unit Development)		X-SEC 62-1463(a)	X-SEC 62-1464		SEC 62-1841.5.5(1)b PERMITTED WITH CONDITIONS - MULTI-FAMILY TRACT OR SINGLE-FAMILY TRACT APPROVED BY BOCC OR SEC 62-1945.2(1)a8b CUP REQUIREMENTS - EAST OF ALA/WEST OF ALA WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE
THUD (Tiny Home Planned Unit Development)			X-SEC 62-1474		MUST BE NON-CONFORMING MULTI-FAMILY OR SEC 62-1945.2(1)a8b CUP REQUIREMENTS - EAST OF ALA/WEST OF ALA WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE
<b>COMMERCIAL</b>					
BU-1-A (Restricted Neighborhood Retail Commercial)	X-SEC 62-1481(1)a				NONE
BU-1 (General Retail Commercial)	X-SEC 62-1482(1)b				NONE
BU-2 (Retail, Warehousing & Wholesale Commercial)	X-SEC 62-1483(1)b				NONE
<b>TOURIST COMMERCIAL &amp; TRANSIENT TOURIST USE</b>					
TU-1 (General Tourist Commercial)	X-SEC 62-1511(1)a				NONE
TU-2 (Transient Tourist Commercial)	X-SEC 62-1512(1)a				NONE
PBP (Planned Business Park)	X-SEC 62-1541(1)a				NONE
PID (Planned Industrial Park)	X-SEC 62-1542(1)a				NONE
IU (Light Industrial)	X-SEC 62-1543(1)a				MUST BE MULTI-FAMILY
IU-1 (Heavy Industrial)	X-SEC 62-1544(1)a				MUST BE MULTI-FAMILY
<b>SPECIAL CLASSIFICATIONS</b>					
EA (Environmental Areas)					N/A - NOT ALLOWED
GM (Government Managed Lands)					X-SEC 62-1571
IN-L (Institutional Use - Light), IN-H (Institutional Use - Heavy)					N/A - NOT ALLOWED
FAAM-1 (Farmington Mixed Use Zoning Overlay District)	X-SEC 62-1574(1)a				X-SEC 62-1573
					YES - IN WORKSPACE ZONING DISTRICT WHEN PART OF A MULTI-FAMILY STRUCTURE

# RESORT DWELLING CODE REQUIREMENTS - UNINCORPORATED BREVARD COUNTY, FL

## ZONING CLASSIFICATION



## **Building and Construction Advisory Committee Minutes**

The Brevard County Building and Construction Advisory Committee (BCAC) met on Wednesday, November 18, 2020, at 1:00 p.m., in the Commission Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

Members present were: Ralph Durham, Chair; Michael Williams, Vice Chair, District 1; and Daniel McHugh, District 3.

Staff present were: Amanda Elmore, Interim Assistant Director, Planning and Development; Tad Calkins, Director, Planning and Development; Alex Esseesee, Assistant County Attorney; Terry Talbert, Interim Building Official; and Jennifer Jones, Special Projects Coordinator.

The Chair, Ralph Durham, called the meeting to order at 1:00 p.m.

### **Excerpt of Complete Minutes**

#### **1. Amendments to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rental as a Permitted Use in Certain Zoning Classifications.**

Amanda Elmore stated a year ago staff was asked whether or not it could expand resort dwelling use, vacation rental use, and short-term rental use to other zoning classifications where it is not currently permitted, or permitted with conditions, or permitted with a conditional use permit. The County Attorney's Office researched that question and the answer is yes, as long as a definition is added for vacation rentals that is not in conflict with the State definition, and that is what staff tried to encapsulate in the proposed amendment. She stated in February 2020 the issue was brought back to the Board with the research and at that time there was pending State legislation that could have preempted the County's regulations all together, so the Board made the decision to wait and directed staff to come back with the conclusion of the legislation, but the legislation did not pass, so the existing regulations were kept in place. She noted the current regulations have been in place since prior to June 1, 2011, so they are grandfathered-in with regards to resort dwellings. The Board then authorized legislative intent on September 15, 2020, to allow staff to draft amendments to open vacation rental use to other zoning classifications, largely single-family zoning classifications. The vacation rental use would be a permitted use, whereas the resort dwelling use would remain, and in some zoning classifications it is either permitted, or permitted with conditions, or requires a conditional use permit.

Ralph Durham asked if things are left as they are then nothing would change. The BCAC is not required by the State to do anything because there is already rules in place from the 2011 ordinance.

Ms. Elmore replied yes, the BCAC is not required to do anything.

Mr. Durham asked if whatever the vote is today, is there anything mandated by the State that the BCAC must do, or can the committee vote as how independent people feel, and how the public feels.

Alex Esseesee replied there is no State mandate at this time that would require the County to take any action. Brevard County is grandfathered-in based on ordinances being adopted prior to June 2011.

Public Comment.

James McGrath, 6400 S. A1A, Melbourne Beach, stated right now if nothing is done, the County is grandfathered-in, but if the board makes one change to that, it is forever going to be Airbnb's.

Melbourne Beach is a family community, and it is lucrative for corporations and others to buy single-family homes and turn them into Airbnb's, which would change how people live there. He said he met approximately 99% of people who live in Melbourne Beach are against changing the current zoning. He said he feels that what has happened in other communities could happen in Brevard. Airbnb's are not going to move to Palm Bay, they are going to move to the beaches. He asked the BCAC to leave the current ordinance in place and leave the beaches alone.

Dan Poston, Melbourne Beach, stated residents should be entitled to do what they desire with their own property without other people telling them what they can and can't do. He said a lot of people who are retired can use the income from the Airbnb rentals. He stated he voted for the commissioner in his district because he supports it. He understands there have been a few problems, and they need to be addressed. He said the first speaker said that 99% of the people in Melbourne Beach are opposed to the ordinance, but they are not all at this meeting, and a few people should not dictate what other people do. He said he has been affected by COVID-19, as have a lot of people, and a lot of people can use the extra income.

Ayn Samuelson, President of the South Patrick's Resident's Association, and residential rental owner, stated 15 years ago herself and others helped craft the 2006 resort dwelling ordinance, and it is grandfathered-in to keep it as written. A balance was created at that time supporting different types of property ownership in different locations. Residential areas developed in the last 15 years have been under this law, and HOA's have the law to back them up, but the proposed vacation rental matrix now shows vacation rentals allowed in all residential areas and would devastate the stable neighborhoods and impacts would be far-reaching. A revised law will end all resident protections. She said the law was created to protect residents from incompatible drop-in rentals in neighborhoods, and vacation are a commercial use of residential property. The established residential areas cannot support hotels, and the land use and zoning were crafted only for residential use, and the residential areas are not equipped to handle the traffic from commercial activity. The influx of Airbnb's will curtail affordable housing as well, which the County supports with tax dollars. Residents are justifiably fearful of strangers who are here today and gone tomorrow, and there are legitimate concerns about crime, partying, and increased calls to Code Enforcement and the Sheriff's Office. She said she lives next to a vacation rental and there was once 14 people at a time, there were animals, and a destination wedding, and it operated during the State mandated COVID-19 lockdown. She asked the committee to not let vacation rentals endanger stable communities.

Linda Lawton, Melbourne Beach, stated the neighbors in her community help each other in good times and bad times, and to have strangers coming in and out constantly will destroy their way of life.

Paul Genesco, Melbourne Beach, stated if the ordinance is approved, daily rentals will come to the beachside area. He said he doesn't want to see his neighborhood turn into an area where residents can't feel comfortable walking down the street. He stated it is an issue that should remain un-politicized, because he doesn't want his politicians to be influenced by the power of the dollar.

David Vreeland, South Melbourne Beach, stated the Melbourne Beaches area has a number of bed and breakfasts, and small hotels, so there is the ability to accommodate short-term renters. The whole beach area is dotted by single-family homes and condos, but short-term renters treat the neighborhoods like a resort, and they do not clean up after themselves. He said the County is half-way through the 10-year plan to clean up the Indian River, and what that program will provide is a big increase to the damage that has already been done to the river. He said all the work that has been

done should not be reversed the other way and he would appreciate it if the committee would advise the commissioners of that.

Scott Coghill, 118 Eden Avenue, South Patrick Shores, stated he has lived in his house since 1960 and he's abided by all County regulations. He said his street is 18 feet wide, and recently there was a Vrbo that was created illegally and he has filed a complaint with the Brevard County Code Enforcement division. He stated the owner is not paying taxes on the rental; he has a three-bedroom, two-bath house and having six, eight, and 10 people staying in it, with five to eight cars parked on the street. He said he just had to re-sod part of his front yard because a four-wheel drive dug it up. He stated for the people who are in favor of Airbnb use, he would like to remind them that they chose to buy property knowing what the covenants are. He said he also owns property in North Carolina and South Carolina, both with expensive HOA fees, and he knew that when he bought the property. He said for those not interested in putting the issue before the voters, he warns them that by not doing so they are allowing a handful of elected officials to decide the future of their property. He urged those in opposition to attend all public meetings on the issue.

Alex Covison, Merritt Island, stated he chose to retire in Merritt Island because it was a nice, quiet, community, until his neighbor decided to move out and turn the house into an Airbnb. He has called the Sheriff's Office for music playing until 5:00 a.m., there was recently a birthday party with 25 people and cars parked up and down the street, and himself and other residents in his neighborhood do not want that to happen; they didn't choose to live there so they could live next to a hotel. He asked the committee to deny the proposed ordinance.

Christy Richardson, Merritt Island, stated she researched having an Airbnb for a family member who has a vacation home on Merritt Island, and no where in her research did she find the current ordinance. She said the Tax Collector told her where to apply for a legal license through the State, and also how to get a Business Tax Receipt, so she made sure everything was proper before she started. She said as an Airbnb host, she went through her neighborhood and made sure everyone had her phone number in case there were any problems. The renters sign a rental agreement saying they will not party, they will abide by the quiet rules of the neighborhood, and that they will not have pets, et cetera. She stated she has had wonderful guests. As an Airbnb owners have to market their homes all the time; therefore, they are constantly keeping up the homes and yards. She said if there is proper management, Airbnb's do not let in people who want to stay for less than four days. She said she pays taxes and Airbnb's are good revenue for the State. She said not everyone who stays at an Airbnb is there to party, they want to relax and stay away from crowds. She said if people want rules in their neighborhood, they should buy in an HOA that has rules, and noted there are residents and long-term renters who are trashier than her Airbnb customers.

Noreen Williams, South Melbourne Beach, stated she loves Airbnb's, but not in her backyard, so if they all go away, so be it. In Anna Marie Island, I've seen the homes there selling and being torn down and replaced with large homes with 10 bedrooms, and as a consequence the schools lost children and small businesses suffered. If the proposed ordinance is passed, the same thing could happen in South Melbourne Beach.

Mark Shantzis stated he has lived in Brevard for 23 years, and he moved here for the safe neighborhoods, away from the chaos of Miami. Melbourne Beach is one of the 10 best family town to live in, in the United States. In 2006, when the issue of resort dwellings first came up, when there was a boom in real estate, there was a large group of people who got together, including developers, builders, and contractors, who looked at how to protect neighborhoods, and they passed a resort

dwelling ordinance. He stated the resort dwelling ordinance allows certain designated areas for resort dwellings, and there is also a specific addition called Transient Commercial Development activities, which allows activities intended to serve the needs of overnight visitors to be located in Community Commercial Future Land Use designations. The ordinance was done in two years and was fair to everyone. In 2011, the State moved to take away all local rule and decided to create statewide vacation rentals. Brevard County has an exemption and if it goes away it can't come back. He stated the proposed ordinance says it's for certain zoning classifications, but there are 40 listed and three are institutional, 14 zoning classifications already allow vacation rentals, so it's not certain zoning classifications, it's all zoning classifications. He said the BCAC should not only now allow this, but it should start talking about the things that allows neighborhoods to be destroyed. He asked the committee members if they would allow this to happen in their neighborhoods.

Cheryl Hernandez, 122 Pelican Drive, Melbourne Beach, stated she is asking the committee to vote against the proposed changes to the zoning regulations. A few requests for short-term rentals does not constitute the need for a zoning regulation change that will affect residents' lifestyles for decades. She said the current regulations protect residential neighborhoods. She said she purchased in Melbourne Beach because of the quaint neighborhoods, and if the ordinance is passed, it will be replaced by street parking, noise, loud parties, trash, and transients with no ties to the community or the environment. She noted Code Enforcement only works from 8:00 a.m. to 5:00 p.m. during the week, and they are not there on nights or weekends, so by the time they investigate a complaint, the parties who were the issue are gone, so there is virtually no oversight that is enforceable. The tourist tax collection is not a guarantee, as Palm Beach County found out when it lost its lawsuit to collect from Airbnb's and Vrbo. She said she believes the change does not benefit the community at-large, and asked the committee to vote no to the changes.

Tracy Warren, Melbourne Beach, stated she has experienced the problems with vacation rentals, which are illegal in her zoning classification. She said Code Enforcement is not staffed nor equipped to deal with it and never have been.

Mr. Durham asked if Ms. Warren deals with Brevard County Code Enforcement.

Ms. Warren replied yes, and also with the Sheriff's Office, because the worst of it happens after hours. She stated County staff feels there will not be a financial impact, but she thinks there will be because more staff will have to be hired to deal with it. The Administrative Policies of the Future Land Use Element establishes the expertise of staff with regards to zoning and land use issues and the set forth criteria when considering a rezoning action or request for a conditional use permit. She stated what is being done here is rezoning of an entire county, or looking at allowing a conditional use permit activity throughout the county. The Administrative Policies should be looked at very carefully, as that is the guide that is supposed to be taken into consideration for a change of use in zoning. The policies state hours of operation, lighting, and odor should be taken into consideration, as well as traffic, among other things. The renters are on vacation and they don't care; they dump beer bottles and cans in the river; they leave trash on the beaches; and they have fires on the beach during nesting season. If there have to be some changes made, it should be to protect the residential lifestyle.

Mr. Durham asked staff if there is any protection the County will do to try to protect the quality of the Lagoon and other things.

Tad Calkins replied one of the things the County has done is implemented the sales tax to clean up the river and is moving forward with different projects for that. The County has also implemented a

new septic tank requirement where enhanced septic tanks are required within a certain number of feet from the river or ocean. Brevard County Code Enforcement is reactive, not proactive, so they have to get a complaint and respond. The problem with complaints about resort dwellings and short-term rentals is that they don't happen in the timeframe that staff can respond to, and staff can't respond until after the event is over, so they have to rely on the Sheriff's Office who will go out and investigate the complaints. Code Enforcement might not be the most effective solution from a noise complaint standpoint when it's a single event, but we do have Code Enforcement where we look at many of these and where they advertise and how they are being advertised, and we've been very successful at getting those establishments into compliance.

Mr. Durham stated the County has taken great steps to see that things are doing well, and no one wants sea turtles to see bonfires.

Sandra Sullivan, South Patrick Shores, stated what Brevard County has now is working, so it would be great to not open Pandora's Box by allowing vacation rentals everywhere. She said she is aware of a number of houses in her neighborhood operating as Airbnb's. She noted what hasn't been mentioned is the South Beaches sewage plant, which is currently operating at 86% occupancy, and if more people are packing into more houses, that's more effluent. After Hurricane Irma there was 22 million gallons of sewage in the Lagoon, and the plant is near capacity right now. Also, FDOT did a study that in the event of a hurricane, residents cannot evacuate because there is not enough capacity to get everyone off of the barrier island. She said her neighborhood has a lot of elderly people and a lot of veterans who have needs, and Airbnb's can bring an opportunity for sexual predators to come into a neighborhood. She said her neighborhood is a family-oriented community that looks out for each other. She stated she finds the timing of this very curious, and asked if there is influence at this time because of the Air Force influence to say that if it is a transient community, they don't have to clean it up. She noted Brevard County is one of the most important sea turtle nesting areas in the world and the residents are on the beach cleaning up plastics and other garbage on a daily basis. People who stay in resort dwellings do not care. There are areas allocated for that type of business, but family-oriented communities should not be impacted by them.

Sue Covris, stated her neighborhood is mostly retirees and her neighbors next door bought a sailboat, left the country, and turned their home into an Airbnb. The first renters they allowed to come was from Georgia and they brought 30 people into a four-bedroom house to have a party for a week. She said she called the Sheriff's Office because the music was on until late at night. She noted she cannot contact the owners to complain and the few times she did, they told her they were out of the country and there was nothing they could do. She stated in the past four months the house has been rented out constantly, even during COVID-19 when there weren't supposed to be parties. She said she is in the process with Code Enforcement and has a hearing coming up to try to have the place shut down because of the noise and destruction.

Mr. Durham stated he has a neighbor who is problematic and he installed an app on his phone called Timestamp, where you take pictures that are timestamped and can be submitted to Code Enforcement.

Tracy Warren stated when she complained to Code Enforcement she was told to take pictures, but there is no way for them to enforce it, that is what we were told by Code Enforcement. She said a zoning activity cannot be incorporated into a residential area that significantly diminishes the enjoyment, safety and quality of life in existing neighborhoods.

Mark Shantzis stated he spoke to Code Enforcement who told him they go to Barefoot Bay 2-3 times a month for illegal vacation rentals. He said he filed a public records request for all of the complaints for the last six months and was told they don't categorize complaints under vacation rentals or resort dwellings. He said the County couldn't give me a list of complaints; they said there is one per month; and the someone else said there are 2-3 per month.

Joan Vaughn, 265 Pelican Drive, Melbourne Beach, stated she lives in a family community where the residents are an extended family. The only reason the meeting room isn't filled today is because of COVID-19.

Mr. Durham asked Ms. Vaughn if she thinks the County should have a referendum vote on the subject. Ms. Vaughn replied if enough people show up on December 8<sup>th</sup> it will be clear how many people do not want the proposed ordinance.

Ayn Samuelson stated when she and others brought this issue to the forefront in 2005 she worked with staff and commissioners to hammer out something that was fair and allowed areas to have resort dwellings. She noted she has rental property and I would never drop a resort dwelling in a residential community. She said she asked the Tax Collector if her office checks out people when they come in for a license, and she said yes, but there could be a better mechanism between her office and Planning and Development to make sure. She stated when people buy property they can't do whatever they want, they have to go through the proper lawful process.

Scott Coghill, stated when he made his complaint to Code Enforcement he wasn't given much hope that they would be out to investigate for at least 2 or 3 weeks. He asked, if Code Enforcement can't get to the few that are being run illegally now, what will happen when it's legal. He said at least with a referendum the people would be making the decision versus a handful of elected officials.

Cheryl Hernandez stated COVID-19 is a big concern for a lot of people, and that is why more people are not here today.

Mr. Durham encouraged people to email the commissioners. He said all along the beaches area are hotels to rent, and he doesn't know that Brevard County needs to do this, but it was asked by the commissioners and that's why they are here.

Jack Kligerman, 133 Pelican Drive, Melbourne Beach, stated there are several vacation rentals in his neighborhood and there was one last year that had 50 cars at the home, and there was another one with a domestic violence incident.

Mark Havican, South Melbourne Beach, stated he has lived in his home for a year, and there are two rentals in his neighborhood that he is not comfortable with. He said he chose the area because of the residential neighborhood feeling, and he doesn't want it to change.

Chair Durham closed the public comment and brought the item back to the committee.

Michael Williams stated from the information in the agenda packet, especially the map showing the permissible resorts are, or can be, he thinks there are enough out there to take care of everyone's needs. He noted he wouldn't want it in his neighborhood.

Daniel McHugh stated he feels like the voice of the people should be the rudder that steers the ship of government.

Motion by Michael Williams, seconded by Daniel McHugh, to deny the amendments to Chapter 62, Article VI, Zoning Regulations, relating to Vacation Rental as a Permitted Use in certain zoning classifications. The motion passed unanimously.

## **LOCAL PLANNING AGENCY/PLANNING AND ZONING BOARD MINUTES**

The Brevard County Local Planning Agency/Planning & Zoning Board met in regular session on Monday, November 23, 2020, at 3:00 p.m., in the Commission Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order by Chair Mark Wadsworth, at 3:00 p.m.

Board members present were: Ron Bartcher; Harry Carswell; Brian Hodgers; Ben Glover; Mark Wadsworth, Chair; Peter Filiberto, Vice Chair; and Joe Buchanan.

Staff members present were: Amanda Elmore, Interim Planning and Development Director; Cheryl Campbell, Comprehensive Planner; Abigail Jorandby, Assistant County Attorney; and Michelle Adams, Administrative Secretary.

### **Excerpt of Complete Minutes**

#### **5. Amendments to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rental as a Permitted use in certain zoning classifications.**

Amanda Elmore stated approximately one year ago staff was asked to look into the possibility of whether or not vacation rentals could be made a permitted use in zoning classifications where short-term rentals/resort dwellings are not currently permitted. The County Attorney's Office researched the issue and found it could be done as long as a definition of vacation rental was adopted that was in conformance with the State definition. She said staff has added the definition of vacation rental, which is a little different than the existing resort dwelling definition, which will remain. In February, this item was brought back to the Board and there was a list of mostly single-family residential zoning classifications to add vacation rental to. On September 15, 2020, staff received legislative intent and permission to advertise the amendments. There is an exhibit in the board's packet that goes through the more than 50 zoning classifications in the County. Right now, resort dwellings are either permitted, permitted with conditions, or require a conditional use permit through the public hearing process. The permitted with conditions and the conditional use permits are rare because there are some other parameters that make finding those types of instances rare. Right now, resort dwellings are only in multi-family uses and residential attached uses, such as duplexes. This amendment would open it up to the rest of the single-family residential zoning classifications, and vacation rentals would be opened up to single-family residential, as well as the mobile home zoning classifications, and the PUD zoning classifications.

Ben Glover stated for clarification, the amendment is for unincorporated Brevard County only, and municipalities would regulate if it were allowed in their cities.

Ms. Elmore replied that is correct, it is for unincorporated Brevard County only and most of the towns have their own regulations that have been grandfathered-in. Brevard County's regulations have been on the books since prior to June 1, 2011. Approximately nine of the 12 municipalities have regulations similar to Brevard County that are also grandfathered-in.

Ron Bartcher stated when he read the proposed ordinance's whereas clauses, he didn't see any that identified a benefit to Brevard County residents. He asked if the County Commission gave staff any hint about what the benefits would be. Ms. Elmore replied staff's role is to draft the amendments in the accordance that the Commission gave, they did not give direction to quantify impacts or benefits at this point. She noted if staff receives direction like that on December 8<sup>th</sup> at the first public hearing, they will do that, but that was not part of the direction provided on September 15, 2020.

Public comment.

Jason Steele, 343 Orlando Boulevard, Indialantic, stated he is the lobbyist for the Cities of Indialantic and Satellite Beach, and he's an expert in the courts on real estate laws and zoning issues. He said the most important thing people do as individuals is decide where they are going to live, and when they do, they look at every piece of zoning information and determine whether they want to live by a church or a school, whether or not they want privacy, or whether or not they want ocean access, and they make that decision based on zoning ordinances. He stated people research the zoning ordinances to make the determination to protect their families and livelihoods. He said he has fought this piece of legislation in Tallahassee all through the last session and it is the most controversial piece of legislation. He stated he knows about property rights because he has been involved in real estate for over 50 years, and they include the right of private residential enjoyment. When people decide to go into a home in a zoning classification, the last thing they want to happen is for a county to tell them the zoning classification is no longer good and that it is now gone, because what you have now is party central right next door and not only one family but 10 families. He said he and his wife just bought a lot on East Coral Way in Indialantic and the first thing they did was determine whether or not they could have vacation rentals in the neighborhood, and the answer was no. He said they are going to put \$1 million into the home and his family needs privacy and the right to be able to enjoy the property. He asked the board not pass this piece of legislation onto the County Commission because in his opinion it's unconstitutional, it does away with zoning, and it is wrong.

Kirk Sauder, 345 Woody Circle, District 3, stated he and seven other residents met with Commissioner Tobia on the issue and found out that he has future interests in buying investment property beachside to turn into an Airbnb or Vrbo, so there may be a conflict of interest. He said he also knows Commissioner Tobia received a lot of campaign money from developers in the last campaign that were pushing him to pass this legislation. He said the County is not doing the hotel/motel industry any favors by passing the ordinance because that is tax revenue and if the ordinance passes and allows Airbnb's and short-term rentals it will put them out of business. He said the infrastructure on the island is already being taxed, such as emergency services, water, electric, and traffic. He stated allowing short-term rentals will bring more stress on the infrastructure.

James McGrath, 6400 Highway A1A, Melbourne Beach, stated he also organized a group of eight people to meet with Commissioner Tobia and he would like to point out a couple of things that bothered him from that meeting. He said he told Commissioner Tobia to take a pulse of the area of the South Beaches and see what the people really want. People are not going to put Airbnb's in Palm Bay or West Melbourne, they are going to put them in the most lucrative areas they can find, which are the beaches. He said Commissioner Tobia told him it was to make the language more like the State. He stated Commissioner Tobia also said property owners can do what they want to do, and that he believes in property rights. Mr. McGrath noted he believes in property rights, too, to the extent that they affect him. He said he asked Commissioner Tobia what brought this on, and he said he had somebody who didn't understand zoning. He noted Commissioner Tobia also said the County will get the tax money from Airbnb's. Mr. McGrath mentioned the court case in Palm Beach County where the County wanted the Airbnb's to pay the tax because the County knows the people aren't going to pay the tax. He concluded by saying he is against the proposed ordinance.

Robert Osters, 150 Seaview Street, Melbourne Beach, stated everyone knows about the ecosystem and the turtles in the area, but obviously no one has done an environmental study. He said he talked to Commissioner Tobia's Chief of Staff who said it's complicated and that they want to simplify. He

said he hopes he can get enough of the community to go along with him, because he doesn't know how anyone can see a benefit in this.

Cheryl Hernandez, 122 Pelican Drive, Melbourne Beach, stated the community outreach statistics as of today is 11,371 people reached through a Facebook page with over 300 followers; over 2,800 page views on a website in less than two weeks, 409 signatures on the original petition which ran until November 3<sup>rd</sup>, 319 signatures on a new petition, and 429 responses to an online survey in opposition to the ordinance change. She pointed out that the final draft of the ordinance revision shows the addition of vacation rentals in every residential area; the only areas not included are environmental areas, government managed lands, and institutional uses. She said the proposed ordinance virtually adds commercial use to residential areas; Brevard County Code Section 62-1102 defines resort dwelling as a rental less than 90 days and states that a resort dwelling is a commercial use; therefore, a vacation rental, since it's a rental less than 30 days, would be considered commercial as well. In 2006, a lot of time and research went into developing the current zoning regulations to protect residential neighborhoods from commercialization. She stated the Administrative Policies of the Future Land Use Element establishes criteria when considering a rezoning action, "The worst case impacts of potential uses available under applicable land use classifications shall be evaluated. The character of a neighborhood or area shall be a factor for consideration and must not be materially or adversely affected." In 2011, a State Statute was adopted to give control over vacation rentals to the State and limit the ability of local governments to regulate vacation rentals except where local laws or ordinances were in place prior to June 1, 2011, and Brevard had those. The County Attorney's Office gave an opinion to Commissioner Tobia's office on November 7, 2019, that says any new zoning classification that would allow vacation rentals would need to be permitted without any restrictions or conditions, and anything that is not changed would be allowed to stay in place. Allowing the changes will relinquish all local control over vacation rentals to the State and Brevard County would lose its grandfathered status. She stated the new classification comes with no restrictions, no limit on how frequently homes can be rented, or for how long. She noted Airbnb owners are not required to check government ID's for daily renters. There are currently designated areas where these places can exist and many hotels/motels with oversight on premises to host overnight guests. She said it may not lead to higher tax revenue; Palm Beach County lost its lawsuit against Airbnb's to collect those taxes, and it falls back on vacation rental owners to pay their taxes.

Jeff Graham, 6795 Highway A1A, Melbourne Beach, stated he has owned oceanfront property in Brevard County since 1976. He said he has spent weekends saving sea turtles, surf casting, and has even observed panthers crossing A1A. He stated he is an advocate of short-term rentals, and restricting income and freedoms is ludicrous. He said he was impacted in 2011 when he could do short-term rentals, and then that changed. Unfortunately, for the last 10 years he has had to have an annual rental, which means his children have not had the chance to experience what he had when he was raised. He said the 90 plus one days makes sense from a seasonal standpoint, but there weren't a lot of options in the duration of renting, so that's why he is renting annually. He stated a benefit of the proposed ordinance would be income, with no limitations or restrictions, and the onus should be on property managers to make sure they abide by the rules for rentals.

Lisa Jewel, 240 Ocean Ridge, Melbourne Beach, stated she has lived on Ocean Ridge for 20 years, and a new development is being built next door, Harbor Beach Club. She said one of the things Lennar is advertising for Harbor Beach Club is single-family floor plans varying from four to eight bedrooms, and "families and groups of all sizes can be accommodated, and with so much room in

each home, Harbor Beach Club is perfect to raise a family or rent out to vacationers." She said her fear is that it will turn in to groups of all sizes, which is not what the community was built for.

Delores Conway, 123 Cardinal Drive, Melbourne Beach, stated she is opposed to the zoning code revisions and the creation of a new definition for vacation rental. With a broad brush, the Commissioners are seeking to re-define all of the unincorporated areas of Brevard County while keeping the 16 cities and towns un-touched. She said the proposed changes not only create a new definition for short-term rentals, but it applies to over 40 zoning classifications, allowing a hotel-like business anywhere and with no buffer. Melbourne Shores is a long-established community of single-family homes, varying in age, style, and size, with one road in and one road out; there are no public utilities or city water and sewer, very few hydrants, no causeway, and due to the lack of infrastructure, no future plans to build them. She stated changing the zoning to allow Airbnb's and short-term rentals is in conflict with FEMA's goal to keep the density down. With as many as 30 Airbnb guests checking in and out of just one home every few days is concealing the increase in density. She asked the board to vote no and leave everything as-is.

Toni Chan, 116 Medina Street, Melbourne Beach, stated there are plenty of rooms for rent along A1A, legally, right now, such as hotels and motels, and legal Airbnb's. Hotels and motels require inspections and licenses. She said short-term rentals will not have to meet any requirements and they will put hotels and motels out of business. She stated the destruction she has seen from short-term rentals, particularly the 6700 and 6800 blocks of A1A, include destruction of the dunes and harassment of turtles during nesting season, because renters do not care about the neighborhood. She said there is no need for short-term rentals in residential neighborhoods when there are so many rental rooms available. She asked the board to oppose the proposed ordinance, as it's very important to keep the beaches and neighborhoods private.

David Vreeland, South Melbourne Beach, stated the County is half-way through the 10-year plan to clean up the Indian River and people come in who don't respect the environment like those who own property on the beaches, and the area doesn't need that impact on top of what it already has had to deal with to get this far in cleaning it up. He said his community and a number of other communities in South Melbourne Beach have gates that require codes to get into, and now there will be people they don't know giving the gate codes to strangers and security will go out the window. He stated he has owned his home for a long time and he has worried about the weekend bicyclers who love to use that stretch of road, and in many places the pavement from the white line outward is less than 12 inches. He said people who rent short-term in a residential neighborhood do not realize it's not a resort and they treat it like a resort in that someone else is going to clean up after them, including on the beach. He stated the County isn't going to clean up the beaches after the people leave. He said he hopes the board will advise the Commissioners accordingly.

Patricia Keller, 136 Regatta Street, Melbourne Beach, stated it came to her attention last month that an ordinance amending the zoning classifications to allow vacation rentals would affect her neighborhood. The purpose of zoning is to promote and protect public safety and general welfare, protect the character and stability of the neighborhood, and conserve the taxable values of the properties of the neighborhood, and the proposed ordinance will violate all of those. As far as public health, allowing transient visitors in a neighborhood could curtail the physical activities such as walking, biking, and jogging of the residents not feeling comfortable around people they don't know. She said the feeling of well-being will be exchanged for worry, anxiety, discontent, fear, aggravation, and anger. The ordinance would change the character of the neighborhood by mixing a single-family

residential use with a short-term rental use daily, nightly, and weekly. She asked what will prevent investors from buying properties for short-term rental. She said Commissioner Tobia made an interesting comment regarding short-term rentals at the September 15, 2020, meeting, "short-term rentals are an economic driver, stability, bringing in short-term rentals may determine who buys properties in the future". She stated the ordinance may erode the value of homes, negatively affecting the property taxes, which would mean less money for the County. She said she has heard the argument on the other side that being able to rent short-term will help people stay in their homes, and asked if someone can afford another home, then what is their motive. She asked the board to not degrade the quality and tranquility of the neighborhoods for a monetary gain.

Lynn Gronoski, 393 Hiawatha Way, stated she has lived in the South Beaches for 30 years, she knows her neighbors and there are people who look out for each other, but allowing short-term rentals changes that, and it will create more traffic and noise, and it will be more transient. She said the community is family-oriented and she can't understand why anyone would want to change that. She stated she has heard a lot about trying to get Code Enforcement out, but that is difficult because the renters are only there for certain hours and then you have to call the Sheriff's Office, and the problems do not get resolved quickly. She noted she has eight properties, but they are long-term rentals, not weekly or anything else, and she knows there are a lot of bad landlords and a lot of bad property managers. She concluded by saying she is totally against the ordinance.

Ayn Samuelson, Sand Piper Drive, South Patrick Shores, stated she is the President of the South Patrick's Residents Association and a residential rental owner for over 50 years. She stated she was one of the individuals 15 years ago who worked with the County to craft the current ordinance because there was an issue in her neighborhood, and from 2005 to 2006 she and others worked to get the ordinance in place to protect their neighborhoods. She said they had no idea they didn't have that type of protection because they never thought there would be a hotel next to them in a residential area, but that's what has happened. She stated the ordinance created a balance of different types of properties, just not in the same place; there were designated areas. Putting a resort dwelling in a residential area is unbelievable; she lives next to one, and there was once 14 people at a time, there were animals, and a destination wedding. She said sees it as an issue of forcing homesteaded owners out and also causing a problem for affordable housing, which residents also pay for in County taxes. She stated land use and zoning are supposed to be used specifically for the health, safety, and welfare of people, which is something residents have been accustomed to in residential areas. She asked the board to not diminish the residents' protections or residential property rights.

Linda Lawton, 113 Margarita Road, Melbourne Beach, stated she is upset that Commissioner Tobia has proposed the ordinance in the middle of a pandemic where she has to risk her health to come the meeting to take care of important business for her neighborhood. She said this is the wrong time for the ordinance and the County will be diminished if it gets rid of neighborhoods.

Mark Shantzis stated he has lived in Brevard County for 23 years and he moved here for the safe neighborhoods. Since 1995, 90,000 new residents have moved here for the safe neighborhoods with the understanding they are residentially zoned. He said the analysis is not there in order to decide the issue; there is no data. The high risk of the amendment could trigger the loss of the County's grandfathered exemption. The Florida Association of County Attorneys (FACA) says it's a high risk; the Florida League of Cities (FLC) says it's a high-risk; and the attorney for Thousand Friends of Florida says it's a high risk. He asked if the ploy that vacation rentals are a different definition than resort rentals will work. The FACA, the FLC and Thousand Friends all believe that resort dwellings

and vacation rentals are the same thing. He said there are enough lawyers and owners who have rejected vacation rentals in many cities and counties throughout Florida, including nine in Brevard County. He said the board has to take all of it into consideration, besides the fact that the Comprehensive Plan says it cannot be done; the densities on the South Beaches cannot be changed. He stated there has not been good notification of the ordinance, and it is not an intelligent thing to do.

Dick Kirshner, 6537 Angeles Road, Melbourne Beach, stated he and his wife have the unofficial job of taking care of the south access and every weekend they have to clean up because renters trash the beaches. He said the County spends millions of dollars on beach and dune restoration, and he has seen kids running up and down them, destroying the seagrass, and they are not neighborhood kids, they are renters. He stated there are three or four Airbnb's near him operating illegally, and renters are there every weekend and they are very noisy. He said there is not any benefit to anybody who lives in Brevard County, and a lot of the properties are not owned by locals, they are owned by people from other states who buy them as investment properties and rent them out. He said he spoke to Commissioner Tobia and invited him to come to his neighborhood on a weekend for a tour so he could see for himself and he said no, but he extends the invitation to any of the board members if they would like to come down on a weekend. He asked the board to please not approve the ordinance.

Pamela Boardman, 6855 Angeles Road, Melbourne Beach, stated the South Beaches area are cohesive communities, not just neighborhoods; they look out for each other, they live together, they work together for the betterment of the communities, they go to church together, and they are there for each other in good times and bad. She said it took years to grow and nurture to make the communities what they are today. She said she and her neighbors sought out and established crime watch areas, sponsor portions of A1A clean up, and they are on the beach picking up debris on a daily basis. She asked the board to keep the current laws in place and vote no.

Mark Havican, Winona Road, stated he has only been in Brevard County for one year, but it took many years to decide this is where he wants to be. He said he researched the area before he bought his home and he bought his home because it is a neighborhood. He noted people who advertise through Airbnb pay a 3% fee to Airbnb based on the rental, and that makes his neighborhood commercial. He asked how to change the zoning, because obviously it has to be changed if it is commercial. He said he doesn't think Airbnb's or short-term rentals belong in residential neighborhoods.

Pat Widdowson, Winona Road, South Melbourne Beach, stated when she heard resort dwellings were now going to be vacation rentals, the impact didn't occur to her until she started reading about it. Because resort dwellings were allowed as commercial entities in certain areas, it didn't occur to her that if the name is changed there can be vacation rentals anywhere. She asked how could the Florida Legislature can say vacation rentals can be the same everywhere. She stated staff could not have looked at the criteria and conclude that there could be commercial entities right next to her.

Seeing no further public comment, Chair Mark Wadsworth closed the public comment and brought the item back to the board.

Joe Buchanan stated he studied all of the objections and the biggest one is the less than 90 and 30 days. He said the ordinance is very convoluted and very complex, and enough has been changed or pre-empted, so everything remains intact, and asked staff if that was true.

Ms. Elmore replied additional permissions would be given to have vacation rentals in additional zoning classifications. Resort dwellings would remain, but the proposed ordinance would open it up to additional zoning classifications.

Mr. Buchanan noted there are 54 zoning classifications. He stated there is no intent by staff or any of the commissioners to take away anybody's individual rights. They are trying to look at the issue that was mandated by the State to make sure it's carried out correctly throughout the State, and asked staff if that was correct.

Ms. Elmore stated the Board is not currently required to do anything, but what they asked was whether or not staff could add vacation rentals as a permitted use, and the County Attorney's Office believes staff can.

Mr. Buchanan stated some municipalities require additional annual applications and inspections, and asked if that was correct.

Ms. Elmore replied that is correct, but if vacation rentals are added, there would be no restrictions placed upon it regarding occupancy.

Mr. Buchanan stated the responsibility staff carried out in the last year is in depth, and a lot of work was done, and none of it is meant to be harmful to anybody. He said it is a tough thing to understand but he doesn't think it should be completely banned. He said it needs to be studied in depth and more information needs to get to the residents so that they understand it better, and find a solution.

Ron Bartcher stated what the new ordinance does is essentially open up all of the zoning classifications for vacation rentals with no restrictions. What exists today is a limited number of zoning classifications where someone can have a vacation rental with some restrictions. He stated he doesn't know how many board members have had experience with renters, but what he believes is that the change is actually going to replace the communities of permanent residents who know their neighbors and have a personal interest in maintaining the area, with transient communities of strangers who don't care about the area. He stated he thinks it is a very bad idea, and the laws that are in place should remain in place because they are adequate and they are working.

Motion by Ron Bartcher, seconded by Brian Hodgers, to deny the amendments to Chapter 62, Article VI, Zoning Regulations, Relating to Vacation Rental as a Permitted use in certain zoning classifications.

Brian Hodgers stated vacation rentals are all over the Keys; it's illegal what they are doing down there, and it's a variety of website upstarts that skirt the laws and are not doing it legitimately and not paying taxes, and it's easy to rent from an individual and skirt the laws. If vacation rentals are opened up, what will happen is there will be more and more upstart websites that are going to come in and make it worse than it already is. This board is not making the decision today, it can just give a recommendation to the County Commission, and everyone needs to go to that meeting and bring up the issues of how there are upstart websites out there that are doing it illegally, and it's not necessarily just the Airbnb's. The Board also has to listen to the comments that hotels will be hurt by the ordinance, and it may sound insensitive, but it is similar to Uber and Lyft, which put taxi's out of business. He said he doesn't see Airbnb going away, nor does he see vacation rentals going away, and it will come back even if it gets denied this time. He said the speakers need to be specific in their

arguments to the County Commission about why they are against the ordinance and ask the Board what they are going to do to stop it in the future. A lot of it comes from the issue of taxing. All of the speakers had valid reasons of why they don't want it, but they should be prepared for a long fight because it will come back next year and the year after that.

Mr. Wadsworth called for a vote on the motion as stated, and it passed 4:3, with Glover, Wadsworth, and Buchanan voting nay. Bartcher, Carswell, Hodggers, and Filiberto voted in favor of the motion.

## **Resort Dwellings/Vacation Rentals: The Hotel Next Door**

### **Excerpts from the Florida League of Cities Legislative Issues 2020**

#### **Background:**

In 2011, the Florida Legislature prohibited cities and counties from regulating short-term vacation rentals. A short-term vacation rental is defined as a property that is rented more than three times a year for less than 30 days at a time. The state legislation passed in 2011 included a provision that “grandfathered” any ordinance regulating short-term rentals prior to June 1, 2011. The effect of the 2011 law is that two separate classes of cities and counties were created respective to short-term rentals, those with Home Rule authority and those without. In 2014, the Legislature passed SB 356 (Thrasher), which diminished the preemption on short-term rentals. The 2014 law allows local governments to adopt ordinances specific to these rentals so that they can address some of the noise, parking, trash and life-safety issues created by their proliferation in residential neighborhoods. Unfortunately, SB 356 left in place existing statutory language stating that cities and counties cannot “prohibit” short-term rentals or regulate the duration or frequency of the rental.

Those cities and counties fortunate enough to have had an ordinance in place prior to the 2011 preemption are still allowed to regulate short-term rentals, but the question remains whether these ordinances will continue to be valid if amended. To date, they have retained the ability to regulate these properties through zoning and may have duration and frequency requirements. Some of these cities and counties may want to amend their ordinances to adjust to a changing problem. They are reluctant to do so out of fear of losing their existing ordinance and, with it, their Home Rule authority relating to short-term rentals.

Cities and counties without short-term rental regulations in place prior to June 1, 2011, have had their zoning authority stripped and are now seeing these rentals completely overtaking residential neighborhoods. Long-time residents are moving out as a result, and the residential character of traditional neighborhoods is slowly being destroyed.

The impacts of problematic short-term rentals on neighboring residents are felt in a number of ways:

#### **The Commercial Hotel Next Door:**

Commercial Activity in Residential Neighborhoods Houses that sleep 26 people are now present in what were once traditional neighborhoods. Because of the inability to regulate the duration of a renter’s stay, these houses could experience weekly, daily or even hourly turnover. Obviously, the constant turnover of renters creates a number of issues for cities, counties, and neighboring property owners. Prior to the preemption, local governments were able to regulate this activity through zoning. But if a city or county cannot “prohibit” these properties, they are powerless to exclude them from residential neighborhoods or regulate them. As a result, investors, many of whom are located out of state or even in a different country, have purchased or built single-family homes with the sole intent of turning them into short-term rentals.

Cities use zoning as a tool to prepare for their future growth and also use it to control where commercial and residential properties are located. Hotels have different infrastructure needs than single-family residential properties. As residential neighborhoods are developed, the infrastructure installed is

designed for the future use of the properties. Many neighborhoods have infrastructure in place with capacity for up to eight people per house. Now there are houses in these very same neighborhoods that sleep more people than the number originally planned for, placing a significant strain on existing infrastructure.

#### **Noise Complaints:**

In areas where short-term rentals are situated, many neighboring residents complain of the noise generated by the vacationing renters next door. When people go on vacation, often their behavior changes. They may stay awake later, consume more alcoholic beverages throughout the day, or participate in recreational activities that they would not participate in while at their own homes, such as swimming at midnight with music blaring. For those homes located near water, a lake or the ocean, it is important to note that sound travels easily over water – and residents located hundreds of yards away may be the ones calling and complaining to the police and their local elected officials. Some cities have noise ordinances, but these have proved problematic to enforce. Many times after the police arrive at a residence, the noise dies down. These renters may leave the next day with new ones replacing them. The new renters are often unaware of the noise ordinance or past complaints and may cause the same problems. The out-of-state property owner may not even be aware of the problems created by their renters and with the constant turnover. The problem temporarily ends as one renter leaves and begins again as new renters arrive. This causes a significant drain on law enforcement resources. When law enforcement officers are called to respond to noise complaints, one less officer is on the street either preventing or solving crimes.

#### **Parking:**

Many short-term rentals are located in single-family neighborhoods. In most cases, the driveway was built to accommodate two or three vehicles. When you now have a renovated house that acts as a small hotel, there will be more than three cars needed to get these renters to the property. This leads to cars that are parked on the street, making it difficult for emergency vehicles to respond to emergencies and causes increased response times in these neighborhoods. Cities have begun to adopt ordinances creating parking standards for short-term rental properties. Unfortunately, these ordinances only solve the parking issue but fail to address any of the other issues created by this commercial activity in residential areas.

## **Resort Dwellings Ordinance: Protecting Communities Against the Hotel Next Door**

Ayn Samuelson president of South Patrick Residents Association & residential rental owner

- SPRA supports our existing ordinance that has been a fair law for the unincorporated area for 15 years. It's already the law.
- A Pandora's box of unintended consequences will be unleashed if the current resort dwelling ordinance is modified, as it's grandfathered-in to support local control over Resort dwelling zoning since 2006, when SPRA helped lead the initiative to protect residential property rights throughout the county. It's unthinkable that the zoning protections we currently have, and expect to continue, could be ripped away under the guise of property rights.
- This well-crafted ordinance created a balance of property uses in different locations. This is the type of zoning that citizens expect, and one that seeks to ensure the opportunity for different types of property ownership. It works in favor of property rights, not stopping fast-money, transient rentals, but properly directing it to be located in areas that do not negatively impact our long-term, family-based communities. "Zoning laws are created for the simple purpose of protecting the health, safety and general welfare of the people as relates to land use." Without fair zoning laws, the burden of protection shifts to the citizens themselves, and causes an imbalance in favor of short-term property ownership, especially on the barrier island.
- There are 15 years of lawful protections under which we have purchased our homesteads and improved our properties, along with the investment of time and commitment to supporting schools, engaging in civic activity, and caring for our children and seniors. If changed, there would be no other comparable law to protect our established property rights, because the 2011 state law prohibits local control to properly regulate vacation/resort dwellings going forward.
- **Facts & Evidence: There will be serious impacts on our residential communities**
  - **Deleterious impact on the health, safety, and welfare of our communities** with the shift of property ownership away from local ownership and management to: hedge funds, out of state owners, Airbnb and Vrbo influence, and offsite management that creates a nightmare for residents, code enforcement and Sheriff's deputies who will be doomed to fail residents, without this law to support them. They will be chasing short term rental impacts and fail in enforcement and the resolution of problems.
  - **A reduction in affordable housing** will occur (Emory Law), yet, the County actively supports affordable housing with tax dollars and the Housing and Human Services Dept. This is a glaring contradiction, as we know there is a shortage of such housing.
  - **Safety, and security will be eroded with strangers and transients**, who are here to vacation/party, moving weekly in and out of our neighborhoods and creating disruption. The **hotel next door** is incompatible with the character of our residential communities, and would increase fear for safety.
  - **Have you lived near a resort dwelling** and experienced a version of the movie Animal House? I have. Instead of vacationing in a legit hotel, people bring their partying, friends, and animals to neighborhoods, often exhibiting behavior that would not be tolerated in a managed hotel, where help is available and accountable.
  - **Examples:** 14 people vacationing with animals, cars taking over the street; destination wedding; partying late at night; N. Waterway Estates - Skylark, Penguin, Cardinal, Sandpiper; Moorings HOA. Serious violations were reported and cured under the existing ordinance, that would be not be achievable without the existing ordinance.

- **All unincorporated residents, including HOAs** would be impacted without this law to back them up. We would all be left without the current, long-standing law and county protection. Will the unincorporated area become a second-class location in which to live in comparison with those who are protected by city ordinances?
- **It is within the County's purview and responsibility** not to allow additional hazards to be introduced that impact residents' health and safety, or to change the essential character of our neighborhoods. In fact, it is their obligation to protect, if possible. The county made a sound decision in 2006 when this ordinance was crafted with a local law that provides opportunities for different categories of property ownership and appropriate locations for all types of property owners. New developments can craft a PUD, and with approval from the BOCC, sections can be allowed for multi-family and resort dwellings. But "dropping in" vacation rentals into established neighborhoods is not legitimate.
- We seek to protect what we value, and we value our homesteads and communities, as well as balanced property rights under the current 2006 Resort dwelling sections (Sec. 62-1841.5.5.; Sec. 62-1945.2., Sec. 62-1102. with regard to location and performance standards, and the 90 day rental requirement in our residential neighborhoods.)
- Do not open Pandora's box. Rather leave the Legacy of balanced property rights intact.

**What can be done under the existing ordinance sections::**

- Rent a property for more than 90 days for longer term vacationers in residential areas.
- Develop a new PUD with specific areas allowing multi-family and resort dwellings.
- Rent a dwelling as a vacation rental in currently designated zoning areas.

**\*Preponderance of evidence supports that the current ordinance remain intact, as written.**

- It is even-handed for all types of property owners, allowing both, ensuring that zoning laws are applied in a reasonable manner in addressing incompatible uses.
- Limits the "hotel next door" and promotes the county's responsibility for the health, safety, and welfare of residents.
- Addresses staff issues of being able to rely on the existing law to efficiently resolve issues and allows more effective use of time for staff and Sheriff's deputies, and their safety.
- Consistency in continuing the expectation of protection afforded by the existing Resort dwelling ordinance. If not, residents in the unincorporated area will be left to fend for themselves without the county law for protection.
- Residents have experienced negative impacts, and to my knowledge, none have been considered positive, regarding excessive numbers of cars and people, partying at all hours, strangers, animals, and no supervision/management. Fast money without the responsibility is not compatible in our residential communities.

**From:** [Elmore, Amanda T](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: dwelling/vacation rentals  
**Date:** Thursday, November 5, 2020 8:23:36 AM  
**Attachments:** [image001.png](#)

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**Amanda Elmore**

*Interim Assistant Director*

**PLANNING & DEVELOPMENT DEPARTMENT**

2725 Judge Fran Jamieson Way, C-201

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**BOARD OF COUNTY COMMISSIONERS**

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**From:** Abbate, Frank B  
**Sent:** Wednesday, October 14, 2020 9:52 AM  
**To:** Calkins, Tad <[tad.calkins@brevardfl.gov](mailto:tad.calkins@brevardfl.gov)>; Elmore, Amanda T <[Amanda.Elmore@brevardfl.gov](mailto:Amanda.Elmore@brevardfl.gov)>  
**Subject:** FW: dwelling/vacation rentals

Tad and Amanda (Don Walker here on Frank's computer) Frank wanted me to send you copies of other emails he's received in reference to Vacation Rentals. If you receive additional emails from Frank on this issue (today) suffice to say those are emails I'm forwarding to you at his request.

Don

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**From:** Krissy Willer <[krissywiller@gmail.com](mailto:krissywiller@gmail.com)>  
**Sent:** Wednesday, October 14, 2020 9:30 AM  
**To:** Abbate, Frank B <[Frank.Abbate@brevardfl.gov](mailto:Frank.Abbate@brevardfl.gov)>  
**Subject:** dwelling/vacation rentals

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

I live in South Melbourne Beach. This area is actually in county ordinance. I do not agree with neighborhoods having vacation rentals. This will change our area and I do not want my little neighborhood to change. Here are some reasons why this will be bad for our area:

- 1) Higher probability of increased crime from different strangers living next door daily, without concern whether they are of questionable backgrounds or even "registered" in their hometown.
- 2) Pop-up parties, weddings, re-unions, fraternity parties, etc (think, "animal house" at its worst)
- 3) Effectively changing your residential zoning to the commercial hotel and resort category.
- 4) Absentee management, most likely from out-of-state, out-of-country or corporate ownership.
- 5) Inability to confront your neighbor about common concerns.
- 6) Statistically more visits of Police and Code Enforcement officers to the property next door.

South Melbourne Beach is a very special place and allowing dwelling/vacation rentals will change this area for the worst. Thank you for your time.

Krissy Willer

(321)432-4807

**From:** [Abbate, Frank B](#)  
**To:** [Calkins, Tad](#); [Elmore, Amanda T](#)  
**Subject:** FW: Resort Dwellings  
**Date:** Wednesday, October 14, 2020 10:09:09 AM

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**From:** Roberta Crapo <r.crapo@yahoo.com>  
**Sent:** Monday, October 12, 2020 1:08 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Resort Dwellings

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

Please do not vote to allow our unincorporated neighborhood to change into unrestricted Dwellings.

We value knowing our neighbors and having 90 day or longer rentals.

Regards

Roberta Crapo

117 Caledonia Drive

Melbourne Beach, FL 32951

**From:** [Abbate, Frank B](#)  
**To:** [Calkins, Tad](#); [Elmore, Amanda T](#)  
**Subject:** FW: Keeping South Brevard a community  
**Date:** Wednesday, October 14, 2020 9:55:36 AM

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**From:** Carolina Luger <[chiniluger@gmail.com](mailto:chiniluger@gmail.com)>  
**Sent:** Tuesday, October 13, 2020 8:58 PM  
**To:** Abbate, Frank B <[Frank.Abbate@brevardfl.gov](mailto:Frank.Abbate@brevardfl.gov)>  
**Subject:** Keeping South Brevard a community

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

My family and I live in a great community where we know our neighbors, where our daughter rides her bicycle in the neighborhood knowing that she is safe. Our small community works towards a better place for our children and for a better future. Approving short term rentals will bring change irreversible to our way of life. Not to mention disturbing our beaches, not respecting the sense of a small community, not knowing who is living next to you. Also, the people that want to rent their places don't reside here 365 days a year. Can you please tell us what is your position in this matter?.I'm voting in the next 21 days and I want to know who we can trust.

Sincerely,  
Carolina L.  
Floridana Beach

**From:** [Abbate, Frank B](#)  
**To:** [Calkins, Tad](#); [Elmore, Amanda T](#)  
**Subject:** FW: Vacation Rentals in the South Beaches  
**Date:** Wednesday, October 14, 2020 10:03:01 AM

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**From:** Noreen Williams <nwilliams1955@yahoo.com>  
**Sent:** Tuesday, October 13, 2020 1:48 PM  
**To:** Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Vacation Rentals in the South Beaches

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

Dear Commissioners:

In the past two weeks, I have been hearing many people urging that we not reelect Mr. Tobia as county commissioner. The reason being is that he is promoting vacation rental properties in the South Beaches. I pray that this is not true (although it seems that it is true) since I already cast my vote for Mr. Tobia. At any rate, I could not have voted for Mr. Patel. Whoever has a vote in preventing our community from being ruined by short term rentals, please listen to us.

My experience comes from my monthly visits to the Florida Gulf Coast community of Anna Maria Island. My parents lived there for decades and my sister and brother-in-law own the iconic West Coast Surf Shop, which has been in business since 1964. I have watched the island change from original cottages and generations of families to ostentatious mansions, whose owners are not in residence, but instead rented out like hotels. Parking and traffic nightmares and overflowing garbage are the least of the problems. There are so few permanent residents/families that the elementary school must bus in children from other areas just to have enough students to fill the classrooms. Local businesses have difficulty getting employees because the traffic to get on the island during the season means it takes over an hour to travel less than a dozen miles. People who work on the island cannot afford to live there as there are limited long term housing options available. I used to love visiting family on the Island, but came to dread it over the last ten years. Since my parents died, and their house was sold and demolished, I have been back once. The next time I return, there will undoubtedly be a giant vacation rental on the property in a neighborhood that was once a residential community where the neighbors knew each other and got together regularly for community events.

There is a difference between Anna Maria and the South Beaches. Anna Maria has more commercial businesses than the South Beaches, so it is good for the businesses having all the

changeover of people. (I know the surf shop's locals no longer live on the island and are not the customer base the shop relies on to make a living) However, in the South Beaches, we have very few, if any, commercial businesses relying on constant turn over of tourists for business. This is another reason why we do not need to ruin paradise with short term rentals.

I look forward to hearing from you regarding what stand you take and what you plan to do. I have many friends who have not yet voted.

Best Regards,

Noreen Williams

6400 Floridana Ave. Melbourne Beach, FL 32951

FLORIDANA BEACH

Noreen Williams

MS, RD, CDCES, BC-ADM

321-615-1901

**From:** [Abbate, Frank B](#)  
**To:** [Calkins, Tad](#); [Elmore, Amanda T](#)  
**Subject:** FW: NO SHORT TERM RENTALS PLEASE  
**Date:** Wednesday, October 14, 2020 10:02:01 AM

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**From:** ariel van <sleepingwillowmoon@gmail.com>  
**Sent:** Tuesday, October 13, 2020 2:08 PM  
**To:** Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** NO SHORT TERM RENTALS PLEASE

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

Please do not allow short term rentals in our neighborhoods. Here in Melbourne Beach, Florida Beach we have suffered enough already seeing the dunes and turtle nests destroyed - areas which are SUPPOSED to be protected. These renters shoot off fireworks late into the night, create loud noise and cause havoc. We have constant issues with renters leaving litter, frightening off sea turtles (trying to take pics as they lay eggs). In addition they leave large glaring lights on the beach during nesting season. When the owners are contacted they do nothing. Where is the accountability for this destruction? We have lost so many hatchlings, many wandering in the wrong direction across A1A! Can there be no end to the destruction? The turtles, dunes and environment need to be taken into consideration even if you could care less about the humans (actual residents) trying to live here and pay property taxes.

PLEASE DO NOT ALLOW SHORT TERM RENTALS!

Can't wait to bring more COVID in I suppose? Great then who is going to pay the taxes when everyone is gone? Who is going to come to the beach when it is contaminated? If you want these types around then let them come during red tide so they can experience first hand an environment tainted by unacceptable choices and behaviors like their own.

I know you will find this hard to believe but years ago when I first moved to FL we had birds on the trees - all white and beautiful like paradise! How beautiful it was once upon a time.

Thank you,

V. Van Haltern, Florida Beach

**From:** [Abbate, Frank B](#)  
**To:** [Calkins, Tad](#); [Elmore, Amanda T](#)  
**Subject:** FW: I am against Vacation Rentals  
**Date:** Wednesday, October 14, 2020 9:59:55 AM

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**From:** YuriW <g.yuriw@gmail.com>  
**Sent:** Tuesday, October 13, 2020 3:46 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** I am against Vacation Rentals

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

Dear Commissioner,

I am completely against Vacation Rentals in our neighborhoods, they are damaging our way of life and they are affecting our dunes and the turtles.

I am a long time Floridana resident and I never miss voting.

Thank you,

Yuri Weinstein  
6550 Floridana Ave

**From:** [Abbate, Frank B](#)  
**To:** [Calkins, Tad](#); [Elmore, Amanda T](#)  
**Subject:** FW: Short term rentals  
**Date:** Wednesday, October 14, 2020 9:58:10 AM

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**From:** Seth Ferriell <saferriell@gmail.com>  
**Sent:** Tuesday, October 13, 2020 6:59 PM  
**To:** D1.commissioner@brevardfl.govone; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Short term rentals

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

I am in opposition to any changes to the short term rental policies in the county. Opposition to any changes is overwhelming among my neighbors for traffic, noise and dune damage reasons. In today's environment any changes would also be met with legal challenges and I am against wasting county resources to defend such litigation. Please vote no on any proposals to allow nightly and short term rentals.

Sincerely  
Seth Ferriell  
6466 Floridana Ave  
Melbourne Beach FL 32951  
865-804-4483

**From:** [Abbate, Frank B](#)  
**To:** [Calkins, Tad](#); [Elmore, Amanda T](#)  
**Subject:** FW: Another Bad Tobia Proposal  
**Date:** Wednesday, October 14, 2020 9:57:07 AM

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**From:** helen stamatacos <hnstamatacos@yahoo.com>  
**Sent:** Tuesday, October 13, 2020 7:48 PM  
**To:** Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Cc:** Charlie Magal <cmagal@yahoo.com>  
**Subject:** Another Bad Tobia Proposal

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

Commissioners,

I implore you to please stop Mr. Tobias once again desire to ruin Brevard County.

We do not want the continued degradation of our neighborhoods. We live in South Brevard and have watched a slow decline on what attracted us to this pristine oasis. WOW, let's give any one the opportunity to allow total strangers into our neighborhood. Why is it that protective laws that have been in place are just thrown to the wayside????

PLEASE DO NOT support Commissioner Tobia's proposal to allow Vacation Rentals into Brevard County.

We are strongly against resort dwellings anywhere near our neighborhood or homes.

Sincerely,

Helen Stamatacos  
Charles Magal, M.D.

9010 S A1A  
Melbourne Beach, FL 32951

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: NO DAILY RENTALS  
**Date:** Monday, November 16, 2020 8:56:03 AM

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**From:** Nancy Blair <nblair321@aol.com>  
**Sent:** Sunday, November 15, 2020 12:30 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.

Dear Attorney Bentley.

I live in Melbourne Beach. I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. When I moved here 25 years ago every home in our neighborhood was owner occupied. Now in a 5 street neighborhood there are at least 5 VRBO/AIRBNB rentals on each street. This is disturbing. This has created a revolving door of strangers to use our beach and river parks, all night parties, overt disregard for the environment with trash and dune destruction.

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.

Nancy Blair  
Melbourne Beach Resident since 1995

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Monday, November 16, 2020 8:56:09 AM

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**From:** Peggy Cavanaugh <pcavanaugh1@cfl.rr.com>  
**Sent:** Saturday, November 14, 2020 9:48 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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.”

-- Peggy Cavanaugh  
[pcavanaugh1@cfl.rr.com](mailto:pcavanaugh1@cfl.rr.com)  
32951

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

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Vacation Rentals Zoning Change Meeting on Nov 18  
**Date:** Monday, November 16, 2020 8:56:42 AM

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**From:** Clifford Allen <[cliffordallen0987@gmail.com](mailto:cliffordallen0987@gmail.com)>  
**Sent:** Thursday, November 12, 2020 3:58 PM  
**To:** Bentley, Eden <[Eden.Bentley@brevardfl.gov](mailto:Eden.Bentley@brevardfl.gov)>  
**Subject:** Vacation Rentals Zoning Change Meeting on Nov 18

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

Eden,

I am extremely unhappy that the county is considering changing the current county rules for vacation rentals to basically allow them anywhere in the unincorporated parts of the county.

I have lived in Diana Shores on Merritt Island for twenty years and the house next to me sold in August 2020. The new owner started running an AIR BNB out of the house in September 2020. I just got code enforcement to stop it in the last three weeks or so once I figured out what they were doing. The owner listed it on AIR BNB for 12 people and did indeed have somewhere around 12 people staying there at times on the weekends. A different group each weekend. How can 12 people stay in a 4 Bedroom house where there is parking for at most 4 cars including the garage unless you block the sidewalk which they were. They were parking all over the street, on the front lawn of the house in question, and partying outside the back of the house by the pool sometimes until 2-3am. I also believe that this adversely affects the property values of the houses near it since I for one would not knowingly buy a house next to an AIR BNB/short term vacation rental. If you pass this and the current owner starts a BNB again, I will have no choice but to sell my house or constantly call the Sheriff Dept for disturbing the peace complaints, in which case you will have to hire more Sheriff deputies to respond to the complaints when this becomes a widespread problem in the county which I suspect it will. Ask yourself if you would like to suddenly find yourself living next to an AIR BNB where you have no idea who is staying there and the people who are staying there don't care how they disrupt the neighborhood since they are on vacation and don't live there.

Clifford Allen  
1375 Centaurus Ct  
Merritt Island, FL 32953

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Vacation Rental Rezoning  
**Date:** Monday, November 16, 2020 10:56:40 AM

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**From:** Jack Overton <joverton907@gmail.com>  
**Sent:** Monday, November 16, 2020 10:48 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>  
**Cc:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>; nodailyrentals@gmail.com; Sharon Overton <soverton907.so@gmail.com>  
**Subject:** Vacation Rental Rezoning

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

Commissioners,

My wife, Sharon, and I reside at 5671 Sea Lavender Place, Melbourne Beach, FL 32951 (District 3). Our telephone number is 518-810-8462. We are sending this email to express our strong opposition to the proposed change to Brevard County zoning that would permit short term rentals in the unincorporated sections of Brevard County.

It is our opinion that such a change would result in many very negative impacts on our neighborhoods. Most of the residents in South Beaches purchased their homes because of the beauty and tranquility of our neighborhoods. To allow short term rentals would destroy that tranquility and would benefit only those property owners who purchased real property to make money. Our barrier island and its fragile ecosystems need protection.

Short term rentals will also lower property values in our communities. How would you like to own a home that is next to a property that participates in short term rental programs. You decide to sell because of problems you have had with short term renters, and your realtor holds an open house. Unfortunately, the large group of vacationers who rented the house next door is having a party, coupled with loud music and free flowing adult beverages. Why hasn't anyone who attended the open house expressed an interest in our house! Perhaps we should lower our asking price and expect our house to remain on the market much longer!

We have seen the damage and heard the noise created by vacation renters. Many renters are respectful but a lot of them just don't care. Noise, damage, trash, disrespectful conduct. People who live in quiet residential neighborhoods should not be exposed to it. That is why we have hotels, which, by the way, are also experiencing negative consequences from the short term rental industry.

Commissioner Tobia, we live in your district and we are very disappointed to see that you are the sponsor.

Commissioners, please do the right thing and vote against the proposed zoning change.

Sharon and Jack Overton

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: DEC 8 meeting to change the zoning in our residential neighborhoods to allow for daily rentals.  
**Date:** Monday, November 16, 2020 11:09:51 AM

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

From: Michelle DeFillips <mdefillips@bellsouth.net>  
Sent: Monday, November 16, 2020 11:08 AM  
To: Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
Subject: DEC 8 meeting to change the zoning in our residential neighborhoods to allow for daily rentals.

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

I am vehemently opposed to changing the zoning to allow for daily rentals in our residential neighborhoods.

Sincerely,

Michelle DeFillips  
Homeowner Brevard County

Sent from my iPhone

**From:** Elmore, Amanda T  
**To:** Jones, Jennifer; Calkins, Tad  
**Subject:** FW: Please STOP daily and short-term rentals  
**Date:** Monday, November 16, 2020 2:06:33 PM

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Amanda Elmore  
Interim Assistant Director  
PLANNING & DEVELOPMENT DEPARTMENT  
2725 Judge Fran Jamieson Way, C-201  
Viera, Florida 32940  
New Direct Line (As of 7/21/2020): (321) 307-8996  
New Internal Extension: 58996  
e-mail: [amanda.elmore@brevardfl.gov](mailto:amanda.elmore@brevardfl.gov)  
website: <https://www.brevardfl.gov/PlanningDev>

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

From: Janet Havican <[jkhavican@icloud.com](mailto:jkhavican@icloud.com)>  
Sent: Monday, November 16, 2020 2:02 PM  
To: Abbate, Frank B <[Frank.Abbate@brevardfl.gov](mailto:Frank.Abbate@brevardfl.gov)>; Elmore, Amanda T <[Amanda.Elmore@brevardfl.gov](mailto:Amanda.Elmore@brevardfl.gov)>  
Cc: gymdad54@aol.com; Nana <[pwiddowson1@gmail.com](mailto:pwiddowson1@gmail.com)>; tracywarren1@gmail.com  
Subject: Please STOP daily and short-term rentals

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

> Hello Ms Elmore and Mr Abbate, Below is an email that I sent to the Brevard County Commissioners earlier today. I urge you to please read this email and STOP daily and short-term rentals. Thank you! Janet Havican

\*\*\*\*\*

> I am urging you to please STOP daily and short-term rentals in Brevard County, especially in the unincorporated areas.

>

> I live in the small Rodeheaver community, which is located just south of Aquarina and about 4 miles north of the Sebastian Inlet. Although this is a very small neighborhood we are facing the nightmares caused by daily and short-term rentals. Before voting, I beg you to please consider the following points:

>

> 1) As the number of COVID-19 cases are once again increasing, we will be more exposed to the virus should the daily and short-term rentals be permissible because the renters will not be able to quarantine for 14 days and enjoy the amenities that they are purchasing. This will unnecessarily expose us to a deadly virus. (I am immune compromised and take this virus very seriously.)

> 2) There will be an increased financial burden on the county to handle the additional requirements for code enforcement, as well as complaints stemming from excessive noise and/or destruction of property. I do not want to see my taxes increased to cover the expenses incurred by the county due to a financial gain from the property owners.

> 3) One of the beauties of a small community is knowing who does or does not belong in our neighborhoods. The crime rate could increase when we are no longer able to recognize people and vehicles that are coming/leaving our streets. This will make it more difficult to keep ourselves and our neighbors safe, including our children.

> 4) There have been numerous reports of more people staying at a daily or short-term rental than the property was described to handle. Most recently this occurred in Floridana, where there were at least 10 cars across the front lawn, the noise was excessive and trash was left all over the property. There have also been reports from all over the country where under age groups of people have had parties where alcohol is being consumed. We should not be

contributing to this unfortunate trend.

> 5) I have seen first-hand where short-term renters along the beach are disturbing the protected sea turtles. Those that we have seen, we have stopped them and educated them. But that is likely only a small portion of the offenders. These same people will leave their belongings on the beach overnight which is also a hazard for the protected sea turtles. Although the homeowners should be required to educate their renters and most probably do, the renters don't always understand the consequences and tend to do what is more convenient for them.

>

> Please STOP daily and short-term rentals and choose to preserve our paradise, protect our communities, and value our health.

>

> Thank you for your time and consideration.

>

> Sincerely,

> Janet Havican

> 7795 Winona Road

> Melbourne Beach, FL 32951

> 572-217-0573

>

> Sent from my iPad

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Daily Rentals  
**Date:** Monday, November 16, 2020 2:13:43 PM

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**From:** paulgen@aol.com <paulgen@aol.com>  
**Sent:** Monday, November 16, 2020 1:26 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.

Dear Mr. Bentley,

My wife and I oppose any zoning laws that permit daily rentals in the south beaches. Damage to the local environment and people who have no connection to the area will free to party and do things that will wreak havoc on our lives. We don't want the traffic or the noise associated with such rentals. We want to preserve what little wildlife land that remains. There are plenty of other beach places for people to go. Let's preserve our paradise. Hotels, daily rentals, anything commercial will ruin it.

Sincerely,  
Paul Geneczko  
Ravadee Geneczko  
Melbourne Beach

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Zoning Changes for Brevard County  
**Date:** Monday, November 16, 2020 3:15:34 PM

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**From:** purplehousefb@brighthouse.com <purplehousefb@brighthouse.com>  
**Sent:** Monday, November 16, 2020 3:03 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Zoning Changes for Brevard County

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

I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

Any unilateral zoning change can never be in the interest of Brevard County Residents. This county has too many unincorporated areas (Namely the South Beaches) that do not fit with what you are trying to accomplish nor will be benefit in any way. On the contrary.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction.

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.

Pamela Boardman  
6855 Angeles Road  
Floridana Beach FL 32951

321-634-4204

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: VOTE NO ON DAILY RENTALS  
**Date:** Monday, November 16, 2020 3:17:04 PM

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**From:** sunnypalms3@att.net <sunnypalms3@att.net>  
**Sent:** Monday, November 16, 2020 2:19 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** VOTE NO ON DAILY RENTALS

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

We are opposed to changing our existing residential zoning to allow for daily rentals (tourist commercial zoning). We are opposed to ANY changes in the current 2006 exemption. NO CHANGES.

We do not want our residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction. Who will enforce violations pertaining to these issues?

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.

WE DO NOT WANT DAILY RENTALS IN OUR NEIGHBORHOODS.

We 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, specifically the Archie Carr National Wildlife Refuge.

Please vote NO on this Amendment and preserve our way of life and the economical prosperity of the County of Brevard. The voters in Brevard County greatly appreciate your attention to this issue.

Deborah & William Allison  
5920 Riverside Drive  
Melbourne Beach, FL 32951  
321-953-5859

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Change in Zoning  
**Date:** Tuesday, November 17, 2020 7:58:57 AM

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**From:** Kinghorn, Deborah <Deb.Kinghorn@unh.edu>  
**Sent:** Monday, November 16, 2020 7:00 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Change in Zoning

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

Dear Ms. Bentley:

I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction.

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.

Sincerely,

Deborah A. Kinghorn

6301 Treetop Drive

Melbourne Beach, FL 32951

(603)969 7584

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** FW: Amendment 62-Short Term Rentals  
**Date:** Tuesday, November 17, 2020 7:58:42 AM

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**From:** Michael Wills <mwills98@yahoo.com>  
**Sent:** Monday, November 16, 2020 7:10 PM  
**To:** Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Amendment 62-Short Term Rentals

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

Dear Brevard County Manager, Attorney and Commissioners,

I am writing you today about my concerns regarding proposed zoning Amendment 62. I am currently out of town, or I would most definitely be at the upcoming hearings to speak out against this unwelcome change to the residential zoning code. I bought a second home in Melbourne Beach two years ago which is to serve as my primary residence when I retire in three more years. However, if this change to allow short-term rentals by right goes through, I will most likely sell and look to retire elsewhere. As it will transform the area and will no longer be the kind of "COMMUNITY" in which I would like to reside.

Community: Noun

**1) a group of people living in the same place or having a particular characteristic in common.**

**2) a feeling of fellowship with others, as a result of sharing common attitudes, interests, and goals.**

That is precisely what will be destroyed in short order if this proposal to grant short term rental rights moves forward, our community.

A majority of Melbourne Beach (MB) property owners are primary or second home residents who decided make their homes here in hopes of enjoying their property and fellowship with neighbors, without the nuisance of strangers coming and going.

We do not wish to live in short term rental (STR), transient type neighborhoods for the obvious reasons. If we wanted to live in mixed use areas with strangers and high activity, we would buy dwelling units in

downtown or Ft Lauderdale.

Residential property rights are well defined in the zoning codes. When you buy a property zoned as residential in MB, you know what the rules and permitted uses are. If someone wants to run a business or an Inn, one should buy a property zoned business. The purpose of single family residential property is not to maximize economic benefits. That's what for-profit business is for and should be conducted on property zoned as such. In MB we are fortunate to have a very attractive and vibrant short term rental industry. The hotels and other designated areas in Melbourne are nicely equipped to accommodate those who desire short term rentals.

So I respectfully ask that you please refrain from supporting Amendment 62 or other changes to our zoning that would allow for STRs where they are currently not permitted. We wish to preserve the current rules and community that we have invested in to make our home. Please enforce the existing zoning rules and stop the proliferation of short term rental properties in areas where they are not desired without positive consent from the community.

Thank You,

Mike Wills  
411 Nikomas Way  
Melbourne Beach, FL 32951

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Daily rentals  
**Date:** Tuesday, November 17, 2020 7:58:09 AM

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

From: Kelly Moes <kelfl@me.com>  
Sent: Monday, November 16, 2020 8:11 PM  
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
Cc: Donald Moes <donmoes@live.com>; KELLY MOES <kelfl@me.com>  
Subject: Daily rentals

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

My husband, Donald Moes and I are opposed to any changes in the current zoning that would allow daily rentals. We specifically moved to the South Beaches in Melbourne Beach in 1999 to have peace and tranquillity and to live as close to paradise as we could ever imagine. We could have bought a house in Cocoa Beach or Cape Canaveral which are a lot closer to my work at KSC, but we choose here since it is a lot less populated and much more of a laid back lifestyle. We love that we have the largest population of loggerhead sea turtles in the world. Daily rentals would absolutely wreck our quality of life and endanger our ecosystem.

I ask that you don't allow money to drive your decision. We have always been told that we don't have a high enough tax revenue to have our beaches restored like other Brevard beaches but we accept that for living in our little slice of paradise.

Vote no to daily rentals in unincorporated Brevard County. I am urging you to protect my way of life as well as anyone else that I have talked to, not to change any zoning laws that would allow daily rentals.

Please call me to discuss this further.

Respectfully,  
Kelly Moes  
Melbourne Beach Resident since 1999  
321-427-3538

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** FW: Rentals  
**Date:** Tuesday, November 17, 2020 7:58:00 AM

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

From: Tod Hagan <tod.hagan@gmail.com>  
Sent: Monday, November 16, 2020 10:01 PM  
To: Bentley, Eden <Eden.Bentley@brevardfl.gov>  
Subject: Rentals

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

My family moved to Sunnyland Beach twenty years ago. We do not want short term rentals. South Melbourne beach is a special place in Florida. Please do not ruin it by allowing this. The issues associated with short term rentals are well known and I'll not repeat them here. Please think long term and not just short term gain of commercial interests

Sent from my iPhone

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: No Daily Rentals  
**Date:** Tuesday, November 17, 2020 8:58:24 AM

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**From:** Terry <bachnyny@yahoo.com>  
**Sent:** Tuesday, November 17, 2020 8:56 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.

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.

Terry Bachmann  
6220 Treetop Drive  
Melbourne Beach, FL 32951  
631 275-2343

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Please Oppose Short Term Rentals in our Neighborhoods  
**Date:** Tuesday, November 17, 2020 11:53:41 AM

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**From:** Brent Guay <bjguay@gmail.com>  
**Sent:** Tuesday, November 17, 2020 11:28 AM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Please Oppose Short Term Rentals in our Neighborhoods

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

Dear County Attorney Bentley

My wife and I chose to move to south Melbourne Beach with our 3 children because it was one of the few beach-side communities we could find that still has a somewhat rural residential feel to it. We specifically chose to purchase a home in a neighborhood where we could get to know all of our neighbors and become part of the community- one where everyone comes together to help one another when needed. And we take pride in our beaches and lagoon as much as we do our community. While short-term rentals may benefit some parties involved, I can't imagine how they would benefit the current full time residents in the quaint neighborhoods of south Melbourne Beach.

We are opposed to the proposed zoning changes that would allow short term rentals as we are afraid our quiet residential neighborhoods will simply become a tourist haven, diminishing the small town atmosphere we all currently enjoy (as has happened in countless beach-side communities across Florida).

Respectfully,  
Brent & Analisa Guay

770-855-2279

7860 Casuarina Dr  
Melbourne Beach FL 32951

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Tuesday, November 17, 2020 12:13:53 PM

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**From:** Harold Houser <nouser@cfl.rr.com>  
**Sent:** Tuesday, November 17, 2020 12:13 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€

-- Harold Houser  
[nouser@cfl.rr.com](mailto:nouser@cfl.rr.com)  
32951

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

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** FW: Daily rentals in unincorporated Brevard County  
**Date:** Tuesday, November 17, 2020 1:45:18 PM

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**From:** Jennifer Jones <jj62902@gmail.com>  
**Sent:** Tuesday, November 17, 2020 12:48 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Daily rentals in unincorporated Brevard County

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

Dear Eden Bentley,

My family and I have lived in unincorporated Satellite Beach for five years now and greatly enjoy our peaceful quiet neighborhood. Most of the families in our neighborhood know each other and lots of children live in our community as well. I would like to voice my concerns about the upcoming decision to allow daily vacation rentals in unincorporated Brevard County. We already have a home on our street that allows weekly and monthly rentals and that home has often become a source of stress for neighbors who have to listen to loud parties and trash from people who don't respect our neighborhood because they are only here for a short time. We also live on a canal and I worry that frequent visitors will not respect our waterways and will not be educated on the entire ecosystem that depends on the Indian River Lagoon. Lastly, I worry for the safety of our children that live in these communities, including my own daughters. Daily visitors will not have to report that they are registered sexual predators residing for days in our neighborhoods around our children. For these reasons, please consider voting against daily vacation rentals in unincorporated Brevard County.

Thank you for your time and consideration,  
Jennifer Jones  
406 Atlantis Dr.  
Satellite Beach, FL 32937  
704-942-1967

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Support BIPPA to ban B&B in residential neighborhoods  
**Date:** Tuesday, November 17, 2020 4:02:37 PM

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**From:** GFARMER8@cfl.rr.com <GFARMER8@cfl.rr.com>  
**Sent:** Tuesday, November 17, 2020 3:02 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** FW: Support BIPPA to ban B&B in residential neighborhoods

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

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From: [GFARMER8@cfl.rr.com](#)  
To: "[D1.Commissioner@brevardfl.gov](#)"  
Cc:  
Sent: Tuesday November 17 2020 2:55:46PM  
Subject: Support BIPPA to ban B&B in residential neighborhoods

Hi Rita, Bryan, John, Curt, Kristine, Frank and Eden.

My name is Gary Farmer and I live in Diana Shores in Merritt Island. I fully support BIPPA position to oppose B & B in our neighborhoods for the following reasons.

1. I live across the street from an illegal B & B now. There are as many as a dozen people staying there on the weekends with as many as eight cars blocking the street (only room for four vehicles in the driveway) that does not allow access for emergency vehicles .
2. There is parting until 2-3 o'clock am that makes it impossible to sleep.
3. We do not know what/who the people are or their background. There are children that walk past this house and it puts them danger.
4. It will lower our property values and we will demand the appraised value is lowered to reduce our property taxes.
5. It will require the sheriff department to hire more law enforcement personnel to answer all the complaints that are sure to follow. Will this require property tax increase to cover the cost?

6. We did not move into our neighborhoods to have all the disruptions and we want to keep our neighborhoods safe.

7. I am paying around \$20,000.00 of taxes this year on property I own in Brevard County and I do not want anything that will lower my property values.

I hope you will consider this when you cast your vote. Thank you very much for taking time out from your busy schedule to read this.

Gary A Farmer

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: No Daily Rentals  
**Date:** Tuesday, November 17, 2020 5:36:29 PM

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

From: Mary Vreeland <mrvreeland@icloud.com>  
Sent: Tuesday, November 17, 2020 4:51 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.

County AttorneyBentley:

>  
> VOTE NO FOR DAILY VACATION RENTALS!!!!  
> I am against Vacation Rental Rezoning!!!  
>  
> Mary R Vreeland  
> 5593 Cord Grass Ln  
> Melbourne Beach, Fl  
> 321-409-890  
>

Sent from my iPhone

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Opposition to Brevard County Zoning Changes  
**Date:** Wednesday, November 18, 2020 8:45:01 AM

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**From:** Lynn Gronosky <[lgronosky@icloud.com](mailto:lgronosky@icloud.com)>  
**Sent:** Wednesday, November 18, 2020 7:47 AM  
**To:** Bentley, Eden <[Eden.Bentley@brevardfl.gov](mailto:Eden.Bentley@brevardfl.gov)>  
**Subject:** Opposition to Brevard County Zoning Changes

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

Dear Brevard County Attorney:

I am a homeowner in unincorporated south Melbourne Beach, District 3, and have owned a home here for the last 30 years. I live here because it is a beautiful, quiet and safe residential community.

I was very concerned to hear that a zoning change is being considered that would allow short term rentals (daily and/or weekly VRBO and AirBB). This would degrade our residential neighborhoods and establish more of a transient community with noise, theft, and a loss of the community/neighborhood that we currently enjoy.

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

Thank you,  
Lynn Gronosky  
[393 Hiawatha Way](#)  
[Melbourne Beach, FL 32951](#)  
[\(321\)626-2659](#)

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Wednesday, November 18, 2020 8:45:14 AM

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**From:** Daryl Williams <nwilliams1725@cfl.rr.com>  
**Sent:** Wednesday, November 18, 2020 7:16 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€

-- Daryl Williams

[nwilliams1725@cfl.rr.com](mailto:nwilliams1725@cfl.rr.com)

32951 I have seen first hand the devastation caused by AirBnB and VRBO on Anna Maria Island.

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

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** FW: Short Term Rentals  
**Date:** Wednesday, November 18, 2020 8:45:29 AM

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**From:** Theresa Hannon <theresahannon@ymail.com>  
**Sent:** Tuesday, November 17, 2020 9:24 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Short Term Rentals

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

Please help!

We do not want short term rentals in our area. I live in residential Melbourne Beach, just South of Melbourne Beach proper. I love it because it's like a small town. I'm surrounded by friends. My neighbors know each other and care. I lost my husband two years ago in a bicycle accident. My neighbors got me through the difficult times. Short term renters don't know or care about the people around them, and they often don't care about the property. Please don't turn Melbourne Beach into a tourist area.

Thank you,  
Theresa Hannon  
345 Nikomas Way  
Melbourne Beach  
(Sunnyland Beach)

Sent from Yahoo Mail on Android  
Sent from Yahoo Mail on Android

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** FW: Zoning Changes  
**Date:** Wednesday, November 18, 2020 12:29:27 PM

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**From:** Connie Regan <regancm6@gmail.com>  
**Sent:** Wednesday, November 18, 2020 12:27 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,

I am adamantly against a blanket zoning change. Far more discussion is necessary. In my hometown, rentals in R-1 neighborhoods cannot be closer than 400 feet to another rental. Property owners of R-1 zoned homes in a neighborhood where our children, elderly, pets, and peaceful use and enjoyment are given rights - it Baffles me that a zoning change is up for a vote.

RANDOM GROUPS of strangers in/out of the house next door without county oversight to ensure properties are properly and safely rented - including working smoke alarms, exit plans, fire extinguishers, etc is irresponsible at best

Collecting hospitality tax and ensuring that revenue is paid to the appropriate agency is another consideration - how will all this be handled?

Thank you for your time and attention to this matter and MY VOICE. Currently I am a winter resident, I own my condo in south MLB, and will be homesteading in 2021.

I have also been a guest in several Airbnb/VRBO rentals over the years - only 2 of which were single family/R-1 zoned. Though we were a quiet and respectful group, in each of these rentals BOTH the adjacent neighbors were NOT pleased with our presence.

Respectfully,  
*Connie Regan*

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Wednesday, November 18, 2020 1:00:21 PM

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**From:** GEORGE KEOUGH <gkeough@cfl.rr.com>  
**Sent:** Wednesday, November 18, 2020 12:56 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€

-- GEORGE KEOUGH  
gkeough@cfl.rr.com  
32951

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



This petition has collected  
409 signatures  
using the online tools at [www.ipetitions.com](http://www.ipetitions.com)

Printed on 2020-11-03

# Save South Melbourne Beach, South Beaches & Unincorporated Brevard County from Airbnb

About this petition

THANKS FOR SUPPORTING South Melbourne Beach, the South Beaches and all of unincorporated Brevard County!!

\*\*\*WE HAVE CLOSED THIS PETITION AFTER RECEIVING OVER 400 SIGNATURES!!\*\*\*

---

If you want to show your support against allowing Airbnb and daily rentals in our unincorporated neighborhoods, here are more things you can do!

1. Please contact all 5 of our Commissioners! They each get a vote! Tell them why you don't want daily rentals in our quiet residential communities:

[Call and Email All 5 Commissioners!](#)

2. Please take this short survey to provide more feedback to our Commissioners!

[Take a Short Survey](#)

3. Find us on Facebook!

[Follow our Page @NoDailyRentals](#)

[Join Our Private Facebook Group](#) for even more discussion on this issue

Thank you everyone and let's all contact our Commissioners and keep working together to save our unincorporated areas from Airbnb and DAILY rentals!

---

A NOTE ABOUT DONATIONS: This petition was set up by local residents who want to collect signatures to send to our Brevard County Commissioners. We are NOT ASKING FOR MONEY on this site. If you are asked to donate, the money will support the petitions free platform - which we chose because it is non-partisan and free to use.

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ORIGINAL PETITION LANGUAGE:

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 or nightly rentals through private rental companies and services like Airbnb and VRBO.

By signing this petition, we want to let our Brevard County Commissioners know how much we value our South Melbourne Beach, South Beaches and unincorporated Brevard County communities, neighborhoods, beaches and wildlife. We do not want changes to our zoning that may negatively affect our quality of life as residents or negatively affect our beautiful natural environment.

This signed petition will be submitted to our Brevard County Commissioners.

## Signatures

1. Name: Tyson Misleh on 2020-10-25 16:43:54  
Comments: Keep them out.

---
2. Name: Becky Clarkson on 2020-10-25 20:41:55  
Comments:

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3. Name: Chris Alba on 2020-10-25 20:59:31  
Comments:

---
4. Name: Eleanor Glover on 2020-10-25 22:04:43  
Comments:

---
5. Name: Randy Herbst on 2020-10-25 22:16:08  
Comments: I am a property manager and live in Crystal lakes.  
Do not change the lifestyle I bought into, short term rentals will negatively affect our Community.  
We are doing quite fine without your wanting to change our Neighborhood.

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6. Name: Cynthia Maguire on 2020-10-25 22:20:20  
Comments:

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7. Name: Terri Kroboth on 2020-10-25 22:42:52  
Comments:

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8. Name: Clinton McKenzie on 2020-10-25 22:59:29  
Comments:

---
9. Name: Nadya on 2020-10-25 23:33:35  
Comments:

---
10. Name: Melanie Ledford on 2020-10-25 23:36:29  
Comments:

---
11. Name: Robert Froelich on 2020-10-25 23:43:20  
Comments: Short term rentals will ruin our paradise.

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12. Name: Peter Goltzman on 2020-10-25 23:48:12  
Comments:

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13. Name: Kelton on 2020-10-25 23:52:59  
Comments:

- 
14. Name: Carol Rosasco on 2020-10-26 00:11:07  
Comments: Do NOT relax the code for short term rentals in the South Beaches, please!
- 
15. Name: LaVergne D Williams on 2020-10-26 00:27:08  
Comments:
- 
16. Name: Caryl Mearsheimer on 2020-10-26 02:12:20  
Comments:
- 
17. Name: Jaye saultz on 2020-10-26 03:35:53  
Comments:
- 
18. Name: Cindy L Springer on 2020-10-26 12:00:53  
Comments:
- 
19. Name: Max Minnick on 2020-10-26 14:33:40  
Comments: Over a month ago I contacted all 5 commissioners and expressed my opposition to this proposal from Tobia. I suggest everyone should look at the political contributions received by our commissioners to get a better understanding of why they vote the way they do. It is appalling.
- 
20. Name: Betty Gonzalez on 2020-10-26 15:36:09  
Comments: I have seen rentals on the beach that they leave trash and items on the beach over night. (Lawn chairs, toys etc)
- 
21. Name: Penny Demi on 2020-10-26 16:54:50  
Comments:
- 
22. Name: Dave Demi on 2020-10-26 17:04:45  
Comments:
- 
23. Name: Paul Moran on 2020-10-26 17:15:10  
Comments:
- 
24. Name: Ruth Murphy on 2020-10-26 17:34:29  
Comments:
- 
25. Name: Jack Murphy on 2020-10-26 17:40:09  
Comments:
- 
26. Name: Robert A Sielski on 2020-10-26 17:50:19

Comments: This is a residential neighborhood, not a business district.

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27. Name: Stacey Malegiannakis on 2020-10-26 17:52:36  
Comments:

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28. Name: Charles Roger Hardin on 2020-10-26 18:13:56  
Comments:

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29. Name: Marcia Dee Hardin on 2020-10-26 18:16:10  
Comments:

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30. Name: Rick Melchiori on 2020-10-26 18:21:19  
Comments:

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31. Name: Matilde Carrozza on 2020-10-26 18:23:39  
Comments: No short terms rentals please

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32. Name: Jason Hanson on 2020-10-26 18:23:44  
Comments: Please do not ruin our quite safe and clean south beach neighborhoods by easing restrictions on short term rentals

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33. Name: Anthony Mariano on 2020-10-26 18:29:22  
Comments:

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34. Name: Barbara Arthur on 2020-10-26 18:29:34  
Comments:

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35. Name: La Shawn Viccellio on 2020-10-26 18:29:48  
Comments:

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36. Name: Hodges Viccellio on 2020-10-26 18:30:27  
Comments:

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37. Name: PAULA NESHEK on 2020-10-26 18:34:38  
Comments:

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38. Name: Kirk Souder on 2020-10-26 18:42:18  
Comments: The Woodlands of South Beaches

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39. Name: Adriana Montgomery on 2020-10-26 18:48:27  
Comments: This is unacceptable. We want to protect our sand dunes and sea turtles.

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40. Name: Frank Carmone on 2020-10-26 18:49:18  
Comments:
- 
41. Name: DONALD EASTMAN JR on 2020-10-26 18:49:51  
Comments: No short term rentals. No air b&b.  
Just purchased a home on Duval st. Did not this to be like ATLANTIC CITY NJ. CANT  
PEOPLE MAKE MONEY DOING SOMETHING SOMEWHERE ELSE.
- 
42. Name: Sue Ellen Agin on 2020-10-26 18:59:21  
Comments:
- 
43. Name: Lizzie Green on 2020-10-26 19:00:07  
Comments:
- 
44. Name: Kyra Sorgenfrei on 2020-10-26 19:07:31  
Comments:
- 
45. Name: DIANE GUNDERSON on 2020-10-26 19:08:42  
Comments: I am a registered voter in Brevard county, live and own a home in south  
melbourne beach and oppose and do not support changed that would allow short term or  
nightly rentals.
- 
46. Name: Greg Nicklas on 2020-10-26 19:09:21  
Comments:
- 
47. Name: Theresa West on 2020-10-26 19:10:28  
Comments:
- 
48. Name: Magda Kopczynska on 2020-10-26 19:22:41  
Comments:
- 
49. Name: Nick Butko on 2020-10-26 19:23:40  
Comments:
- 
50. Name: Maureen Maurer on 2020-10-26 19:26:48  
Comments:
- 
51. Name: Pierre st-onge on 2020-10-26 19:35:01  
Comments: I want to keep my area quiet and safe
- 
52. Name: Sid Kirchheimer on 2020-10-26 19:53:19  
Comments: If Tobia wants short-term rentals, approve them for HIS street, not mine.
-

53. Name: Alana Ellingham on 2020-10-26 19:54:12  
Comments:
- 
54. Name: Chris Kirchheimer on 2020-10-26 20:00:13  
Comments: No to short-term rentals west of A1A! Don't allow our elected county representatives be bought by special interests!
- 
55. Name: Lea Morris on 2020-10-26 20:00:56  
Comments:
- 
56. Name: Deborah Allison on 2020-10-26 20:03:48  
Comments: I say no way to vacation rentals in unincorporated Melbourne Beach!
- 
57. Name: jim leathers on 2020-10-26 20:05:22  
Comments: If Tobia gets this passed, he has lost my vote forever
- 
58. Name: Carmen Glasser on 2020-10-26 20:11:55  
Comments: I understand that AirBnB and VRBOs are home owners. But other homeowners have rights as well. We have the right to retain the integrity of our small communities. There are no safe guards in place to ensure hosts hold their guests accountable to our unique community way of life.
- 
59. Name: Robert Lani on 2020-10-26 20:29:59  
Comments:
- 
60. Name: Jodie Algarin on 2020-10-26 20:31:01  
Comments:
- 
61. Name: Andrea Neumann on 2020-10-26 20:36:18  
Comments:
- 
62. Name: mike price on 2020-10-26 20:43:59  
Comments:
- 
63. Name: Valerie Van Haltern on 2020-10-26 20:46:04  
Comments: Too many problems with fireworks, destruction of beaches and dunes, turtle nests and nesting disturbed, leaving bright lights on during nesting as well....many baby turtles confused by short term rule breakers end up wandering onto A1A and getting run over Sad, very sad - affecting safety, habitat and property values as well as the quiet and environment we moved here to honor and enjoy
- 
64. Name: Cindy P on 2020-10-26 20:54:58  
Comments:

- 
65. Name: D Nichols on 2020-10-26 20:59:45  
Comments:
- 
66. Name: Christina Leal on 2020-10-26 21:00:59  
Comments:
- 
67. Name: Eric L Gibson on 2020-10-26 21:02:26  
Comments: The entire reason I moved here is because it still hasn't been swarmed by the developer locusts. Let's keep it that way.
- 
68. Name: tony cimaglia on 2020-10-26 21:08:43  
Comments: No to short term rentals, they ruin neighborhoods.
- 
69. Name: Prine Ines Monsalve on 2020-10-26 21:09:09  
Comments:
- 
70. Name: Susan Waugh on 2020-10-26 21:10:05  
Comments:
- 
71. Name: Randall Waugh on 2020-10-26 21:16:14  
Comments:
- 
72. Name: Jayson Clayton on 2020-10-26 21:47:50  
Comments: I am against loosening the restrictions on short term rentals in unincorporated Brevard County.
- 
73. Name: Robert Sands on 2020-10-26 22:13:30  
Comments:
- 
74. Name: Theresa Hennessey on 2020-10-26 22:15:23  
Comments: Listen to the residents of South Beaches to keep our area free from nightly AirB&Bs that increase traffic, noise, crime and hurt our turtle nesting dunes on our beautiful beaches.
- 
75. Name: Annette Riley on 2020-10-26 22:43:37  
Comments:
- 
76. Name: joseph on 2020-10-26 22:51:28  
Comments: Against any kind of Corporation in our neighborhood that includes Airbnb or any other affiliates
-

77. Name: Judy Davis on 2020-10-26 23:00:26  
Comments:
- 
78. Name: Michael Pena on 2020-10-26 23:05:16  
Comments:
- 
79. Name: Rosalie Morcom on 2020-10-26 23:15:44  
Comments:
- 
80. Name: Beth Ferriell on 2020-10-26 23:21:07  
Comments:
- 
81. Name: Reggy King on 2020-10-26 23:24:44  
Comments:
- 
82. Name: Debbie Bunk on 2020-10-26 23:34:23  
Comments:
- 
83. Name: Theresa Ayers on 2020-10-26 23:37:23  
Comments:
- 
84. Name: Kelly Moes on 2020-10-26 23:44:13  
Comments:
- 
85. Name: Susy Ramirez on 2020-10-26 23:46:13  
Comments:
- 
86. Name: Melissa Hanson on 2020-10-26 23:46:52  
Comments:
- 
87. Name: Joan Vaughan on 2020-10-26 23:47:28  
Comments: MELBOURNE BEACH IS A WILDLIFE PRESERVE. LOGGERHEAD &  
GREENBACK TURTLE NESTING SANCTUARY.  
PELICANS, IBIS, FLAMINGO, HAWKS , & ENDANGERED SPECIES OF BIRDS.  
AQUATIC LIFE. DOLPHINS, MANATEE, OTTERS, ALLIGATORS AND SO MUCH  
MORE .  
THAT IS WHAT MAKES THIS AREA  
A SACRED PLACE.  
UP TO 1970 THERE WERE MANY SMALL BEACH TOWNS ALONG THE COAST WITH  
AN ABUNDANCE OF BIRDS, AQUATIC LIFE,  
AND NATURAL HABITATS FOR ANIMALS. IT WAS PARADISE!  
DEVELOPERS & GREED HAVE CLEAR CUT SO MUCH BEAUTIFUL LAND & WIPED  
OUT THOUSANDS & THOUSANDS OF FORRESTS , ENDANGERED ANIMALS &  
HABITATS .

CONTAMINATION OF THE INDIAN RIVER LAGOON , OCEANS, RIVERS, AQUIFER.  
AQUATIC LIFE IS DIEING! .THIS IS NOT AN EXAGGERATION! THIS IS A FACT.  
THIS HAS BEEN MY HOME FOR 35 YEARS.  
WE HAVE WITNESSED THE DEVELOPMENT & DESTRUCTION THAT GOES WITH  
IT. THE TRAFFIC, THE CONTAMINATION OF WATERWAYS, LAGOON, OCEAN. THE  
AMOUNT OF GARBAGE THAT HUMANS THROW ON THEIR BEACHES. CRIME,  
THEIF , OVER DEVELOPING WITH ALL ITS PROBLEMS!  
SHOW SOME RESPECT, COMPASSION & HUMANITY FOR ONE OF THE LAST  
SMALL BEACH TOWNS IN FLORIDA!

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88. Name: Mindy Hartley on 2020-10-27 00:03:41  
Comments:

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89. Name: Bruce Rosen on 2020-10-27 00:07:32  
Comments:

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90. Name: Tom Wilby on 2020-10-27 00:10:11  
Comments:

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91. Name: MaryLee on 2020-10-27 00:20:18  
Comments:

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92. Name: George Keough on 2020-10-27 00:31:11  
Comments:

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93. Name: Renee Jones on 2020-10-27 00:35:23  
Comments:

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94. Name: Heather Carney on 2020-10-27 00:37:33  
Comments:

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95. Name: Leah Foulk on 2020-10-27 00:55:29  
Comments:

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96. Name: Peter Saver on 2020-10-27 00:57:43  
Comments: We moved to Floridana Beach because it is a peaceful residential area and  
we want to keep it that way. Keep out Airbnb.

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97. Name: Diana Lupone on 2020-10-27 01:00:35  
Comments:

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98. Name: Karen Lohrman on 2020-10-27 01:01:15  
Comments:

- 
99. Name: Jennifer Duncan on 2020-10-27 01:02:41  
Comments:
- 
100. Name: Julie Thomas on 2020-10-27 01:06:04  
Comments:
- 
101. Name: John Renshaw on 2020-10-27 01:06:44  
Comments:
- 
102. Name: Mark Andrew Havican on 2020-10-27 01:14:09  
Comments: Please do not destroy our paradise by allowing short turn rentals in our area.
- 
103. Name: Carol Nash on 2020-10-27 01:19:17  
Comments: Please do not change our lovely beachside communities into a short term party zone. We need to protect our very important dunes and sea turtle nesting areas.
- 
104. Name: Joe DeSua on 2020-10-27 01:20:04  
Comments:
- 
105. Name: Christina Keshishian on 2020-10-27 01:23:24  
Comments: We moved here to raise a family in a community of neighbors. We don't want to be surrounded by out of state investment properties, poorly maintained and rented night by night to different people. That's not a neighborhood, that's a business district!
- 
106. Name: Christopher Stricklan on 2020-10-27 01:24:02  
Comments: No short term rentals in our neighborhoods!
- 
107. Name: Debbie Doswell on 2020-10-27 01:26:19  
Comments:
- 
108. Name: Scott Maki on 2020-10-27 01:34:38  
Comments:
- 
109. Name: Linda Jones on 2020-10-27 01:36:47  
Comments:
- 
110. Name: Nancy Blair on 2020-10-27 01:37:02  
Comments: Let's do everything we can to vote Tobia out!
- 
111. Name: John Duncan on 2020-10-27 01:38:41  
Comments:

- 
112. Name: leo morrissey on 2020-10-27 01:49:42  
Comments:
- 
113. Name: Ann McLaughlin on 2020-10-27 01:53:00  
Comments:
- 
114. Name: Carrie Wilson on 2020-10-27 01:58:24  
Comments: I also sent an email to John Tobia and he never responded. Maybe he will respond to this!
- 
115. Name: Ro Richards on 2020-10-27 02:04:09  
Comments:
- 
116. Name: Maxine Aaron on 2020-10-27 02:06:46  
Comments:
- 
117. Name: Marybeth Sanville on 2020-10-27 02:09:24  
Comments:
- 
118. Name: Thomas Thayer on 2020-10-27 02:18:46  
Comments:
- 
119. Name: Lena McAneney on 2020-10-27 02:19:06  
Comments: Please help the turtles in Melbourne Beach. Short term residents usually don't know about the Turtles nest. There's a saying. I don't care because I don't live here.
- 
120. Name: Deirdre Chelberg on 2020-10-27 02:23:53  
Comments:
- 
121. Name: Richard Sansone on 2020-10-27 02:25:03  
Comments: This measure is a reckless intrusion to our fragile beach environment: attracting large groups of unsupervised tourists is a recipe for destruction of our dunes (watch the kiddies sled down the dunes from the parents' beach rentals on any weekend) and spread of Covid (our normally tranquil beaches now host super spreader parties). This is all sanctioned by our current commissioner John Tobia in the name of "free enterprise". Vote him OUT!
- 
122. Name: Gail Routsong on 2020-10-27 02:42:40  
Comments:
- 
123. Name: Margaret Schneider on 2020-10-27 02:56:31  
Comments:

- 
124. Name: Linda Taylor on 2020-10-27 03:05:58  
Comments: I strongly support this petition.
- 
125. Name: Kristin DiDomenico on 2020-10-27 03:06:06  
Comments:
- 
126. Name: Mary jane Patterson on 2020-10-27 03:08:44  
Comments:
- 
127. Name: Gaby Dwyer on 2020-10-27 03:09:09  
Comments:
- 
128. Name: Gina Solow on 2020-10-27 03:09:14  
Comments:
- 
129. Name: Jay Solow on 2020-10-27 03:10:21  
Comments:
- 
130. Name: Madison Ridge on 2020-10-27 03:14:39  
Comments:
- 
131. Name: Mara Hixon on 2020-10-27 03:16:48  
Comments: No!!!
- 
132. Name: Karen Neuman on 2020-10-27 03:16:49  
Comments:
- 
133. Name: Lauren Martin on 2020-10-27 03:25:40  
Comments:
- 
134. Name: Krissy Lindbaek on 2020-10-27 03:25:44  
Comments:
- 
135. Name: Ann Price on 2020-10-27 03:26:53  
Comments:
- 
136. Name: Emily Mariano on 2020-10-27 03:52:09  
Comments: Keep Floridana beautiful and clean! No short term rentals
- 
137. Name: Patricia Shea on 2020-10-27 04:04:30  
Comments: I feel that Airbnb rentals will lower property values and I am against them in

the South Beaches.

- 
138. Name: Carrie Adragna on 2020-10-27 04:12:01  
Comments:
- 
139. Name: Kristen Cabrera on 2020-10-27 04:49:26  
Comments: I already have two Airbnb motels as my immediate "neighbors" and it's been a mess for years already.
- 
140. Name: Christina Earp on 2020-10-27 05:05:21  
Comments:
- 
141. Name: Lorie Robison on 2020-10-27 05:09:58  
Comments:
- 
142. Name: Dianne Pena on 2020-10-27 08:45:42  
Comments: No to short term rentals  
No to Airbnb and VRBO
- 
143. Name: Karleigh on 2020-10-27 09:16:15  
Comments: Please do not allow short term rentals destroy this area  
Is this what you want as your legacy???
- 
144. Name: Thomas Strigenz on 2020-10-27 09:34:59  
Comments:
- 
145. Name: Nancy Dellosso on 2020-10-27 09:41:23  
Comments:
- 
146. Name: Christy Bergeron on 2020-10-27 09:53:33  
Comments:
- 
147. Name: Judith Tully on 2020-10-27 10:06:10  
Comments:
- 
148. Name: Karen Zavicar on 2020-10-27 10:07:31  
Comments: Please no short term rentals here, they will lower our property values. Short term renters are loud, messy and just don't care about the people who live around where they are staying.
- 
149. Name: Christine Barrington on 2020-10-27 10:25:52  
Comments:
-

150. Name: Eileen Donlan on 2020-10-27 10:27:31  
Comments: We don't want short term rentals here.
- 
151. Name: Deborah Aftung on 2020-10-27 10:34:59  
Comments:
- 
152. Name: Maria Walker on 2020-10-27 10:38:31  
Comments:
- 
153. Name: Barbara Sandberg on 2020-10-27 10:41:03  
Comments:
- 
154. Name: Leanne Fisher on 2020-10-27 10:43:05  
Comments:
- 
155. Name: Laurie Guiser on 2020-10-27 10:57:56  
Comments:
- 
156. Name: Tracy on 2020-10-27 10:59:54  
Comments:
- 
157. Name: Flavia Wilson on 2020-10-27 11:06:40  
Comments:
- 
158. Name: Amy Sulpazo on 2020-10-27 11:08:10  
Comments: Stop short term rentals. This is our home and have chosen this area for the peace and low crime.
- 
159. Name: Rick VanSchoick on 2020-10-27 11:12:52  
Comments: Don't allow short term rentals. This is our home and have chosen this area for the peace and low crime
- 
160. Name: Kaisha on 2020-10-27 11:14:03  
Comments:
- 
161. Name: Dianne Gocsek on 2020-10-27 11:17:14  
Comments: Please do not do this and turn Mel Beach into NSB
- 
162. Name: Elizabeth Morris on 2020-10-27 11:18:14  
Comments:
- 
163. Name: James McGrath on 2020-10-27 11:18:53

Comments:

- 
164. Name: Sarah Kort on 2020-10-27 11:20:56  
Comments:
- 
165. Name: Kathleen Kunert on 2020-10-27 11:28:46  
Comments:
- 
166. Name: Vic Stacy on 2020-10-27 11:29:46  
Comments:
- 
167. Name: Joanne on 2020-10-27 11:36:31  
Comments:
- 
168. Name: William Farley on 2020-10-27 11:44:14  
Comments:
- 
169. Name: Daniel Gonzalez on 2020-10-27 11:45:36  
Comments: Allowing big business to buy properties for short term rental will make housing unaffordable for locals. Home prices will skyrocket driving out first time home buyers and young families in place for short term visitors with no interest in preserving the area.
- 
170. Name: Andrea Kamerman on 2020-10-27 11:46:11  
Comments:
- 
171. Name: Brian Fox on 2020-10-27 11:51:26  
Comments: Current restrictions on short-term rentals must not be changed. In homes where owners disregard restrictions in place we have seen short term renters showing a great lack of respect to neighbors, with crowds in the homes and loud behavior late into the nights. Short term renting also keeps those properties off of the market to locals who need long term rentals.
- 
172. Name: David Fahmie on 2020-10-27 12:09:30  
Comments: Don't ease restrictions on short term rentals or allow AirBNB. Tobia isn't listening to his beachside constituents, so make sure he hears you loud and clear.
- 
173. Name: Mark Shantzis on 2020-10-27 12:13:07  
Comments: Thank you for taking action against Tobia's ridiculous proposal to destroy neighborhood zoning
- 
174. Name: Mora on 2020-10-27 12:15:35  
Comments:

175.	Name: Leslie Martin	on 2020-10-27 12:21:46	Comments:
176.	Name: Sarah Mooney	on 2020-10-27 12:22:06	Comments:
177.	Name: William Ibinson	on 2020-10-27 12:22:13	Comments: Keep short term rentals out!
178.	Name: KellyAnn	on 2020-10-27 12:25:55	Comments:
179.	Name: Lloyd Dounn	on 2020-10-27 12:25:57	Comments: Please do not change the current rules. Motels and hotels are for tourists, not our neighborhood.
180.	Name: Marcia Ware	on 2020-10-27 12:27:09	Comments: Keep our beaches beautiful
181.	Name: Jean Tanguay	on 2020-10-27 12:28:39	Comments:
182.	Name: M Buban	on 2020-10-27 12:35:49	Comments:
183.	Name: Natalie Hussein	on 2020-10-27 12:38:01	Comments:
184.	Name: Carrie Abraham	on 2020-10-27 12:39:16	Comments:
185.	Name: Steve Cunningham	on 2020-10-27 12:42:20	Comments:
186.	Name: JUDITH GEANURACOS	on 2020-10-27 12:49:09	Comments:
187.	Name: Joan Garboski	on 2020-10-27 13:00:06	Comments:
188.	Name: Hailey Phelps	on 2020-10-27 13:07:53	

Comments: Keep our local paradise local.

- 
189. Name: Carolina Luger on 2020-10-27 13:08:15  
Comments: We are a community, we have the right to fight for it. To bring unknown renters will destroy what we have worked for which sense of community, safety of our children, maintaining our beaches clean, keeping our sand dunes in shape to avoid erosion, noise pollution and more. Nobody has the right to break our peace just for the selfish profit of some, who by the way don't leave here all year around. They do have second houses that they go back to and leave behind chaos in our neighborhood. I reject short time rentals
- 
190. Name: P Gray on 2020-10-27 13:10:37  
Comments:
- 
191. Name: Natalie Reiss on 2020-10-27 13:11:44  
Comments: Surely we have learned lessons from Dade and Broward county beach front rental communities, they're a disaster. We need to protect our beach front and it's wildlife ASAP or there will be nothing left for tourists to come see and do, fishing, bathing, nature tours etc. We purchased residential property and hope to keep it that way. Renters do not respect nor appreciate the uniqueness of this area, just take a walk on the beach and see for your self!! It's trashed!!!!
- 
192. Name: Cheryl Hernandez on 2020-10-27 13:11:57  
Comments: Do not change the wording in the zoning, we do not want the State to have control over our local neighborhoods.
- 
193. Name: Analisa Guay on 2020-10-27 13:12:07  
Comments:
- 
194. Name: Cynthia Nielson on 2020-10-27 13:14:05  
Comments: No air b n bs!
- 
195. Name: Jeff Bush on 2020-10-27 13:16:46  
Comments:
- 
196. Name: Peter on 2020-10-27 13:18:14  
Comments: Keep it classy Mel beach
- 
197. Name: Sue Biener on 2020-10-27 13:20:35  
Comments:
- 
198. Name: Elizabeth Mathes on 2020-10-27 13:22:02  
Comments:
-

199. Name: Norvetta Bartley on 2020-10-27 13:31:09  
Comments:
- 
200. Name: Donald Thomas on 2020-10-27 13:37:18  
Comments: Vote no on nightly rentals and Air B&B in south Brevard
- 
201. Name: Veronica Brown on 2020-10-27 13:42:33  
Comments:
- 
202. Name: Dawn Witherington on 2020-10-27 13:44:00  
Comments:
- 
203. Name: Melissa Bartley on 2020-10-27 13:49:41  
Comments:
- 
204. Name: Ashley Chelberg on 2020-10-27 13:51:51  
Comments:
- 
205. Name: Sharon Stewart on 2020-10-27 13:58:23  
Comments:
- 
206. Name: Mark Policano on 2020-10-27 14:02:12  
Comments:
- 
207. Name: Kristin Robbins on 2020-10-27 14:15:10  
Comments:
- 
208. Name: Maurice Houeix on 2020-10-27 14:21:01  
Comments:
- 
209. Name: Donald Moore on 2020-10-27 14:23:57  
Comments: Do not allow Air B&Bs
- 
210. Name: Clare Fogle on 2020-10-27 14:25:47  
Comments:
- 
211. Name: Christy Brinke on 2020-10-27 14:43:49  
Comments:
- 
212. Name: Drew Goldstein on 2020-10-27 14:45:24  
Comments: NO
-

213. Name: Tracy Hannon on 2020-10-27 15:17:51  
Comments:
- 
214. Name: Carol Shehadeh on 2020-10-27 15:23:42  
Comments: We need to keep nightly rentals completely out of residential areas.
- 
215. Name: Rodgers Cox on 2020-10-27 15:25:04  
Comments:
- 
216. Name: Sharon Denton on 2020-10-27 15:39:05  
Comments:
- 
217. Name: Deborah Sands on 2020-10-27 15:48:29  
Comments: I have personally experienced the disruption and noise intrusion as a result of short term rental across the canal from my home in Crystal Lakes and am adamant about keeping the current zoning laws in place.
- 
218. Name: Ronald Coleman on 2020-10-27 16:11:48  
Comments:
- 
219. Name: Giuseppe Coucciello on 2020-10-27 16:12:11  
Comments:
- 
220. Name: Stephen Donaldson on 2020-10-27 16:14:40  
Comments:
- 
221. Name: Brooke Baker on 2020-10-27 16:31:13  
Comments:
- 
222. Name: Rob Finlayson on 2020-10-27 16:32:04  
Comments:
- 
223. Name: Kathleen Adams on 2020-10-27 16:39:17  
Comments:
- 
224. Name: Gwen Grundell on 2020-10-27 16:45:58  
Comments: No short term rentals.
- 
225. Name: Judy Barr Machorek on 2020-10-27 16:55:56  
Comments:
- 
226. Name: Helene Milbert on 2020-10-27 16:58:26

Comments: I've owned a VRBO in GA for over 11 years and we don't want an open rental policy in our quaint city. Maybe something with restrictions and length limits.

---

227. Name: Kathleen Wood on 2020-10-27 17:15:15  
Comments:

---

228. Name: William Allison on 2020-10-27 17:18:14  
Comments:

---

229. Name: Joanne F Fletcher on 2020-10-27 17:18:43  
Comments:

---

230. Name: Brenda Corris on 2020-10-27 17:30:15  
Comments:

---

231. Name: Denise Fiore on 2020-10-27 17:31:24  
Comments:

---

232. Name: Joel T Petersen on 2020-10-27 17:32:46  
Comments: No air B & B's!! Not good for neighborhoods nothin but trouble.

---

233. Name: Jim Hartley on 2020-10-27 17:50:52  
Comments:

---

234. Name: henry gordon abele on 2020-10-27 18:03:48  
Comments: We live in a special place right now. Part of that allure is the lack of commerce such as short term rentals. Short term rentals bring absolutely no positive value to the residents of this community! Stop actions to move forward with short term rentals!

---

235. Name: Kathleen and Peter Fleury on 2020-10-27 18:46:52  
Comments:

---

236. Name: Deb white on 2020-10-27 18:47:02  
Comments:

---

237. Name: Alice Robbins-Fox on 2020-10-27 18:54:57  
Comments: No changes to current zoning laws. This is exactly why I did not vote for Tobia.

---

238. Name: Cynthia Alonzi on 2020-10-27 19:05:41  
Comments: Leave the barrier island alone.

---

239. Name: Carol Delahanty on 2020-10-27 19:10:04  
Comments:
- 
240. Name: Andrew on 2020-10-27 19:10:14  
Comments:
- 
241. Name: Kathleen Conway on 2020-10-27 19:16:06  
Comments:
- 
242. Name: Jeannine Mjoseth on 2020-10-27 19:25:15  
Comments:
- 
243. Name: Sally Rohde on 2020-10-27 19:33:34  
Comments:
- 
244. Name: Lynn Gronosky on 2020-10-27 19:34:21  
Comments:
- 
245. Name: Gail Myers on 2020-10-27 19:40:09  
Comments:
- 
246. Name: George Muth Elizabeth Lyons on 2020-10-27 19:53:45  
Comments: Please reconsider any zoning changes for our small community Floridana Beach and many more just like it.
- 
247. Name: Lora Walker on 2020-10-27 20:04:26  
Comments: Please save our community and keep our commitment to our clean beaches and wildlife. The locals work too hard to have this happen.
- 
248. Name: Julie Ennis on 2020-10-27 20:10:21  
Comments:
- 
249. Name: Todd Harrison on 2020-10-27 20:29:45  
Comments: Please do not change the zoning for the South Beaches
- 
250. Name: Ishbel Harrison on 2020-10-27 20:32:19  
Comments: No more rentals please.
- 
251. Name: Cynthia Stinson on 2020-10-27 20:36:11  
Comments:
- 
252. Name: Susan Della Rocca on 2020-10-27 20:54:53

Comments: Keep ur current zoning laws in place!!

- 
253. Name: Janice Sims on 2020-10-27 21:02:49  
Comments: No changes to our current zoning laws. No Airbnb, no nightly or weekly rentals.
- 
254. Name: Jeffrey Gronosky on 2020-10-27 21:03:47  
Comments:
- 
255. Name: Peter Aydelotte on 2020-10-27 21:04:49  
Comments:
- 
256. Name: Michael Grimes on 2020-10-27 21:08:34  
Comments:
- 
257. Name: Lynette Corcoran on 2020-10-27 21:31:46  
Comments:
- 
258. Name: Erika Rogers on 2020-10-27 21:37:53  
Comments: We do not want short term rentals . I have lived here for 45 years and I don't want just anyone renting next to my family home as transient lodging
- 
259. Name: Debbie J on 2020-10-27 21:43:22  
Comments: Please do not change zoning for South Beach area. My husband and I moved here to enjoy the small town feel/beach community. Short term rentals bring absolutely no positive value to the residents of this community! People from outside this area have no vested interest in keeping this area clean, the wildlife safe or crime free and noise free.
- 
260. Name: Laura Shonkwiler on 2020-10-27 21:54:19  
Comments:
- 
261. Name: Ellen Ginevra on 2020-10-27 22:08:52  
Comments:
- 
262. Name: Dan Sorgenfrei on 2020-10-27 22:13:02  
Comments: No to short term rentals. I live in Floridana Beach (32951). Short term renters don't give a crap about the neighborhood. I've personally had a firework land on my roof from a short term rental two doors away, witnessed with my children a short term renter publicly urinating at our private beach access on broad daylight and seen the photographs of the destruction of the dune in our neighborhood from short term renters complete disregard for our sensitive environmental area.
- 
263. Name: Denise Roy on 2020-10-27 22:14:42

Comments:

- 
264. Name: Diane Parks on 2020-10-27 22:55:35  
Comments:
- 
265. Name: Liz Nowacki on 2020-10-27 22:58:15  
Comments:
- 
266. Name: Madelyn Sorgenfrei on 2020-10-27 23:00:40  
Comments:
- 
267. Name: Holly Amidon on 2020-10-27 23:04:58  
Comments:
- 
268. Name: Wendell Mazelow on 2020-10-27 23:15:18  
Comments: Further weakening the zoning laws and family values and continuity of our neighborhoods by allowing strangers to stay short term. No way ! Destructive policies intended to collect more taxes. NO
- 
269. Name: Kristine Pearson on 2020-10-27 23:16:05  
Comments:
- 
270. Name: Karen Solomon on 2020-10-27 23:30:50  
Comments:
- 
271. Name: Pat Pedergrana on 2020-10-27 23:41:36  
Comments:
- 
272. Name: Ellie Blair on 2020-10-27 23:57:05  
Comments:
- 
273. Name: Michael Peltier on 2020-10-28 00:00:14  
Comments:
- 
274. Name: Patricia J Halpin on 2020-10-28 00:24:50  
Comments: This change would turn our community into a resort area and that's not what we are. I've witnessed daily and weekly out of state renters trash our beaches and really bother our Nesting turtles. It would be Tragic and cause disputes that our Sheriffs office or police couldn't handle. This is the definition of opening a can of worms! Bad idea.
- 
275. Name: Janine McCusker on 2020-10-28 00:27:14  
Comments:
-

276. Name: Claudia Rich on 2020-10-28 00:28:07  
Comments:
- 
277. Name: Carmen Martens on 2020-10-28 01:02:52  
Comments:
- 
278. Name: Bonnie Angy on 2020-10-28 01:04:19  
Comments: Please do NOT ease the ruling on vacation rentals in the South Beaches!
- 
279. Name: Joseph Angy on 2020-10-28 01:08:08  
Comments:
- 
280. Name: Violet Slanac on 2020-10-28 01:19:42  
Comments:
- 
281. Name: Patricia A Keller on 2020-10-28 01:26:29  
Comments: Do short term rentals bring in more money through tourist taxes? A zoning change to allow this is an OUTRAGE. We must fight this!!!!
- 
282. Name: james ogara on 2020-10-28 01:43:41  
Comments:
- 
283. Name: Priscilla Kalajian on 2020-10-28 02:28:33  
Comments:
- 
284. Name: Paul Geneczko on 2020-10-28 02:40:14  
Comments:
- 
285. Name: Laura Farrara on 2020-10-28 02:42:11  
Comments:
- 
286. Name: Nancy on 2020-10-28 03:00:30  
Comments: Save our beaches
- 
287. Name: Lynne Weiss on 2020-10-28 03:22:40  
Comments:
- 
288. Name: Sandra byrtus on 2020-10-28 03:45:38  
Comments:
- 
289. Name: Gus Miitti on 2020-10-28 08:08:39  
Comments:

- 
290. Name: Maria Hans on 2020-10-28 08:23:43  
Comments:
- 
291. Name: Catherine Leal on 2020-10-28 10:07:55  
Comments: Our peaceful way of life and protection of our wonderful wild life depends on it.
- 
292. Name: Beverly Mclean on 2020-10-28 10:25:59  
Comments: Please save South Beaches of Brevard
- 
293. Name: Patricia Peltier on 2020-10-28 11:14:27  
Comments:
- 
294. Name: Jojo Sauve on 2020-10-28 11:22:37  
Comments:
- 
295. Name: Sue Holbert on 2020-10-28 12:21:08  
Comments: A neighborhood is made up of neighbors, not visitors. Let's keep our neighborhoods neighborly. I want to know my neighbors and not live amongst a string of people I don't know.
- 
296. Name: Joan Robertson on 2020-10-28 13:18:53  
Comments:
- 
297. Name: Patricia A Hall on 2020-10-28 13:23:28  
Comments:
- 
298. Name: Pamela Boardman on 2020-10-28 13:27:44  
Comments: If I wanted to live in a resort area I would have moved to one. The number of people who come down from wherever, are buying property, raping the land to bare soil, thus displacing valuable wildlife. Sometimes they don't even get the proper permits and go ahead and do it anyway!! They build houses, wait the appropriate amount of time (however long that is) And then they rent them out. We like our communities the way they are and welcome new RESIDENTS. I have noticed younger couples with small children actually moving back to our area in the last 2 or so years. This is good!!! These are neighborhoods, NOT resort areas! The new properties (Airbnb & VRBO) give the county tax money, but please remember that the South Beaches Are unique and we don't want or need Airbnb or VRBO other or any other private rental companies.
- 
299. Name: Deborah Charnasky on 2020-10-28 13:29:53  
Comments:
- 
300. Name: Donna Olson on 2020-10-28 13:47:43

Comments: We have a beautiful and pristine natural environment in Marks Landing. Short term rentals would destroy the peaceful nature of our community.

---

301. Name: Faith Naftal on 2020-10-28 13:51:49  
Comments:

---

302. Name: Robert j Pennington on 2020-10-28 14:19:52  
Comments:

---

303. Name: James Hebert on 2020-10-28 15:10:14  
Comments: Residential should remain residential.

---

304. Name: Mohamad A Hussein on 2020-10-28 15:50:05  
Comments: With the increase number if renters around us, we are seeing a significant amount of beach littering.

---

305. Name: Sharon Kavanagh on 2020-10-28 16:00:44  
Comments:

---

306. Name: Terri Klegerman on 2020-10-28 16:10:14  
Comments:

---

307. Name: Jane Muller on 2020-10-28 16:11:26  
Comments:

---

308. Name: JACK KLEGERMAN on 2020-10-28 16:16:34  
Comments:

---

309. Name: Bill Myers on 2020-10-28 16:20:30  
Comments: We do not want to allow short term rentals, AirB&Bs or VRBO in the south beaches.

---

310. Name: Dennis Denison on 2020-10-28 16:43:58  
Comments:

---

311. Name: Nancy Carta on 2020-10-28 16:46:45  
Comments:

---

312. Name: Janet McCormack on 2020-10-28 16:51:43  
Comments:

---

313. Name: Billisaksen on 2020-10-28 16:59:24

Comments: You're right short term rentals don't work in this county. It's best to protect our beaches in our way of life.

- 
314. Name: Susan Page on 2020-10-28 17:54:54  
Comments: We live in a quiet, family oriented neighborhood where we all respect each others property, keep our beaches clean and protect the sea turtles. Short term rentals will bring increased traffic and crime, loud parties, and damage to our sand dunes and the sea turtle population.
- 
315. Name: lynn blumbek on 2020-10-28 18:12:34  
Comments:
- 
316. Name: Jenn Jordan on 2020-10-28 18:24:04  
Comments:
- 
317. Name: Patricia Ellis on 2020-10-28 18:24:56  
Comments:
- 
318. Name: john higgins on 2020-10-28 18:53:01  
Comments:
- 
319. Name: Brett Maiwald on 2020-10-28 18:53:11  
Comments: Do not want nightly rentals, it's a challenge with the snow birds all ready trying to find their way. We were attacked by a dog on A1A and when returning to the owners only to find out they were vacation people. There is probably AIRBNB and VRBO already, they sure seemed to be.
- 
320. Name: Kelly K Adams on 2020-10-28 18:54:46  
Comments:
- 
321. Name: Sharif Hussein on 2020-10-28 19:11:44  
Comments: With the increase number if renters around us, we are seeing a significant amount of beach littering.
- 
322. Name: Debra wilson on 2020-10-28 19:14:55  
Comments: No short term rentals in our residential neighborhoods please. We have families raising children here.
- 
323. Name: Sharif Hussein on 2020-10-28 20:49:55  
Comments: I have been finding much more garbage on the beach on my daily walks the last 2 months or so and was wondering why. This answers my question, we need to be more selective about whom is allowed to visit our pristine Florida beaches in order to keep them pristine. Not only that but how this is affecting wildlife especially in an endangered species habitat is beyond concerning.

- 
324. Name: Callie McGinlay on 2020-10-28 21:03:28  
Comments:
- 
325. Name: Linda Lutz on 2020-10-28 21:10:42  
Comments:
- 
326. Name: Jeanette Donaldson on 2020-10-28 21:48:26  
Comments:
- 
327. Name: Leslie baird on 2020-10-28 21:51:55  
Comments: No air Bnb!
- 
328. Name: STEVE LASCOLA on 2020-10-28 22:00:40  
Comments: I do not want short term rentals in my area such as nightly, weekends, weekly or monthly. I think there should be at least a 3-4 month minimum.
- 
329. Name: William Beauparlant on 2020-10-28 22:00:48  
Comments: Stop Airbnb and these short term weekend rentals. These are family owned residential neighborhoods. There has been an increase of thefts, vandalism, and trespassing among Unruly motorists and illegal parking on private property and our residential areas. Finding syringes, beer cans, and trash left behind on our private beaches is not going to be tolerated.
- 
330. Name: James Tuohig on 2020-10-28 22:28:18  
Comments:
- 
331. Name: Becky Clarkson on 2020-10-28 23:17:40  
Comments:
- 
332. Name: B J Fulton on 2020-10-29 00:05:00  
Comments: Noooooooo!! More rentals!!
- 
333. Name: Noreen Williams on 2020-10-29 00:48:52  
Comments: Please do not allow these. Do not turn this into a neighborhood where nobody lives here and everybody is a short term rental. That is what resort hotels/motels are for
- 
334. Name: Austin Davis on 2020-10-29 01:05:53  
Comments:
- 
335. Name: Nancy Sayre on 2020-10-29 01:07:54  
Comments: Melbourne Beach is special because it is unspoiled by spring breakers and

weekend partiers. People who live here respect nature and the beauty of the place.

---

336. Name: Lisa Burlinson on 2020-10-29 01:49:46  
Comments:

---

337. Name: Ken Burlinson on 2020-10-29 01:50:48  
Comments:

---

338. Name: Kathy Kodl on 2020-10-29 02:14:15  
Comments: I am appalled our county commissioners would think this is a good thing.  
Make your views known before I vote.

---

339. Name: Jamie Brown on 2020-10-29 07:00:30  
Comments:

---

340. Name: John wrieden on 2020-10-29 08:35:55  
Comments:

---

341. Name: Bill Seplow on 2020-10-29 09:38:14  
Comments: Our beaches and beachside neighborhoods are a unique gem that need to  
be protected and respected

---

342. Name: Sheryl on 2020-10-29 11:16:20  
Comments:

---

343. Name: Linda McGovern on 2020-10-29 11:46:21  
Comments: No to short term rentals!

---

344. Name: State Rep Randy Fine on 2020-10-29 11:58:15  
Comments:

---

345. Name: Sonja Zander on 2020-10-29 11:58:51  
Comments:

---

346. Name: Tracy Heins on 2020-10-29 12:35:57  
Comments:

---

347. Name: Kathleen Ross on 2020-10-29 12:49:16  
Comments:

---

348. Name: Donna Shepherd on 2020-10-29 13:06:22  
Comments:

- 
349. Name: Carolyn Pangborn on 2020-10-29 13:31:36  
Comments: My husband and I are against short term rentals. We've experienced first hand damage from renters when we tried being long distant landlords with wonderful management. They were disrespectful to adjoining properties and damaged grounds as well as interior of our home. In a fragile turtle nesting ecosystem like Melbourne beach allowing short term rentals other than hotels is a terrible plan and we are fully opposed to it. Not only are we against this for the ecosystem but we don't want our property values lowered with a bunch of rentals around us.
- 
350. Name: Margaret Clifford on 2020-10-29 13:35:03  
Comments:
- 
351. Name: Douglas M Taylor on 2020-10-29 13:46:25  
Comments:
- 
352. Name: Stephanie Eastman on 2020-10-29 13:48:53  
Comments:
- 
353. Name: Linda Seapath on 2020-10-29 14:02:12  
Comments: No short term rentals!
- 
354. Name: Linda Craig on 2020-10-29 14:32:39  
Comments:
- 
355. Name: Jim Belcher on 2020-10-29 14:36:10  
Comments: This would be really sad and we (as a community in South Beaches), dont want this. Its already bad enough with lack of services, no street lights, absentee policing, etc.
- 
356. Name: Michael Little on 2020-10-29 14:37:35  
Comments:
- 
357. Name: Raymond Fash on 2020-10-29 15:35:53  
Comments:
- 
358. Name: Jim Cronin on 2020-10-29 15:38:15  
Comments: How can short term rentals be allowed in a national wildlife refuge? Please protect the turtles and the south beaches.
- 
359. Name: Diana Cronin on 2020-10-29 15:40:18  
Comments:
-

360. Name: Eric Lowd on 2020-10-29 16:44:18  
Comments: Long term renters or nothing
- 
361. Name: Jody lowd on 2020-10-29 16:45:35  
Comments: No Airbnb or Vrbo etc
- 
362. Name: diane mellon on 2020-10-29 17:41:43  
Comments: The residents of the South Beaches care for and respect this special environment. Let's keep it that way. No Air BnB
- 
363. Name: Will Brannon on 2020-10-29 17:51:24  
Comments:
- 
364. Name: Raymond Farrara on 2020-10-29 17:52:47  
Comments:
- 
365. Name: Matthew Fagan on 2020-10-29 18:29:30  
Comments:
- 
366. Name: LS on 2020-10-29 18:35:18  
Comments:
- 
367. Name: Teresa Warren on 2020-10-29 19:50:18  
Comments: Allowing this to happen for such a small portion of the population you serve is a travesty. While you think you are reducing government regulations - you are actually increasing government interference with our right to quiet enjoyment that we purchased.
- 
368. Name: Kenneth C Warren on 2020-10-29 20:14:39  
Comments:
- 
369. Name: James Frattarola on 2020-10-29 20:50:14  
Comments:
- 
370. Name: Meehan Janet on 2020-10-29 21:19:32  
Comments:
- 
371. Name: Jeanne Misleh-Probst on 2020-10-29 23:05:58  
Comments:
- 
372. Name: Rosemary Allen-Smith on 2020-10-29 23:41:58  
Comments:
-

373. Name: Lisa H Anderson on 2020-10-30 00:12:28  
Comments: Short term rental would disrupt the very close and unique community atmosphere and sensitive environmental habitats that we love. Please do not let money rule over the needs of this very unique community. Vote No to Short Term Rentals.
- 
374. Name: Richard Fritz on 2020-10-30 02:16:38  
Comments:
- 
375. Name: Deborah Fritz on 2020-10-30 02:19:38  
Comments:
- 
376. Name: Robert Braun on 2020-10-30 13:14:52  
Comments: Things will only get archaic if the abb zoning expansion is not stopped
- 
377. Name: Gary and Kathleen Weidenmoyer on 2020-10-30 14:30:12  
Comments:
- 
378. Name: Patricia Biagi on 2020-10-30 14:48:45  
Comments:
- 
379. Name: Faith Mars on 2020-10-30 15:04:41  
Comments:
- 
380. Name: Alysia Smith on 2020-10-30 15:26:46  
Comments:
- 
381. Name: Joy Waters on 2020-10-30 15:41:20  
Comments:
- 
382. Name: Stanley Heinricher on 2020-10-30 16:56:40  
Comments: Short-term rentals are bad for quality of life.
- 
383. Name: Debra Yannotti on 2020-10-30 20:47:27  
Comments:
- 
384. Name: James McCullough on 2020-10-30 22:18:47  
Comments: Love Melbourne south braces because it is not overdeveloped
- 
385. Name: Louise Cusa on 2020-10-30 22:51:49  
Comments:
- 
386. Name: Richard Hohenberger on 2020-10-31 13:39:52

Comments:

- 
387. Name: Janet Richardson on 2020-10-31 14:12:26  
Comments:
- 
388. Name: Robert D Heins on 2020-10-31 14:40:11  
Comments:
- 
389. Name: Jerry L Giacomino on 2020-10-31 15:10:40  
Comments:
- 
390. Name: Margaret McHenry on 2020-10-31 15:38:01  
Comments:
- 
391. Name: James Winter on 2020-10-31 19:23:23  
Comments:
- 
392. Name: Tina Scarisbrick on 2020-10-31 20:10:40  
Comments:
- 
393. Name: Robert Kahaly on 2020-10-31 20:48:04  
Comments:
- 
394. Name: RONALD COBB on 2020-10-31 21:27:38  
Comments: Please enforce zoning restrictions that will prevent short-term or nightly property rentals in South Melbourne Beach.
- 
395. Name: Becca on 2020-11-01 18:33:03  
Comments: Please don't let AirBnB ruin our barrier island like it has in so many other areas of Florida.
- 
396. Name: Bonnie Pechulis on 2020-11-01 19:44:38  
Comments:
- 
397. Name: Roland Pechulis on 2020-11-01 19:45:37  
Comments:
- 
398. Name: Ann Sepri on 2020-11-01 21:23:53  
Comments:
- 
399. Name: Ron Lewis on 2020-11-01 21:28:44  
Comments: Short term rentals will ruin the atmosphere of south Melbourne Beach

400.	Name: Julie Fleming on 2020-11-02 00:23:23 Comments: Please help keep Melbourne Beach safe for our children and families who live here.
401.	Name: marsha Fisher on 2020-11-02 14:22:38 Comments:
402.	Name: Jacqueline Buck on 2020-11-02 14:36:34 Comments:
403.	Name: Teresita Aborlleile on 2020-11-02 14:51:12 Comments:
404.	Name: Joanne on 2020-11-02 15:06:43 Comments:
405.	Name: Franklin L Smith on 2020-11-02 17:07:34 Comments: I do not want Airbnb in our community
406.	Name: Joseph Haniff on 2020-11-02 17:19:40 Comments:
407.	Name: Christine king on 2020-11-02 17:43:33 Comments: We don't need air bnbs. Here. Our communities are congested enough with all building going on. The is not Daytona.
408.	Name: Carol Fonda on 2020-11-02 19:20:16 Comments: I am already surrounded by rental units in a community of only 8 homes. Please Please Please n more. Even owners doing this on a weekly basis are inconsiderate and not attentive to things like garbage disposal and parking privileges. I have actually had renters park in front of my garage door blocking me from leaving when I had an emergency. NO MORE PLEASE!
409.	Name: Colin Strigenz on 2020-11-03 01:42:53 Comments:

# Save South Melbourne Beach, South Beaches & Unincorporated Brevard County from Airbnb

Melbourne Beach Residents 130 Comments



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 or nightly rentals through private rental companies and services like Airbnb and VRBO.

By signing this petition, we want to let our Brevard County Commissioners know how much we value our South Melbourne Beach, South Beaches and unincorporated Brevard County communities, neighborhoods, beaches and wildlife. We do not want changes to our zoning that may negatively affect our quality of life as residents or negatively affect our beautiful natural environment.

This signed petition will be submitted to our Brevard County Commissioners.

**A NOTE ABOUT DONATIONS:** This petition was set up by local residents who want to collect signatures to send to our Brevard County Commissioners. We are NOT ASKING FOR MONEY on this site. If you are asked to donate, the money will support the ipetitions free platform - which we chose because it is non-partisan and free to use. If you want to help stop the zoning change, we recommend following our efforts on Facebook for updates on how to get involved or calling and emailing our Commissioners. You can also take a quick survey if you want to send additional feedback or anonymous feedback to our Commissioners:

- [Call and Email All 5 Commissioners! They each get a vote!](#)
- [Follow Our Facebook Page](#)
- [Join Our Facebook Group](#)
- [Take a Short Survey to Provide More Feedback to Our Commissioners](#)

## Share On Facebook

Share on Facebook
 Share on Twitter
 Share in Messenger

## Comments

Carol Fonda

I am already surrounded by rental units in a community of only 8 homes. Please Please Please no more. Even owners doing this on a weekly basis are inconsiderate and not attentive to things like garbage disposal and parking privileges. I have actually had renters park in front of my garage door blocking me from leaving when I had an emergency. NO MORE PLEASE!

Christine King

We don't need a r bnbs Here. Our communities are congested enough with all building going on. The is not Daytona

Franklin L Smith

I do not want Airbnb in our community

Anonymous

Please help keep Melbourne Beach safe for our children and families who live here

Ron Lewis

Short term rentals will ruin the atmosphere of south Melbourne Beach

Becca

Please don't let AirBnB ruin our barrier island like it has in so many other areas of Florida

RONALD COBB

Please enforce zoning restrictions that will prevent short-term or nightly property rentals in South Melbourne Beach.

James McCullough

Love Melbourne south braces because it is not overdeveloped

Stanley Heinricher

Short-term rentals are bad for quality of life

Robert Braun

Things will only get archaic if the abb zoning expansion is not stopped

Melbourne Beach Residents 130 Comments

## SIGN THIS PETITION

130 Signers - Almost there! Add your voice!

130 Signers - Almost there! Add your voice!

130 Signers - Almost there! Add your voice!

130 Signers - Almost there! Add your voice!

## Melbourne Beach Residents

Not Melbourne Beach? Click here to sign!

Visit your dashboard to track your petitions and other activities.

130 Signers

130 Signers - Almost there! Add your voice!

130 Signers - Almost there! Add your voice!

SIGN PETITION

Add comment Cancel

10/10/2020

10/10/2020

Colin Strigens Carol Fonda Christine King Joseph Hariff Franklin Smith Joanne  
James Adams George Adams Robert Adams Robert Adams Robert Adams Robert Adams  
Jacqueline Buck Marsha Fisher Ron Lewis Ann Sepin  
B. McLaughlin Christopher Adams Patrick Adams

Frequency: (Hz) — at night

10/10/2020 10/10/2020 10/10/2020 10/10/2020

I am going to speak about the Administrative Policies of the Future Land use Element which establishes the expertise of staff with regard to ZONING land use issues and the set forth criteria used when considering a RE-ZONING action or a request for a CUP (Conditional Use Permit).

Please - before you stop me by saying that it is not relevant to the proposed zoning changes –

I propose that a zoning change is exactly what is being done to more than 200,000 of your residents.

Administrative Policy 2-D the worst case adverse impacts of potential uses shall be evaluated.

**Administrative Policy 3 states AT A MINIMUM** to consider–

A. will the proposed use(s) have hours of operation, lighting, odor, noise levels, traffic, or site activity that would SIGNIFICANTLY DIMINIS the enjoyment of, safety or Quality of life in EXISTING NEIGHBORHOODS . . . .

B. Will proposed use(s) cause a material reduction in values?

C. Are the proposed uses consistent with an emerging or existing pattern of SURROUNDING DEVELOPMENT – historical land use patterns, actual development over the past 3 years, development approved in the past 3 years but not built.

**ADMINISTRATIVE POLICY # 4** – Character of the neighborhood area shall be a factor of consideration WHENEVER a rezoning or application involving a SPECIFIC PROPOSED USE. The character of the are must materially or adversely affect by the proposed use.

A - Must not materially and adversely impact an established residential neighborhood by introducing traffic, volume, activity, type of vehicles, parking trip generation, commercial activity within the neighborhood.

**ADMINISTRATIVE POLICY # 5** – IN ADDITION TO Policies 2, 3, and 4,

A – Whether adopted levels of services will be compromised. (roads, traffic, types of traffic, safety or welfare of the residents in existing neighborhoods.

**ADMINISTRATIVE POLICY # 6 – APPROVAL MUST BE CONSISTENT WITH All written land development policies , the future land use element AND COASTAL MANAGEMENT ELEMENT, CONSERVATION ELEMENT, POTABLE WATER ELEMENT, SANITARY SEWER (SEPTIC) / SOLID WASTE . . . . and so on.**

**ADMINISTRATIVE POLICY # 7 – IMPACT ON NATURAL WETLANDS, WATER BODIES, OR HABITAT FOR LISTED SPECIES (TURTLES, FISH, BIRDS, THE LAGOON).**  
*WE HAVE SEEN VACATIONERS THROWING EMPTY BEER CANS & BOTTLES IN THE RIVER, SLIDING DOWN THE DUNES, LEAVING TRASH ON THE BEACH.*

**ADMINISTRATIVE POLICY # 8 – THE P & Z BOARD SHALL RECOMMEND TO THE COMMISSIONERS BASED UPON CONSIDERATION OF THE FOLLOWING FACTORS:**

- 1) The character of the land use of the property surrounding the property being considered
- 2) The change in conditions of the land use and the surround properties
- 3) The impact on available and projected traffic, water, sewer and other public facilities (beach parks)
- 4) COMPATIBILITY with existing land uses
- 5) Appropriateness – based upon public health, safety and welfare.

Second, I am going to address the Agenda Report J.8. Dated 2/11/2020.

This report suggests Indeterminate & potential positive impact –

I think a lack of judgement has been made here with regards to the inability to determine the impacts, and the potential positive impact (which is most likely additional tourist tax income).

If you refer to the Excerpts from the Florida League of Cities Legislative Issues 2020 – included in today's meeting package - where in fact the Legislature passed a law in 2014 to allow LOCAL GOVERNMENTS to adopt ordinances specific to the rentals so they can address some of the NEGATIVE IMPACTS created by the proliferation of these rentals in residential neighborhoods. Such as noise, parking, trash and life-safety issues.

Second a quick point is that Hotels will likely experience loss of business – so ultimately you may be taking away from that revenue source which is easy for you to know what revenue stream should be submitted, Air B N B and Vacation rental owners are VERY COMPETITIVE and individual owners are looking for ways to compete and one of them is not charging or paying the taxes. MONITORING THIS IS GOING TO REQUIRE ADDITIONAL STAFF AT THE TAX COLLECTORS OFFICE. I HAVE PERSONALLY BEEN AUDITED WITH MY REAL ESTATE COMPANY AND IT IS TIME CONSUMING FOR BOTH.

Summary States – VACATION RENTALS is a LAWFUL use of property that is being restricted through opaqueness of the law and it's application

- 1) This statement is highly arguable – Raising pigs and goats is a lawful under this broad statement, SO WE MUST NOW ALL THIS TO ALL AS WELL.
- 2) – IT IS NOT LAWFUL if it is not a permitted use our zoning classification. People who purchase properties are responsible to purchase in classifications that LAWFULLY PERMIT the types of uses they desire – raising pigs, chickens, goats, cows or Vacation rentals. People are also responsible to purchase in zoning classifications that DO NOT LAWFULLY PERMIT certain activities such as the above mentioned.

Respectfully submitted,  
Tracy (Teresa) Warren  
Lifetime Brevard County Resident  
7865 Winona Rd, Melbourne Beach, FL

321-863-3072  
Tracywarren1@gmail.com

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Support BIPPA to ban B&B in residential neighborhoods  
**Date:** Wednesday, November 18, 2020 3:59:23 PM

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**From:** Jon Devereaux <jondev99@gmail.com>  
**Sent:** Wednesday, November 18, 2020 3:36 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Fwd: FW: Support BIPPA to ban B&B in residential neighborhoods

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

Support BIPPA to ban B & B in residential neighborhoods

Hi Rita, Bryan, John, Curt, Kristine, Frank and Eden Bentley, Esq.

My name is Jon Devereaux and I live in Diana Shores in Merritt Island. I fully support BIPPA position to oppose B & B in our neighborhoods.

**We are opposed to ANY changes in the current zoning that would allow daily rentals. We want NO CHANGES to the existing 2006 exemptions. NONE.** Here are just some of the reasons why:

1. I live down the street from an illegal B & B now. There are as many as a dozen people staying there on the weekends with as many as eight cars blocking the street (only room for four vehicles in the driveway), and that does not allow access for emergency vehicles.
2. There is partying until 2-3 o'clock am with loud music and noise which makes it impossible to sleep.
3. We do not know what/who the people are or their background. There are children that walk past this house, and with Strangers and Transients in the house and constant turn-over of new folks every few days, it puts the neighborhood children at risk of being in danger.
4. It will lower our property values, and then the appraised values should be lowered which will in-turn reduce our property taxes, which would mean less money for the County to operate on.
5. It will result in Higher Taxes caused by changing our residential zoning to allow commercial hotel and daily vacation rental resort-type properties.
6. It will require the Sheriff's department to hire more law enforcement personnel to answer all the complaints that will surely follow. Will this require property tax increases to cover the cost?

7. We did not move into our neighborhoods to have all the noise and disruptions, strangers and transients, and we want to keep our neighborhoods safe.

8. I live in Brevard County and pay taxes on the property I own, and I do not want B&B's that will lower my property value and make the neighborhoods less safe.

I hope you will consider this when you cast your vote. We are opposed to ANY changes in the current zoning that would allow daily rentals.

Thank you very much for taking time out from your busy schedule to read this.

Sincerely,  
Jon L. Devereaux

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Wednesday, November 18, 2020 3:58:19 PM

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**From:** Candy Absher <cabshe3@cfl.rr.com>  
**Sent:** Wednesday, November 18, 2020 3:47 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€

-- Candy Absher  
[cabshe3@cfl.rr.com](mailto:cabshe3@cfl.rr.com)  
32951

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

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** FW: Please Do NOT Change Existing Zoning to Allow for Daily Rentals  
**Date:** Thursday, November 19, 2020 8:29:49 AM

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**From:** Ginny <gmagda@gmail.com>  
**Sent:** Thursday, November 19, 2020 4:00 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Please Do NOT Change Existing Zoning to Allow for Daily Rentals

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

I am writing to express my strong opposition to ANY changes to the existing zoning of Melbourne Beach that would allow for daily rentals. I hope you will do what is right and stand up to the money and developers who are pushing this change.

I have lived in or had strong family connections to Melbourne Beach for the last 40 years. I remember when the bike path was paved on A1A and when you had to cross the bridge to get to a large supermarket. While there have been many changes over this time, I still see Melbourne Beach as a true hidden gem. Where else can you visit a beach and be the only person on it? Our preserves and undeveloped areas allow us to enjoy peace and wildlife.

I understand tourist dollars are important to the area and the state of Florida as a whole. There are already many hotels / motels and resort options for those who appreciate a slower paced vacation. These tend to attract visitors for a week or more and longer term rentals through private homes are already allowed. I'm sure you have already been inundated with stories of weekend visitors who play on the dunes, leave trash on the beach, and otherwise disrespect the natural area and their neighbors. Rezoning will further open the door for these sorts of activities.

Again, I beg you all to please talk to local residents and stand strongly against any zoning changes to Melbourne Beach and surrounding communities. Please preserve our area for further generations and don't let it become another Florida party destination. Would you want to live in a neighborhood of investment properties with rotating parties and transient parties? The more properties of the type move in, the more long term residents will move out, leading to greater crime and degradation of the area.

Thank you for your time and **please strongly oppose any changes to zoning to allow daily rentals.**

Sincerely,

Virginia Daut

221 Ivory Dr Melbourne Beach

708-341-3822

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** FW: Vacation Rental Rezoning Unincorporated Brevard  
**Date:** Thursday, November 19, 2020 8:30:26 AM

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Objection  
Vacation Rentals

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

From: CAROL DELAHANTY <cad5016@aol.com>  
Sent: Wednesday, November 18, 2020 7:58 PM  
To: Bentley, Eden <Eden.Bentley@brevardfl.gov>  
Subject: Vacation Rental Rezoning Unincorporated Brevard

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

Eden,

>>

>> I am vehemently against vacation rental rezoning!

>>

>> Carol A Delahanty

>> 3221 Beach View Way

>> Melbourne Beach, FL. 32951

>> 321-543-5822

>> Sent from my iPhone

**From:** [Aaron Adams](#)  
**To:** [Jones, Jennifer](#)  
**Cc:** [Calkins, Tad](#)  
**Subject:** Information for November 23 Local Planning Agency meeting  
**Date:** Thursday, November 19, 2020 11:53:26 AM  
**Attachments:** [Nodailyrentals-info-packet-cover.pdf](#)  
[BIPPA-example-letters-10001.pdf](#)  
[BIPPA-petition-2.pdf](#)  
[ipetitions 409 signatures 11-03-20.pdf](#)  
[NDR Petition 130 signatures 11-19-20.pdf](#)  
[Survey 362 responses 11-19-20.pdf](#)

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

Dear Ms. Jones,

Attached please find X pdf files that contain information that I submit for inclusion in the meeting materials for the November 23, 2020, Local Planning Agency meeting. These materials are applicable to the proposed zoning change that would allow daily rentals in much of Brevard County. Although county commissioners have been receiving emails and letters from constituents, I think it is important that the members of the LPA are aware of the community opposition to this proposal.

I submit these comments on behalf of neighbors involved in the opposition to daily rentals.

Files attached contain:

- a cover letter providing relevant information, including important links
- petitions against daily vacation rentals
- example letters against vacation rentals
- links to horror stories from neighbors of vacation rental properties
- links to industry-promoted party vacation rentals

I apologize for the large file size of petition 2 and example letters, but this is a scan of printed pages and I wanted sufficient resolution.

Thank you for your time. Please let me know if you have any questions.

Aaron Adams  
190 Ibis Drive  
Melbourne Beach, FL 32951  
[flatsdoctor@att.net](mailto:flatsdoctor@att.net)

TO: Jennifer Jones ([Jennifer.Jones@brevardfl.gov](mailto:Jennifer.Jones@brevardfl.gov))  
cc: Tad Caulkins ([Tad.calkins@brevardfl.gov](mailto:Tad.calkins@brevardfl.gov))  
FROM: Aaron Adams, Melbourne Shores  
SUBJECT: Opposition to proposed rule change to allow daily vacation rentals for  
Local Planning Agency  
DATE: November 19, 2020

Enclosed please find materials I submit for inclusion in the meeting materials for the November 23, 2020 meeting of the Local Planning Agency at which proposed changes in zoning laws that would allow daily vacation rentals will be discussed. I think it is important that the members of the LPA are aware of the community opposition to this proposal.

Included in this packet:

- petitions against daily vacation rentals
- example letters against vacation rentals
- links to horror stories from neighbors of vacation rental properties
- links to industry-promoted party vacation rentals

Stats on efforts against proposed change in regulations that would allow daily vacation rentals:

- 409 signatures from the original online petition on BIPPAFL.org (10/25 - 11/02/2020)
- 130 signatures from the new [NoDailyRentals.com](https://www.NoDailyRentals.com), just launched on 11/15/2020
- 403 survey responses, of which 362 people said they do not want short-term vacation rentals in their neighborhoods (10/25 - 11/18/2020)

Facebook:

Please visit the NoDailyRentals Facebook page for a sampling of letters of opposition to daily rentals as well as some personal accounts from neighbors of problems with vacation rental properties. <https://www.facebook.com/NoDailyRentals/>

- Reached over 4,300 people in just a few weeks
- Over 300 people following across page/group
- All organic traffic, no paid ads

A sampling of easy-to-find examples of vacation rental horror stories for the neighbors of rental properties:

<https://www.clickorlando.com/news/local/2020/07/20/another-weekend-of-party-goers-in-osceola-county-leads-to-several-arrests/>

[https://www.local10.com/news/local/2020/11/17/detectives-investigate-2-deaths-at-kendall-home/?fbclid=IwAR1ZBu15vqye\\_GYIKlIjniki8nPeq0LgkzPSqnKo6bSLmrVXIG2\\_fOE0k6A](https://www.local10.com/news/local/2020/11/17/detectives-investigate-2-deaths-at-kendall-home/?fbclid=IwAR1ZBu15vqye_GYIKlIjniki8nPeq0LgkzPSqnKo6bSLmrVXIG2_fOE0k6A)

[https://www.kpbs.org/news/2020/sep/22/they-come-party-vacation-rentals-cause-problems-do/?fbclid=IwAR2N5VRA1q1X7f79tWDeckSQZDqyqOB\\_WIRJIDsOlrGiq-qKDCx9F0FUKIE](https://www.kpbs.org/news/2020/sep/22/they-come-party-vacation-rentals-cause-problems-do/?fbclid=IwAR2N5VRA1q1X7f79tWDeckSQZDqyqOB_WIRJIDsOlrGiq-qKDCx9F0FUKIE)

[https://www.coastalbreezenews.com/articles/issues-with-short-term-rental/?fbclid=IwAR1N0hvAq4YwZ0gQhnz6iPN\\_fknm7QYwSW3qWHnoHNUK8rlb5wQcOYoVbUw](https://www.coastalbreezenews.com/articles/issues-with-short-term-rental/?fbclid=IwAR1N0hvAq4YwZ0gQhnz6iPN_fknm7QYwSW3qWHnoHNUK8rlb5wQcOYoVbUw)

[https://www.8newsnow.com/news/local-news/police-man-killed-during-house-party-at-short-term-rental/?fbclid=IwAR1ZBu15vqye\\_GYiKliJnikl8nPeq0LgkzPSqnKo6bSLmrVXIG2\\_fOE0k6A](https://www.8newsnow.com/news/local-news/police-man-killed-during-house-party-at-short-term-rental/?fbclid=IwAR1ZBu15vqye_GYiKliJnikl8nPeq0LgkzPSqnKo6bSLmrVXIG2_fOE0k6A)

[https://www.azfamily.com/news/investigations/cbs\\_5\\_investigates/some-phoenix-area-homeowners-say-short-term-rentals-wreaking-havoc-on-their-neighborhoods/article\\_7e3d17c6-5912-11ea-8f40-57069787b6ff.html?fbclid=IwAR0icev1atuYhWiK2Fr1Ja-X\\_WZSeMeNXabCRVLF4KRGsab6yCmuVGDA-vg](https://www.azfamily.com/news/investigations/cbs_5_investigates/some-phoenix-area-homeowners-say-short-term-rentals-wreaking-havoc-on-their-neighborhoods/article_7e3d17c6-5912-11ea-8f40-57069787b6ff.html?fbclid=IwAR0icev1atuYhWiK2Fr1Ja-X_WZSeMeNXabCRVLF4KRGsab6yCmuVGDA-vg)

<https://www.clickorlando.com/news/local/2020/08/10/dozens-arrested-16-guns-confiscated-during-house-party-busts-in-osceola/>

<https://www.orlandosentinel.com/news/crime/os-ne-osceola-county-house-party-shooting-20200414-lbhdjwnzifdcvdq3cgeed4iuyq-story.html>

<https://www.nytimes.com/2020/07/06/us/coronavirus-florida-miami.html>

<https://www.bloomberg.com/news/articles/2019-11-02/airbnb-to-ban-party-houses-after-halloween-shooting-ceo-says>

A sampling of easy-to-find vacation rental industry promotion of party house vacation rentals:

<https://www.vrbo.com/vacation-ideas/travel-guides/families/family-reunions-and-groups/event-houses-to-rent>

<https://www.home-to-go.ca/inspiration/party-house/>

<https://trip101.com/article/party-house-to-rent-for-one-night-in-and-around-orlando>

<https://trip101.com/article/party-house-to-rent-for-one-night-in-and-around-san-diego>

An example of letters sent to Commissioners and posted on the No Daily Rentals Facebook page:

I live in Melbourne Beach. I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. When I moved here 25 years ago every home in our neighborhood was owner occupied. Now in a 5 street neighborhood there are at least 5 VRBO/AIRBNB rentals on each street. This is disturbing. This has created a revolving door of strangers to use our beach and river parks, all night parties, overt disregard for the environment with trash and dune destruction.

Current zoning laws on the prohibition of short term rentals are not even being enforced now, these laws need to be enforced. And the zoning laws should not be changed.

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.

As owners in the South Shores Community of Melbourne Beach, we want to Save Brevard County including all of our unincorporated areas from Airbnb, daily/weekly rentals and new vacation rental zoning. We originally bought into this area as it was a residential community. If we had wanted to live in an area that would be operated essentially as a "hotel" we would have purchased a home elsewhere.

**NOISE:** Extreme noise and overzealous partying have a negative impact on the community and those who are actually living in the community. The only recourse for the residents is to report issues to the sheriff's office for them to intervene. Unfortunately despite the Sheriff's best efforts they cannot provide 24/7 monitoring if short term renters get out of hand.

**TRAFFIC:** There will certainly be increased traffic and parking issues.

**COMMUNITY AND BEACH RULES:** Given the nature of short term rentals/renters it becomes very difficult to ensure that the tenants will know and follow community rules and county rules for beach use. The beach use can not only effect marine life (given we are within the Archie Carr National Wildlife Refuge) but also can impact the noise and quality of life for those who own property directly on the beach. This has already been an issue in other parts of Florida. Very difficult to have compliance given folks do not have some vested interest in the community.

**SAFETY:** Vacation rental companies cannot adequately monitor background and integrity of their renters. This can lead to increased crime, destruction of property and leaves opportunity for sexual predators within the community.

Allowing short term rentals may be profitable for that one property but it comes at a huge cost to the community.

A **STRONG REMINDER** that the short term renters will come and go but the community based homeowners will be the ones paying taxes and voting for our local elected officials.

Karl and Debra Holub  
209 Oceanway Drive,  
Melbourne Beach, FL

Hi Dave & Mary,

Thank you for your email. Please include me in the petition as I am against short-term rentals in Brevard county.

Best regards,

Don

Don Drum  
5535 Cord Grass Lane  
Melbourne Beach Fla 32951

I, Catherine Tucker, and my husband Gene Tucker object to a change in laws to allow short term rentals. Our address in Florida is 5547 Cord Grass Lane, Melbourne Beach 32951. When we bought the area was relatively quiet. We could cross A1A to get to the ocean easily. Now we wait and wait for a break in traffic to make the dash. And a dear friend was hit and killed by a vehicle when trying to do so. The charm of the area is and has been that it's relatively unknown. We know our neighbors and even are familiar with people in adjoining gated communities. By allowing daily rentals, we'll lose that sense of community we all hold dear.

Thanks for your attention to this matter. Catherine tucker

Sent from AOL Mobile Mail

Get the new AOL app: [mail.mobile.aol.com](mailto:mail.mobile.aol.com)

On Saturday, November 14, 2020, David Vreeland <[david.vreeland00@gmail.com](mailto:david.vreeland00@gmail.com)> wrote:

Hi Katie, my best to Gene. Firstly, I'm not confident that our HOA rules wouldn't be superseded by county law.

Secondly, even if we in South Shores are insulated, all around us we'd have more traffic, more noise, and more people treating this area like a resort. Also, we have information suggesting that this is just the first salvo. Once they have short term rentals in place they want to put in a new bridge across the river and buy up all available land to convert to hotels, condos, and commercial crap. Not why any of us bought here.

What you and Gene can do is send me an email stating your objection to opening up the county to short term rentals. Include your address here, and I'll add them to the petition we and others have been circulating.

Dave

On Nov 14, 2020, at 6:07 PM, [rotonme@aol.com](mailto:rotonme@aol.com) wrote:

Wouldn't our community be protected from this new law the commissioners are trying to pass since we are a gated community with our own bylaws? In any case, I wouldn't agree with a change to our codes to allow daily or hourly rentals. What else can we do to help out with this as we are currently at our permanent residence in Ohio?

Sent from AOL Mobile Mail

Get the new AOL app: [mail.mobile.aol.com](mailto:mail.mobile.aol.com)

On Saturday, November 14, 2020, David Vreeland <[david.vreeland00@gmail.com](mailto:david.vreeland00@gmail.com)> wrote:

>

>

> <https://www.nodailyrentals.com/what-is-happening/>

>

>

>

I am submitting this email in lieu of signing a petition against any change that would allow short term or vacation rentals in Melbourne Beach.

I have invested in a safe, quiet, gated neighborhood with amenities to be shared by its owners only. In no way should that achievement be disrupted by constant temporary occupants that would take away our benefits & ruin the established tranquility & our way of life.

There are many places available for investors to purchase property for monetary purposes. We chose to invest in this community to live here.

Thank you for your consideration.

Barbara Steinberg  
220 Salt Grass Pl  
Melbourne Beach, FL 32951

Pat and Steve Fawcett, 5552 Beach Elder Way, Melbourne Beach 03053

To whom it may concern,

Our past experience with daily or weekly rentals has not been positive. Short term renters ,many times, do not respect the rental property or the rights of the adjacent full time neighbors.

Our South Shore community has many full time and seasonal owners. Please protect our property interest by rejecting daily or weekly rentals in unIncorporated Melbourne Beach.

Sincerely,

Pat and Steve Fawcett

Sent from my iPhone

Please provide this email regarding the proposed amendments to rentals in Brevard County.

We are not in support of dally rentals in South Shores. It leads to deterioration of the neighborhood and not knowing who is renting from day to day opens up the neighborhood to the possibility of crime. People who live there full time are proud of the neighborhood they live in and don't want to see strangers coming in taking over the amenities and not caring about the community, causing destruction of it. That is why there are hotels - for short term rentals.

Sincerely,  
Pat and Kristy Anderson

On Wed, Nov 11, 2020, 10:39 AM David Vreeland <[david.vreeland00@gmail.com](mailto:david.vreeland00@gmail.com)> wrote:

Check out this website: [bippaff.org](http://bippaff.org)

Theres is a meeting in Viera on Monday, the 18th to pass this law allowing short term rentals. If you are against this Mary and I have a petition you can sign. Call us and we'll bring it by. If you're not in South Shores Email your thoughts on the subject and we'll try to attach your emails to the petition.

Time is short. We need your support by Sunday, the 17th in order to organize it for the meeting on the 18th.

Dave and Mary  
321-409-8990

To Whom it May Concern:

I am totally against short term rentals in the county. Adding these rentals will bring down the paradise that we are living in now.

They will be a benefit only to the absentee landlords. Florida is such a great state, and we don't need these

short term rentals here in Brevard county.

Rosemary Hughes  
5579 Cord Grass Lane  
Melbourne Beach, Florida 32951

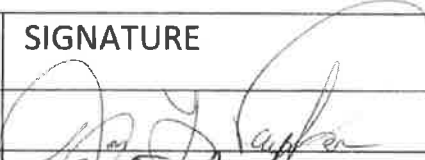
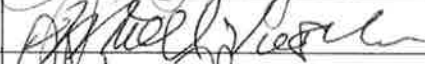

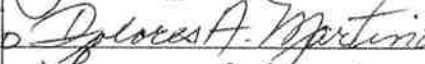

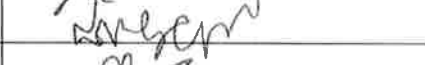
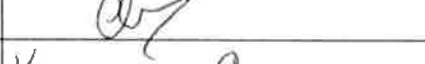
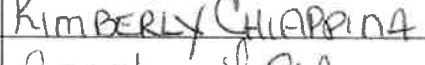


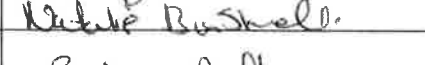
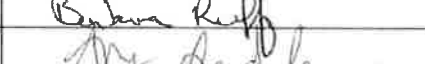



# STOP SHORT-TERM & DAILY RENTALS

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PRINT NAME	SIGNATURE	ADDRESS
JOAN VAUGHAN		265 Pelican DR MS.
Michael Vaughan		265 Pelican DR MS.
Cletus O'Brien		RD Pelican Dr
Dolores A. Martino		119 Pelican Dr.
Lynn Blumh		115 Pelican Dr
Theresa		114 Pelican Dr
Paolo Chiappina		112 Pelican DR
Kimberly Chiappina		112 Pelican Dr.
Carolyn Chiappina		112 Pelican dr.
LUIZ FERNANDES		125 Cardinal DR
Natalie Bushnell		119 Cardinal Dr.
Barbara Ruff		119 Cardinal Dr.
Amy Sadler		280 Pelican Dr.
Tim Cole		375 Pelican Dr.
WHELAN		103 PELICAN DR.

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PRINT NAME	SIGNATURE	ADDRESS
Patricia Ellis	Patricia Ellis	6224 Midship Ln Melbourne Beach, FL
Patricia Doran	Patricia Doran	139 SPINNAKER ST Melbourne Beach, FL
Diane Parks	Diane Parks	1234 Leeward Ln Melbourne Beach, FL
JOSEPH ANSY	Joseph Ansy	6215 MIDSHIP LANE MELBOURNE BCH FL
Dennis P. Dancan	Dennis P. Dancan	6231 Windward Ln Melbourne Beach, FL
SHAGG CATAT	Shagg Catat	6224 LEeward Ln M.B.
Arthur Keller	Arthur Keller	136 Regatta St. Melbourne Beach, FL 32951
Carl & Cindy Rapp	Cynthia Rapp	130 Spinnaker St. 32951 Melbourne Beach
Bonnie Ungly Ansy	Bonnie Ansy	6215 Midship Lane Melb. Bch FL 32951
Kern DeCarr	Kern DeCarr	115 Regatta St Melbourne Beach
Kate DeCarr	Kate DeCarr	115 Regatta St Melbourne Beach, FL
Patricia A. Keller	Patricia A. Keller	136 Regatta St. Melbourne Beach, FL
Joyce Cabrera	Joyce Cabrera	129 Spinnaker St Melbourne Beach
Stefani Ansy	Stefani Ansy	6215 Midship Lane 32951 M.B.
JOE Nichols	Joe Nichols	2751 Melbourne Beach

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PRINT NAME	SIGNATURE	ADDRESS
Clarice Nalls	Clarice Nalls	295 Ibis Dr Melbourne Beach FL
Mary Virginia Mack	Mary Virginia Mack	265 Ibis Dr Melbourne Beach FL
Mary Kellogg	Mary S. Kellogg	230 Ibis Dr Melbourne Beach, FL
Cynthia Kershner	Cynthia Kershner	299 Ibis Dr MRA FL
Michael Maguire	Michael Maguire	299 Ibis Dr. MRA FL
Lanier Martin	Lanier Martin	235 Pelican Dr MRA FL
Michael Szymanski	Michael Szymanski	108 Pelican Dr.
Dan Charnick	Dan Charnick	320 Heron Dr.
Ed Danton	Ed Danton	260 Pelican Dr
Allison Lewis	Allison Lewis	220 Cardinal Dr.
Louise Hat	Louise Hat	101 Pelican Dr
George Brown	George Brown	170 Heron Dr.
Valerie Ammons	Valerie Ammons	4525 AIA
Dave Westward	Dave Westward	215 Woodh Line L

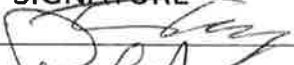

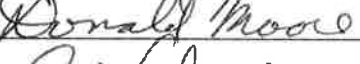

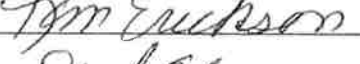
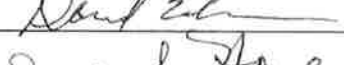
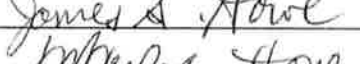



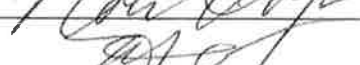
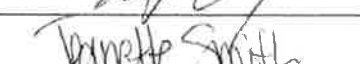
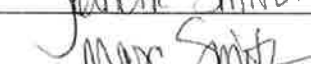

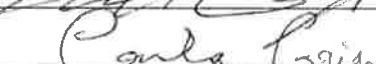
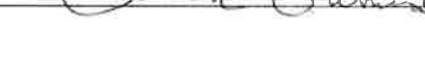
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PRINT NAME	SIGNATURE	ADDRESS
Tom Caster		311 Cedarwood
Paul MacDonald		315 Cardinal Dr.
DONALD MOORE		105 FLAMINGO DR.
Erin Olinski		125 Ibis Dr.
Tom Erickson		280 Ibis Dr.
DAVID ERICKSON		280 Ibis
James S. Howe		132 Peticon
Marilyn Howe		" "
MICHAEL GRENON		175 FLAMINGO DR.
Eileen Grenon		175 Flamingo DR.
Tom DeMoss		136 Cardinal Dr.
Manolo DeMoss		136 Cardinal Dr.
Jeanette Smith		137 Cardinal Drive
Marc Smith		137 Cardinal Drive
Pat T. Grimes		135 Cardinal Drive
Carla Grimes		135 Cardinal Drive

Joan Vaughan 321-405-7581

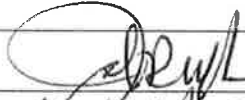

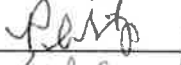




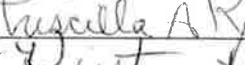
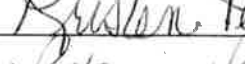



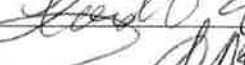

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PRINT NAME	SIGNATURE	ADDRESS
JOHN R. MULLER		118 CARDINAL Dr. Mel Bch
JANE MULLER		118 CARDINAL Dr. Mel Shore
Philip Brown		6020 Riverside Dr
Kathleen Conway		123 Cardinal Dr.
Anthony DeBella		60810 S. Hwy A1A
Robert Kahaly		211 Woody's circle
EDWARD KALAJIAN		213 Sixth Ave, Melbourne Beach 32951
Priscilla Kalajian		213 Sixth Ave, Mel Bch 32951
KRISTEN PERDUE		230 5th Ave Mel Bch
Patricia Peterson		304 5th Ave, Mel Bch
NORA HAFF		643 CAROLINE Mel Bch
Andrea Vermillion		107 Pier Ln Mel beach 32951
Claudia Rich		310 Pelican Dr.
SCOTT RICH		310 Pelican Dr.

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PRINT NAME	SIGNATURE	ADDRESS
WILLIAM JOHNSON	William Johnson	5581 CORD GRASS LANE
May Johnson	William Johnson	5581 CORD GRASS Lg
Kevin Bates	Kevin Bates	5681 Sea Lavender Pl.
Sandra Brinckerhoff	Sandra Brinckerhoff	5630 Sea Lavender Pl.
Starr Brinckerhoff	Sandra Brinckerhoff	5630 Sea Lavender Pl.
Richard Swenick	Richard Swenick	5631 Sea Lavender Pl
Raymond Zimmerman	Raymond Zimmerman	5640 Sea Lavender Pl.
Susan Zimmerman	Susan Zimmerman	5640 Sea Lavender Pl.
Paul Van Gilder	Paul Van Gilder	211 Oceanway Dr.
Jacqueline Buck	Jacqueline Buck	202 Oceanway Dr.
JOHN W. FINGER	John W. Finger	5690 SEA LAVENDER PL.
Judith Finger	Judith Finger	5690 Sea Lavender PL
MICHAEL V PUTAGGIO	Michael V Putaggio	5595 Cord Grass Ln. Fort Bel.
JOAN SOCHACKI	Joan Sochacki	5527 Cord Grass Ln. Fort Bel.
WALTER SOCHACKI	Walter Sochacki	5527 CORD GRASS LN

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PRINT NAME	SIGNATURE	ADDRESS
Carol Langone	Carol Langone	5601 SEA LAVENDER PL Melbourne Bch. FL
VAL H. DOUIS	Val H. Douis	5621 SEA LAVENDER PL " " "
FRANK SEANEY	Frank Seaney	5525 Cord Grass Ln Melbourne Beach FL 32951
Nina Van Gilder	Nina Van Gilder	211 Oceanway Dr Melbourne Beach FL 32957
Miriam C. Smith	Miriam C. Smith	5536 Cord Grass Lane Melbourne Beach FL 32951
EVELYN STROGIS	E. Strogis	5611 BEACH EIDER WAY Melbourne Bch FL
RITA FRARE	Rita Frare	5601 Beach Elder Way Melbourne Bch. FL
PAT JANSON	Pat Janson	5591 BEACH EIDER
Pamela Holt	Pamela K Holt	5680 Sea Lavender Place
PAUL HOLT	Paul Holt	" "
BARBARA SANDBERG	Barbara Sandberg	5537 Cord Grass W MELBOURNE 32957
Cynthia Santini	Cynthia Santini	139 Oceanway Dr, Mel Beach 32951
IRVING RASHKOVER	Irving Rashkov	5538 Cord Grass Lane
K. Schwab	K. Schwab	5574 Cord Grass W
Michael Holliday	Michael Holliday	5570 Cord Grass Ln Melbourne Bch. 32951

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PRINT NAME	SIGNATURE	ADDRESS
Mary R. Vreeland	Mary R. Vreeland	5593 Cord Grass Ln, M.B., FL
David R. Vreeland	David R. Vreeland	5593 Cord Grass Ln, M.B., FL
Peter Fleury	Peter Fleury, Jr.	5561 Beach Elder Way, MB
Kathleen Fleury	Kathleen Fleury	5561 Beach Elder Way MB
LENDRE DERLIN	Lynne Derlin	5562 Cord Grass Lane MB
PATRICK DERLIN	Patrick Derlin	5562 Cord Grass Ln, MB
Lisa Left	Lisa Left	5594 Cord Grass Ln, MB
Edward J. Left	Edward J. Left	5594 Cord Grass Ln, MB
ROBERT LANGONE	Robert Langone	5601 SEA LAVENDER MELB.
Dan Buck	Dan Buck	202 Oceanway Dr. MB
Evelyn Aragona	Evelyn Aragona	5651 Sea Lavender Pl MB
Joseph Aragona	Joseph Aragona	5651 Sea Lavender Pl MB
Iris Culhane	Iris Culhane	5701 Sea Lavender Pl.
JOHN CULHANE	John Culhane	5701 Sea Lavender Pl.
Nancy M. Culhane	Nancy M. Culhane	5711 Sea Lavender Pl
Terrie Krutts	Terrie Krutts	195 Oceanway Dr.

MEETINGS

Nov. 23<sup>rd</sup>Dec. 8<sup>th</sup>

# STOP SHORT-TERM & DAILY RENTALS


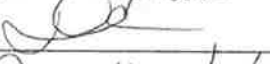




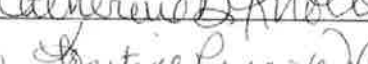



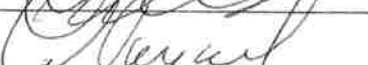

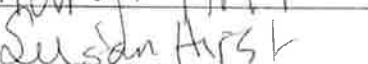

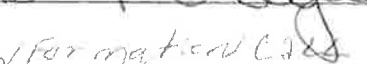
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PRINT NAME	SIGNATURE	ADDRESS
John P Johnson		219 6 <sup>th</sup> Ave. Melbourne Beach 32951
David Bush		228 6 <sup>th</sup> Ave Mel Beach
Jeanette Soucy		211 6 <sup>th</sup> Ave. Mel. Bch
Ray Soucy		2906 South Rd Mel. Bch 32951
Darlene Burton		228 6 <sup>th</sup> Ave. Mel Beach
Richard P Soucy		211 6 <sup>th</sup> Ave Mel Bch
Catherine Knotts		223 6 <sup>th</sup> Ave Mel Bch
Kristine Bury Wilson		214 6 <sup>th</sup> Ave. Mel Beach
Michael Butcher		212 6 <sup>th</sup> Ave Melbourne Beach
Leslie Butcher		212 6 <sup>th</sup> Ave Melbourne Bch
Doreen Gonzalez		225 6 <sup>th</sup> Ave Melbourne Beach
DAVID CLAYCOMB		224 6 <sup>th</sup> AVE MELB Bch 32951
Mary Hill		227 6 <sup>th</sup> Ave MB
	Susan Hirst	231 6 <sup>th</sup> Ave Mel Bch 32951
Patricia Claycomb		224 6 <sup>th</sup> Ave

JEAN VAUGHAN FOR MORE INFORMATION CALL 321-405-7581

CALL JOAN VAUGHAN 321-405-7581

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PRINT NAME	SIGNATURE	ADDRESS
Courtney Koos	Courtney Koos	1100 Pine Street Melbourne Beach
Diane Hunter	Diane Hunter	301 6th Ave. Mel Bch
Amy May Peterson	Amy May Peterson	305 6th Ave. Mel Bch
Peter Peterson	Peter Peterson	305 6th Ave. Mel Bch
Walter Hardman	Walter Hardman	320 6th Ave Mel Bch
Lauren Hardman	Lauren Hardman	320 6th Ave Mel Beach
Chris Pilger	Chris Pilger	319 6th Ave Melbourne Beach FL
Hallie Pilger	Hallie Pilger	319 6th Ave Mel Bch
Stephanie Freethy	Stephanie Freethy	315 6th Ave Melbourne Beach
Greg Freethy	Greg Freethy	315 6th Ave Mel Beach
Terry Block	Terry Block	310 6th Ave Mel Bch
M J Block, Jr.	M J Block, Jr.	310 6th Ave Melbourne Beach
Rosemary C. Smith	Rosemary C. Smith	1903 Cedar Ln. Mel Bch
LAWRENCE E. Smith	LAWRENCE E. Smith	1903 CEDAR LN, MELBOURNE
Beverly Barton	Beverly Barton	1903 Cedar Lane, Melbourne Beach

Please call 321-405-7581 more  
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PRINT NAME	SIGNATURE	ADDRESS
ALAN BURTON		1907 Cedar Lane Melbourne, Brevard
Karen Simpson		2010 Santa Ave MB
Daniel Simpson		2010 Santa Ave MB
SARA RUSSO		384 Dolphin Street MB.
DAVID H. MAYS		2085 BOWTIE AVE MB
Pamela J. Mills		290 Pompano Dr. MB
Thomas L. Mills		290 Pompano Dr. MB
Rodell Newcombe		340 Pompano Dr. MB
TOM DAVIS		318 6TH AVE AVE MB
Nadine Kalajian Miller		504 Magnolia Ave Melb. Bch
HARRY ZARET		301 SUNF RD MB
Estelle Zaret		301 SUNF RD MB
Debra Iorio		307 Southampton Dr Indaleby
Mike Iorio		307 Southampton Dr Indaleby
Mari Aldeghi		566 Valencia Blvd. Indaleby

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PRINT NAME	SIGNATURE	ADDRESS
JOHN PENDERGRAST	<i>John Pendergrast</i>	6225 LEeward LN MELBOURNE BEACH
Shelle Pendergrast	<i>Shelle Pendergrast</i>	11
Michelle Phillips	<i>Michelle Phillips</i>	Melbourne Beach 240 Plus Drive
Ernest DeSantis	<i>Ernest DeSantis</i>	6580 S. A1A HWY Mel. Bch. 32951
ISABELLE DESANTIS	<i>Isabelle DeSantis</i>	6580 S. HWY A1A Mel. Bch. 32951
JOHN GADDY	<i>John Gaddy</i>	140 HERON DR MEL. Bch. 32951
Eileen Gaddy	<i>Eileen Gaddy</i>	140 Heron Dr. Mel Bch FL 32951
Nancy Peters	<i>Nancy Peters</i>	310 Heron Dr Melbourne Beach, FL
Steve Peters	<i>Steve Peters</i>	310 Heron Dr. Melb. Bch. FL 32951

1 Please call 321-405-7581

more  
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By signing this petition, we want to let our Brevard County Commissioners know how much we value our Brevard County communities, neighborhoods, beaches and wildlife.

This signed petition will be submitted to our Brevard County Commissioners.

PRINT NAME	SIGNATURE	ADDRESS
HARSH BUCKLEY	Hersh Buckley	90 MAGNOLIA BLVD MELBOURNE BEACH, FL 32951
Alan SUEVAR	Alan SUEVAR	412 Hibiscus Trl Mel Bch Fl 32951
Bryan Becker	Bryan Becker	800 Pine St. M.B 32951
James Hartt	James Hartt	120 Flores St Mel Beach 32951
Timothy Roberts	Timothy Roberts	230 Heron Dr Melbourne Bch. FL 32951
KEVIN BLACKMORE	Kevin Blackmore	1350 ATL STREET 32951
Stacey Long	Charles Stacey Long	165 RITA BLVD.
Tim Rogers-Martin	Tim Rogers-Martin	23 Court Rd. MB 32951

1 Please call 321-405-7581

# STOP SHORT-TERM & DAILY RENTALS

As residents of Brevard County, we want to keep the 2006 ordinance that places restrictions on vacation rentals. If changed in any way at all it will nullify it and then could allow for short-term or daily and even hourly vacation rentals from big business investors like Airbnb and VRBO.

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PRINT NAME	SIGNATURE	ADDRESS
Steven Shoop	<i>Steven Shoop</i>	169 AMBER PL Melbourne <sup>Indalantic</sup>
Gregory White	<i>Gregory White</i>	225 Woody Cir M13 <del>FL</del> FL 32951
JEFF MORRIS	<i>Jeff Morris</i>	105 Casselberry Trl 32951
Rusty Zingari	<i>Rusty Zingari</i>	107 Casselberry Trl 32951
Clyde Hippchen	<i>Clyde Hippchen</i>	160 Honick Melb Beach
AMY Conklin	<i>Amy Conklin</i>	120 Heron Dr 32951
SHAWN CONKLIN	<i>Shawn Conklin</i>	120 Heron Dr 32951
Kimberly Seubering	<i>Kimberly Seubering</i>	5935 SR-A1A 32951
Robert F. Bessette	<i>Robert F. Bessette</i>	102 Indigo Cove Place <sup>Melbourne Beach FL</sup>
Joseph T. Nietupski	<i>Joseph T. Nietupski</i>	2771 S. Highway A1A
Katie Pamy	<i>Katie Pamy</i>	29 Somento Ct. <sup>Melbourne Beach FL</sup>
Carmel Stefanov	<i>Carmel Stefanov</i>	185 Atlantic Ave <sup>Indalantic</sup> 32903

*Joan Vaughan 321-405-7581*

Please call 321-405-7581 more info

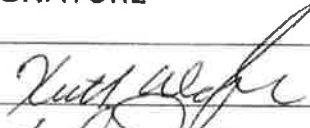
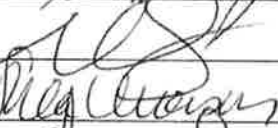
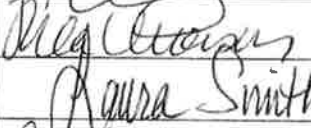
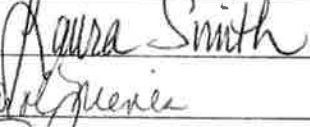
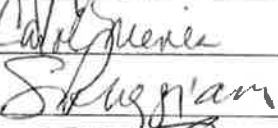
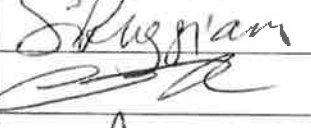
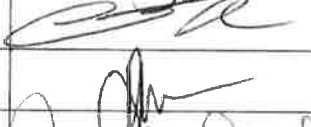
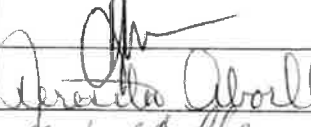
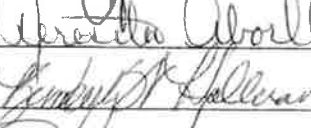
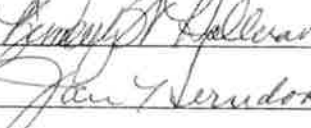
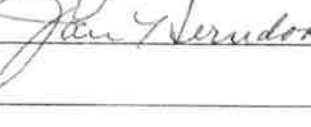
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This signed petition will be submitted to our Brevard County Commissioners.

PRINT NAME	SIGNATURE	ADDRESS
Krith Aldeph		Indiantown FL 566 Vera Cruz Blvd 32903
Mica Raman		524 Sunset Blvd Melbourne Beach
Shea Mason		441 Monaco Dr. Indiantown
Laura Smith		360 Avenida Del Mar Indiantown
Carol Nieves		FL 32903 3165 KRAUSE LN. MALABAR, FL 32953
SABINA RUGGIANI		1043 E. River Oaks Dr IN
Anthony Ruggiani		1043 E River Oaks Dr Indiantown
AMANDA PRENDERGAST		250 MIAMI AVE INDIANTOWN FL 32903
Teresita Aborlleile		8115 S. Hwy A1A Melbourne Beach FL 32951
Kitt Holleran		Atlantic Dr. Melbourne Beach 32951
Jan Herndon		116 Franklyn Ave Indiantown, FL 32903

Paul Vaitalano 321-405-7581

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PRINT NAME	SIGNATURE	ADDRESS
Ann Sepri	Ann Sepri	6241 Treetop Dr. Mel. Bch
William Traub	William Traub	6291 TREETOP DR 32151
Matthew Bradley	Matthew Bradley	6310 Treetop Dr. 32151
Fawn Bradley	Fawn Bradley	6310 Tree top Dr 32151
Jeanalutz	Jeanalutz	6275 Treetop Drive 32151
Helen Brancaccio	Helen M. Brancaccio	Melbourne Beach 32951
CAROLINE BRANCACCIO	Caroline Brancaccio	265 SPOONBILL LANE 32951
Christian Lutz	Christian Lutz	MELBOURNE BEACH FL 32951

Joan Vaughan 321-405-7581

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[illegible]

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[illegible]



This petition has collected  
409 signatures  
using the online tools at [www.ipetitions.com](http://www.ipetitions.com)

Printed on 2020-11-03

# Save South Melbourne Beach, South Beaches & Unincorporated Brevard County from Airbnb

About this petition

THANKS FOR SUPPORTING South Melbourne Beach, the South Beaches and all of unincorporated Brevard County!!

\*\*\*WE HAVE CLOSED THIS PETITION AFTER RECEIVING OVER 400 SIGNATURES!!\*\*\*

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If you want to show your support against allowing Airbnb and daily rentals in our unincorporated neighborhoods, here are more things you can do!

1. Please contact all 5 of our Commissioners! They each get a vote! Tell them why you don't want daily rentals in our quiet residential communities:  
[Call and Email All 5 Commissioners!](#)

2. Please take this short survey to provide more feedback to our Commissioners!  
[Take a Short Survey](#)

3. Find us on Facebook!  
[Follow our Page @NoDailyRentals](#)  
[Join Our Private Facebook Group](#) for even more discussion on this issue

Thank you everyone and let's all contact our Commissioners and keep working together to save our unincorporated areas from Airbnb and DAILY rentals!

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A NOTE ABOUT DONATIONS: This petition was set up by local residents who want to collect signatures to send to our Brevard County Commissioners. We are NOT ASKING FOR MONEY on this site. If you are asked to donate, the money will support the petitions free platform - which we chose because it is non-partisan and free to use.

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ORIGINAL PETITION LANGUAGE:

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 or nightly rentals through private rental companies and services like Airbnb and VRBO.

By signing this petition, we want to let our Brevard County Commissioners know how much we value our South Melbourne Beach, South Beaches and unincorporated Brevard County communities, neighborhoods, beaches and wildlife. We do not want changes to our zoning that may negatively affect our quality of life as residents or negatively affect our beautiful natural environment.

This signed petition will be submitted to our Brevard County Commissioners.

## Signatures

1. Name: Tyson Misleh on 2020-10-25 16:43:54  
Comments: Keep them out.

---
2. Name: Becky Clarkson on 2020-10-25 20:41:55  
Comments:

---
3. Name: Chris Alba on 2020-10-25 20:59:31  
Comments:

---
4. Name: Eleanor Glover on 2020-10-25 22:04:43  
Comments:

---
5. Name: Randy Herbst on 2020-10-25 22:16:08  
Comments: I am a property manager and live in Crystal lakes.  
Do not change the lifestyle I bought into, short term rentals will negatively affect our Community.  
We are doing quite fine without your wanting to change our Neighborhood.

---
6. Name: Cynthia Maguire on 2020-10-25 22:20:20  
Comments:

---
7. Name: Terri Kroboth on 2020-10-25 22:42:52  
Comments:

---
8. Name: Clinton McKenzie on 2020-10-25 22:59:29  
Comments:

---
9. Name: Nadya on 2020-10-25 23:33:35  
Comments:

---
10. Name: Melanie Ledford on 2020-10-25 23:36:29  
Comments:

---
11. Name: Robert Froelich on 2020-10-25 23:43:20  
Comments: Short term rentals will ruin our paradise.

---
12. Name: Peter Goltzman on 2020-10-25 23:48:12  
Comments:

---
13. Name: Kelton on 2020-10-25 23:52:59  
Comments:

- 
14. Name: Carol Rosasco on 2020-10-26 00:11:07  
Comments: Do NOT relax the code for short term rentals in the South Beaches, please!
- 
15. Name: LaVergne D Williams on 2020-10-26 00:27:08  
Comments:
- 
16. Name: Caryl Mearsheimer on 2020-10-26 02:12:20  
Comments:
- 
17. Name: Jaye saultz on 2020-10-26 03:35:53  
Comments:
- 
18. Name: Cindy L Springer on 2020-10-26 12:00:53  
Comments:
- 
19. Name: Max Minnick on 2020-10-26 14:33:40  
Comments: Over a month ago I contacted all 5 commissioners and expressed my opposition to this proposal from Tobia. I suggest everyone should look at the political contributions received by our commissioners to get a better understanding of why they vote the way they do. It is appalling.
- 
20. Name: Betty Gonzalez on 2020-10-26 15:36:09  
Comments: I have seen rentals on the beach that they leave trash and items on the beach over night. (Lawn chairs, toys etc)
- 
21. Name: Penny Demi on 2020-10-26 16:54:50  
Comments:
- 
22. Name: Dave Demi on 2020-10-26 17:04:45  
Comments:
- 
23. Name: Paul Moran on 2020-10-26 17:15:10  
Comments:
- 
24. Name: Ruth Murphy on 2020-10-26 17:34:29  
Comments:
- 
25. Name: Jack Murphy on 2020-10-26 17:40:09  
Comments:
- 
26. Name: Robert A Sielski on 2020-10-26 17:50:19

Comments: This is a residential neighborhood, not a business district.

---

27. Name: Stacey Malegiannakis on 2020-10-26 17:52:36  
Comments:

---

28. Name: Charles Roger Hardin on 2020-10-26 18:13:56  
Comments:

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29. Name: Marcia Dee Hardin on 2020-10-26 18:16:10  
Comments:

---

30. Name: Rick Melchiori on 2020-10-26 18:21:19  
Comments:

---

31. Name: Matilde Carrozza on 2020-10-26 18:23:39  
Comments: No short terms rentals please

---

32. Name: Jason Hanson on 2020-10-26 18:23:44  
Comments: Please do not ruin our quite safe and clean south beach neighborhoods by easing restrictions on short term rentals

---

33. Name: Anthony Mariano on 2020-10-26 18:29:22  
Comments:

---

34. Name: Barbara Arthur on 2020-10-26 18:29:34  
Comments:

---

35. Name: La Shawn Viccellio on 2020-10-26 18:29:48  
Comments:

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36. Name: Hodges Viccellio on 2020-10-26 18:30:27  
Comments:

---

37. Name: PAULA NESHEK on 2020-10-26 18:34:38  
Comments:

---

38. Name: Kirk Souder on 2020-10-26 18:42:18  
Comments: The Woodlands of South Beaches

---

39. Name: Adriana Montgomery on 2020-10-26 18:48:27  
Comments: This is unacceptable. We want to protect our sand dunes and sea turtles.

---

40. Name: Frank Carmone on 2020-10-26 18:49:18  
Comments:
- 
41. Name: DONALD EASTMAN JR on 2020-10-26 18:49:51  
Comments: No short term rentals. No air b&b.  
Just purchased a home on Duval st. Did not this to be like ATLANTIC CITY NJ. CANT  
PEOPLE MAKE MONEY DOING SOMETHING SOMEWHERE ELSE.
- 
42. Name: Sue Ellen Agin on 2020-10-26 18:59:21  
Comments:
- 
43. Name: Lizzie Green on 2020-10-26 19:00:07  
Comments:
- 
44. Name: Kyra Sorgenfrei on 2020-10-26 19:07:31  
Comments:
- 
45. Name: DIANE GUNDERSON on 2020-10-26 19:08:42  
Comments: I am a registered voter in Brevard county, live and own a home in south  
melbourne beach and oppose and do not support changed that would allow short term or  
nightly rentals.
- 
46. Name: Greg Nicklas on 2020-10-26 19:09:21  
Comments:
- 
47. Name: Theresa West on 2020-10-26 19:10:28  
Comments:
- 
48. Name: Magda Kopczynska on 2020-10-26 19:22:41  
Comments:
- 
49. Name: Nick Butko on 2020-10-26 19:23:40  
Comments:
- 
50. Name: Maureen Maurer on 2020-10-26 19:26:48  
Comments:
- 
51. Name: Pierre st-onge on 2020-10-26 19:35:01  
Comments: I want to keep my area quiet and safe
- 
52. Name: Sid Kirchheimer on 2020-10-26 19:53:19  
Comments: If Tobia wants short-term rentals, approve them for HIS street, not mine.
-

53. Name: Alana Ellingham on 2020-10-26 19:54:12  
Comments:
- 
54. Name: Chris Kirchheimer on 2020-10-26 20:00:13  
Comments: No to short-term rentals west of A1A! Don't allow our elected county representatives be bought by special interests!
- 
55. Name: Lea Morris on 2020-10-26 20:00:56  
Comments:
- 
56. Name: Deborah Allison on 2020-10-26 20:03:48  
Comments: I say no way to vacation rentals in unincorporated Melbourne Beach!
- 
57. Name: jim leathers on 2020-10-26 20:05:22  
Comments: If Tobia gets this passed, he has lost my vote forever
- 
58. Name: Carmen Glasser on 2020-10-26 20:11:55  
Comments: I understand that AirBnB and VRBOs are home owners. But other homeowners have rights as well. We have the right to retain the integrity of our small communities. There are no safe guards in place to ensure hosts hold their guests accountable to our unique community way of life.
- 
59. Name: Robert Lani on 2020-10-26 20:29:59  
Comments:
- 
60. Name: Jodie Algarin on 2020-10-26 20:31:01  
Comments:
- 
61. Name: Andrea Neumann on 2020-10-26 20:36:18  
Comments:
- 
62. Name: mike price on 2020-10-26 20:43:59  
Comments:
- 
63. Name: Valerie Van Haltern on 2020-10-26 20:46:04  
Comments: Too many problems with fireworks, destruction of beaches and dunes, turtle nests and nesting disturbed, leaving bright lights on during nesting as well....many baby turtles confused by short term rule breakers end up wandering onto A1A and getting run over Sad, very sad - affecting safety, habitat and property values as well as the quiet and environment we moved here to honor and enjoy
- 
64. Name: Cindy P on 2020-10-26 20:54:58  
Comments:

- 
65. Name: D Nichols on 2020-10-26 20:59:45  
Comments:
- 
66. Name: Christina Leal on 2020-10-26 21:00:59  
Comments:
- 
67. Name: Eric L Gibson on 2020-10-26 21:02:26  
Comments: The entire reason I moved here is because it still hasn't been swarmed by the developer locusts. Let's keep it that way.
- 
68. Name: tony cimaglia on 2020-10-26 21:08:43  
Comments: No to short term rentals, they ruin neighborhoods.
- 
69. Name: Prine Ines Monsalve on 2020-10-26 21:09:09  
Comments:
- 
70. Name: Susan Waugh on 2020-10-26 21:10:05  
Comments:
- 
71. Name: Randall Waugh on 2020-10-26 21:16:14  
Comments:
- 
72. Name: Jayson Clayton on 2020-10-26 21:47:50  
Comments: I am against losening the restrictions on short term rentals in unincorporated Brevard County.
- 
73. Name: Robert Sands on 2020-10-26 22:13:30  
Comments:
- 
74. Name: Theresa Hennessey on 2020-10-26 22:15:23  
Comments: Listen to the residents of South Beaches to keep our area free from nightly AirB&Bs that increase traffic, noise, crime and hurt our turtle nesting dunes on our beautiful beaches.
- 
75. Name: Annette Riley on 2020-10-26 22:43:37  
Comments:
- 
76. Name: joseph on 2020-10-26 22:51:28  
Comments: Against any kind of Corporation in our neighborhood that includes Airbnb or any other affiliates
-

77. Name: Judy Davis on 2020-10-26 23:00:26  
Comments:
- 
78. Name: Michael Pena on 2020-10-26 23:05:16  
Comments:
- 
79. Name: Rosalie Morcom on 2020-10-26 23:15:44  
Comments:
- 
80. Name: Beth Ferriell on 2020-10-26 23:21:07  
Comments:
- 
81. Name: Reggy King on 2020-10-26 23:24:44  
Comments:
- 
82. Name: Debbie Bunk on 2020-10-26 23:34:23  
Comments:
- 
83. Name: Theresa Ayers on 2020-10-26 23:37:23  
Comments:
- 
84. Name: Kelly Moes on 2020-10-26 23:44:13  
Comments:
- 
85. Name: Susy Ramirez on 2020-10-26 23:46:13  
Comments:
- 
86. Name: Melissa Hanson on 2020-10-26 23:46:52  
Comments:
- 
87. Name: Joan Vaughan on 2020-10-26 23:47:28  
Comments: MELBOURNE BEACH IS A WILDLIFE PRESERVE. LOGGERHEAD & GREENBACK TURTLE NESTING SANCTUARY. PELICANS, IBIS, FLAMINGO, HAWKS , & ENDANGERED SPECIES OF BIRDS. AQUATIC LIFE. DOLPHINS, MANATEE, OTTERS, ALLIGATORS AND SO MUCH MORE .  
THAT IS WHAT MAKES THIS AREA  
A SACRED PLACE.  
UP TO 1970 THERE WERE MANY SMALL BEACH TOWNS ALONG THE COAST WITH AN ABUNDANCE OF BIRDS, AQUATIC LIFE, AND NATURAL HABITATS FOR ANIMALS. IT WAS PARADISE!  
DEVELOPERS & GREED HAVE CLEAR CUT SO MUCH BEAUTIFUL LAND & WIPED OUT THOUSANDS & THOUSANDS OF FORRESTS , ENDANGERED ANIMALS & HABITATS .

CONTAMINATION OF THE INDIAN RIVER LAGOON , OCEANS, RIVERS, AQUIFER. AQUATIC LIFE IS DIEING! .THIS IS NOT AN EXAGGERATION! THIS IS A FACT. THIS HAS BEEN MY HOME FOR 35 YEARS. WE HAVE WITNESSED THE DEVELOPMENT & DESTRUCTION THAT GOES WITH IT. THE TRAFFIC, THE CONTAMINATION OF WATERWAYS, LAGOON, OCEAN. THE AMOUNT OF GARBAGE THAT HUMANS THROW ON THEIR BEACHES. CRIME, THEIF , OVER DEVELOPING WITH ALL ITS PROBLEMS! SHOW SOME RESPECT, COMPASSION & HUMANITY FOR ONE OF THE LAST SMALL BEACH TOWNS IN FLORIDA!

---

88. Name: Mindy Hartley on 2020-10-27 00:03:41  
Comments:

---

89. Name: Bruce Rosen on 2020-10-27 00:07:32  
Comments:

---

90. Name: Tom Wilby on 2020-10-27 00:10:11  
Comments:

---

91. Name: MaryLee on 2020-10-27 00:20:18  
Comments:

---

92. Name: George Keough on 2020-10-27 00:31:11  
Comments:

---

93. Name: Renee Jones on 2020-10-27 00:35:23  
Comments:

---

94. Name: Heather Carney on 2020-10-27 00:37:33  
Comments:

---

95. Name: Leah Foulk on 2020-10-27 00:55:29  
Comments:

---

96. Name: Peter Saver on 2020-10-27 00:57:43  
Comments: We moved to Floridana Beach because it is a peaceful residential area and we want to keep it that way. Keep out Airbnb.

---

97. Name: Diana Lupone on 2020-10-27 01:00:35  
Comments:

---

98. Name: Karen Lohrman on 2020-10-27 01:01:15  
Comments:

- 
99. Name: Jennifer Duncan on 2020-10-27 01:02:41  
Comments:
- 
100. Name: Julie Thomas on 2020-10-27 01:06:04  
Comments:
- 
101. Name: John Renshaw on 2020-10-27 01:06:44  
Comments:
- 
102. Name: Mark Andrew Havican on 2020-10-27 01:14:09  
Comments: Please do not destroy our paradise by allowing short turn rentals in our area.
- 
103. Name: Carol Nash on 2020-10-27 01:19:17  
Comments: Please do not change our lovely beachside communities into a short term party zone. We need to protect our very important dunes and sea turtle nesting areas.
- 
104. Name: Joe DeSua on 2020-10-27 01:20:04  
Comments:
- 
105. Name: Christina Keshishian on 2020-10-27 01:23:24  
Comments: We moved here to raise a family in a community of neighbors. We don't want to be surrounded by out of state investment properties, poorly maintained and rented night by night to different people. That's not a neighborhood, that's a business district!
- 
106. Name: Christopher Stricklan on 2020-10-27 01:24:02  
Comments: No short term rentals in our neighborhoods!
- 
107. Name: Debbie Doswell on 2020-10-27 01:26:19  
Comments:
- 
108. Name: Scott Maki on 2020-10-27 01:34:38  
Comments:
- 
109. Name: Linda Jones on 2020-10-27 01:36:47  
Comments:
- 
110. Name: Nancy Blair on 2020-10-27 01:37:02  
Comments: Let's do everything we can to vote Tobia out!
- 
111. Name: John Duncan on 2020-10-27 01:38:41  
Comments:

- 
112. Name: leo morrissey on 2020-10-27 01:49:42  
Comments:
- 
113. Name: Ann McLaughlin on 2020-10-27 01:53:00  
Comments:
- 
114. Name: Carrie Wilson on 2020-10-27 01:58:24  
Comments: I also sent an email to John Tobia and he never responded. Maybe he will respond to this!
- 
115. Name: Ro Richards on 2020-10-27 02:04:09  
Comments:
- 
116. Name: Maxine Aaron on 2020-10-27 02:06:46  
Comments:
- 
117. Name: Marybeth Sanville on 2020-10-27 02:09:24  
Comments:
- 
118. Name: Thomas Thayer on 2020-10-27 02:18:46  
Comments:
- 
119. Name: Lena McAneney on 2020-10-27 02:19:06  
Comments: Please help the turtles in Melbourne Beach. Short term residents usually don't know about the Turtles nest. There's a saying. I don't care because I don't live here.
- 
120. Name: Deirdre Chelberg on 2020-10-27 02:23:53  
Comments:
- 
121. Name: Richard Sansone on 2020-10-27 02:25:03  
Comments: This measure is a reckless intrusion to our fragile beach environment: attracting large groups of unsupervised tourists is a recipe for destruction of our dunes (watch the kiddies sled down the dunes from the parents' beach rentals on any weekend) and spread of Covid (our normally tranquil beaches now host super spreader parties). This is all sanctioned by our current commissioner John Tobia in the name of "free enterprise". Vote him OUT!
- 
122. Name: Gail Routsong on 2020-10-27 02:42:40  
Comments:
- 
123. Name: Margaret Schneider on 2020-10-27 02:56:31  
Comments:

- 
124. Name: Linda Taylor on 2020-10-27 03:05:58  
Comments: I strongly support this petition.
- 
125. Name: Kristin DiDomenico on 2020-10-27 03:06:06  
Comments:
- 
126. Name: Mary jane Patterson on 2020-10-27 03:08:44  
Comments:
- 
127. Name: Gaby Dwyer on 2020-10-27 03:09:09  
Comments:
- 
128. Name: Gina Solow on 2020-10-27 03:09:14  
Comments:
- 
129. Name: Jay Solow on 2020-10-27 03:10:21  
Comments:
- 
130. Name: Madison Ridge on 2020-10-27 03:14:39  
Comments:
- 
131. Name: Mara Hixon on 2020-10-27 03:16:48  
Comments: No!!!
- 
132. Name: Karen Neuman on 2020-10-27 03:16:49  
Comments:
- 
133. Name: Lauren Martin on 2020-10-27 03:25:40  
Comments:
- 
134. Name: Krissy Lindbaek on 2020-10-27 03:25:44  
Comments:
- 
135. Name: Ann Price on 2020-10-27 03:26:53  
Comments:
- 
136. Name: Emily Mariano on 2020-10-27 03:52:09  
Comments: Keep Floridana beautiful and clean! No short term rentals
- 
137. Name: Patricia Shea on 2020-10-27 04:04:30  
Comments: I feel that Airbnb rentals will lower property values and I am against them in

the South Beaches.

- 
138. Name: Carrie Adragna on 2020-10-27 04:12:01  
Comments:
- 
139. Name: Kristen Cabrera on 2020-10-27 04:49:26  
Comments: I already have two Airbnb motels as my immediate "neighbors" and it's been a mess for years already.
- 
140. Name: Christina Earp on 2020-10-27 05:05:21  
Comments:
- 
141. Name: Lorie Robison on 2020-10-27 05:09:58  
Comments:
- 
142. Name: Dianne Pena on 2020-10-27 08:45:42  
Comments: No to short term rentals  
No to Airbnb and VRBO
- 
143. Name: Karleigh on 2020-10-27 09:16:15  
Comments: Please do not allow short term rentals destroy this area  
Is this what you want as your legacy???
- 
144. Name: Thomas Strigenz on 2020-10-27 09:34:59  
Comments:
- 
145. Name: Nancy Dellosso on 2020-10-27 09:41:23  
Comments:
- 
146. Name: Christy Bergeron on 2020-10-27 09:53:33  
Comments:
- 
147. Name: Judith Tully on 2020-10-27 10:06:10  
Comments:
- 
148. Name: Karen Zavicar on 2020-10-27 10:07:31  
Comments: Please no short term rentals here, they will lower our property values. Short term renters are loud, messy and just don't care about the people who live around where they are staying.
- 
149. Name: Christine Barrington on 2020-10-27 10:25:52  
Comments:
-

150. Name: Eileen Donlan on 2020-10-27 10:27:31  
Comments: We don't want short term rentals here.
- 
151. Name: Deborah Aftung on 2020-10-27 10:34:59  
Comments:
- 
152. Name: Maria Walker on 2020-10-27 10:38:31  
Comments:
- 
153. Name: Barbara Sandberg on 2020-10-27 10:41:03  
Comments:
- 
154. Name: Leanne Fisher on 2020-10-27 10:43:05  
Comments:
- 
155. Name: Laurie Guiser on 2020-10-27 10:57:56  
Comments:
- 
156. Name: Tracy on 2020-10-27 10:59:54  
Comments:
- 
157. Name: Flavia Wilson on 2020-10-27 11:06:40  
Comments:
- 
158. Name: Amy Sulpazo on 2020-10-27 11:08:10  
Comments: Stop short term rentals. This is our home and have chosen this area for the peace and low crime.
- 
159. Name: Rick VanSchoick on 2020-10-27 11:12:52  
Comments: Don't allow short term rentals. This is our home and have chosen this area for the peace and low crime
- 
160. Name: Kaisha on 2020-10-27 11:14:03  
Comments:
- 
161. Name: Dianne Gocek on 2020-10-27 11:17:14  
Comments: Please do not do this and turn Mel Beach into NSB
- 
162. Name: Elizabeth Morris on 2020-10-27 11:18:14  
Comments:
- 
163. Name: James McGrath on 2020-10-27 11:18:53

Comments:

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164. Name: Sarah Kort on 2020-10-27 11:20:56  
Comments:

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165. Name: Kathleen Kunert on 2020-10-27 11:28:46  
Comments:

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166. Name: Vic Stacy on 2020-10-27 11:29:46  
Comments:

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167. Name: Joanne on 2020-10-27 11:36:31  
Comments:

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168. Name: William Farley on 2020-10-27 11:44:14  
Comments:

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169. Name: Daniel Gonzalez on 2020-10-27 11:45:36  
Comments: Allowing big business to buy properties for short term rental will make housing unaffordable for locals. Home prices will skyrocket driving out first time home buyers and young families in place for short term visitors with no interest in preserving the area.

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170. Name: Andrea Kamerman on 2020-10-27 11:46:11  
Comments:

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171. Name: Brian Fox on 2020-10-27 11:51:26  
Comments: Current restrictions on short-term rentals must not be changed. In homes where owners disregard restrictions in place we have seen short term renters showing a great lack of respect to neighbors, with crowds in the homes and loud behavior late into the nights. Short term renting also keeps those properties off of the market to locals who need long term rentals.

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172. Name: David Fahmie on 2020-10-27 12:09:30  
Comments: Don't ease restrictions on short term rentals or allow AirBNB. Tobia isn't listening to his beachside constituents, so make sure he hears you loud and clear.

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173. Name: Mark Shantzis on 2020-10-27 12:13:07  
Comments: Thank you for taking action against Tobia's ridiculous proposal to destroy neighborhood zoning

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174. Name: Mora on 2020-10-27 12:15:35  
Comments:

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175. Name: Leslie Martin on 2020-10-27 12:21:46  
Comments:
- 
176. Name: Sarah Mooney on 2020-10-27 12:22:06  
Comments:
- 
177. Name: William Ibinson on 2020-10-27 12:22:13  
Comments: Keep short term rentals out!
- 
178. Name: KellyAnn on 2020-10-27 12:25:55  
Comments:
- 
179. Name: Lloyd Dounn on 2020-10-27 12:25:57  
Comments: Please do not change the current rules. Motels and hotels are for tourists, not our neighborhood.
- 
180. Name: Marcia Ware on 2020-10-27 12:27:09  
Comments: Keep our beaches beautiful
- 
181. Name: Jean Tanguay on 2020-10-27 12:28:39  
Comments:
- 
182. Name: M Buban on 2020-10-27 12:35:49  
Comments:
- 
183. Name: Natalie Hussein on 2020-10-27 12:38:01  
Comments:
- 
184. Name: Carrie Abraham on 2020-10-27 12:39:16  
Comments:
- 
185. Name: Steve Cunningham on 2020-10-27 12:42:20  
Comments:
- 
186. Name: JUDITH GEANURACOS on 2020-10-27 12:49:09  
Comments:
- 
187. Name: Joan Garboski on 2020-10-27 13:00:06  
Comments:
- 
188. Name: Hailey Phelps on 2020-10-27 13:07:53

- 
189. Name: Carolina Luger on 2020-10-27 13:08:15  
Comments: We are a community, we have the right to fight for it. To bring unknown renters will destroy what we have worked for which sense of community, safety of our children, maintaining our beaches clean, keeping our sand dunes in shape to avoid erosion, noise pollution and more. Nobody has the right to break our peace just for the selfish profit of some, who by the way don't leave here all year around. They do have second houses that they go back to and leave behind chaos in our neighborhood. I reject short time rentals
- 
190. Name: P Gray on 2020-10-27 13:10:37  
Comments:
- 
191. Name: Natalie Reiss on 2020-10-27 13:11:44  
Comments: Surely we have learned lessons from Dade and Broward county beach front rental communities, they're a disaster. We need to protect our beach front and it's wildlife ASAP or there will be nothing left for tourists to come see and do, fishing, bathing, nature tours etc. We purchased residential property and hope to keep it that way. Renters do not respect nor appreciate the uniqueness of this area, just take a walk on the beach and see for your self!! It's trashed!!!!
- 
192. Name: Cheryl Hernandez on 2020-10-27 13:11:57  
Comments: Do not change the wording in the zoning, we do not want the State to have control over our local neighborhoods.
- 
193. Name: Analisa Guay on 2020-10-27 13:12:07  
Comments:
- 
194. Name: Cynthia Nielson on 2020-10-27 13:14:05  
Comments: No air b n bs!
- 
195. Name: Jeff Bush on 2020-10-27 13:16:46  
Comments:
- 
196. Name: Peter on 2020-10-27 13:18:14  
Comments: Keep it classy Mel beach
- 
197. Name: Sue Biener on 2020-10-27 13:20:35  
Comments:
- 
198. Name: Elizabeth Mathes on 2020-10-27 13:22:02  
Comments:
-

199. Name: Norvetta Bartley on 2020-10-27 13:31:09  
Comments:
- 
200. Name: Donald Thomas on 2020-10-27 13:37:18  
Comments: Vote no on nightly rentals and Air B&B in south Brevard
- 
201. Name: Veronica Brown on 2020-10-27 13:42:33  
Comments:
- 
202. Name: Dawn Witherington on 2020-10-27 13:44:00  
Comments:
- 
203. Name: Melissa Bartley on 2020-10-27 13:49:41  
Comments:
- 
204. Name: Ashley Chelberg on 2020-10-27 13:51:51  
Comments:
- 
205. Name: Sharon Stewart on 2020-10-27 13:58:23  
Comments:
- 
206. Name: Mark Policano on 2020-10-27 14:02:12  
Comments:
- 
207. Name: Kristin Robbins on 2020-10-27 14:15:10  
Comments:
- 
208. Name: Maurice Houeix on 2020-10-27 14:21:01  
Comments:
- 
209. Name: Donald Moore on 2020-10-27 14:23:57  
Comments: Do not allow Air B&Bs
- 
210. Name: Clare Fogle on 2020-10-27 14:25:47  
Comments:
- 
211. Name: Christy Brinke on 2020-10-27 14:43:49  
Comments:
- 
212. Name: Drew Goldstein on 2020-10-27 14:45:24  
Comments: NO
-

213. Name: Tracy Hannon on 2020-10-27 15:17:51  
Comments:
- 
214. Name: Carol Shehadeh on 2020-10-27 15:23:42  
Comments: We need to keep nightly rentals completely out of residential areas.
- 
215. Name: Rodgers Cox on 2020-10-27 15:25:04  
Comments:
- 
216. Name: Sharon Denton on 2020-10-27 15:39:05  
Comments:
- 
217. Name: Deborah Sands on 2020-10-27 15:48:29  
Comments: I have personally experienced the disruption and noise intrusion as a result of short term rental across the canal from my home in Crystal Lakes and am adamant about keeping the current zoning laws in place.
- 
218. Name: Ronald Coleman on 2020-10-27 16:11:48  
Comments:
- 
219. Name: Giuseppe Coucciello on 2020-10-27 16:12:11  
Comments:
- 
220. Name: Stephen Donaldson on 2020-10-27 16:14:40  
Comments:
- 
221. Name: Brooke Baker on 2020-10-27 16:31:13  
Comments:
- 
222. Name: Rob Finlayson on 2020-10-27 16:32:04  
Comments:
- 
223. Name: Kathleen Adams on 2020-10-27 16:39:17  
Comments:
- 
224. Name: Gwen Grundell on 2020-10-27 16:45:58  
Comments: No short term rentals.
- 
225. Name: Judy Barr Machorek on 2020-10-27 16:55:56  
Comments:
- 
226. Name: Helene Milbert on 2020-10-27 16:58:26

Comments: I've owned a VRBO in GA for over 11 years and we don't want an open rental policy in our quaint city. Maybe something with restrictions and length limits.

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227. Name: Kathleen Wood on 2020-10-27 17:15:15  
Comments:

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228. Name: William Allison on 2020-10-27 17:18:14  
Comments:

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229. Name: Joanne F Fletcher on 2020-10-27 17:18:43  
Comments:

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230. Name: Brenda Corris on 2020-10-27 17:30:15  
Comments:

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231. Name: Denise Fiore on 2020-10-27 17:31:24  
Comments:

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232. Name: Joel T Petersen on 2020-10-27 17:32:46  
Comments: No air B & B's!! Not good for neighborhoods nothin but trouble.

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233. Name: Jim Hartley on 2020-10-27 17:50:52  
Comments:

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234. Name: henry gordon abele on 2020-10-27 18:03:48  
Comments: We live in a special place right now. Part of that allure is the lack of commerce such as short term rentals. Short term rentals bring absolutely no positive value to the residents of this community! Stop actions to move forward with short term rentals!

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235. Name: Kathleen and Peter Fleury on 2020-10-27 18:46:52  
Comments:

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236. Name: Deb white on 2020-10-27 18:47:02  
Comments:

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237. Name: Alice Robbins-Fox on 2020-10-27 18:54:57  
Comments: No changes to current zoning laws. This is exactly why I did not vote for Tobia.

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238. Name: Cynthia Alonzi on 2020-10-27 19:05:41  
Comments: Leave the barrier island alone.

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239. Name: Carol Delahanty on 2020-10-27 19:10:04  
Comments:
- 
240. Name: Andrew on 2020-10-27 19:10:14  
Comments:
- 
241. Name: Kathleen Conway on 2020-10-27 19:16:06  
Comments:
- 
242. Name: Jeannine Mjoseth on 2020-10-27 19:25:15  
Comments:
- 
243. Name: Sally Rohde on 2020-10-27 19:33:34  
Comments:
- 
244. Name: Lynn Gronosky on 2020-10-27 19:34:21  
Comments:
- 
245. Name: Gail Myers on 2020-10-27 19:40:09  
Comments:
- 
246. Name: George Muth Elizabeth Lyons on 2020-10-27 19:53:45  
Comments: Please reconsider any zoning changes for our small community Floridana Beach and many more just like it.
- 
247. Name: Lora Walker on 2020-10-27 20:04:26  
Comments: Please save our community and keep our commitment to our clean beaches and wildlife. The locals work too hard to have this happen.
- 
248. Name: Julie Ennis on 2020-10-27 20:10:21  
Comments:
- 
249. Name: Todd Harrison on 2020-10-27 20:29:45  
Comments: Please do not change the zoning for the South Beaches
- 
250. Name: Ishbel Harrison on 2020-10-27 20:32:19  
Comments: No more rentals please.
- 
251. Name: Cynthia Stinson on 2020-10-27 20:36:11  
Comments:
- 
252. Name: Susan Della Rocca on 2020-10-27 20:54:53

Comments: Keep ur current zoning laws in place!!

- 
253. Name: Janice Sims on 2020-10-27 21:02:49  
Comments: No changes to our current zoning laws. No Airbnb, no nightly or weekly rentals.
- 
254. Name: Jeffrey Gronosky on 2020-10-27 21:03:47  
Comments:
- 
255. Name: Peter Aydelotte on 2020-10-27 21:04:49  
Comments:
- 
256. Name: Michael Grimes on 2020-10-27 21:08:34  
Comments:
- 
257. Name: Lynette Corcoran on 2020-10-27 21:31:46  
Comments:
- 
258. Name: Erika Rogers on 2020-10-27 21:37:53  
Comments: We do not want short term rentals . I have lived here for 45 years and I don't want just anyone renting next to my family home as transient lodging
- 
259. Name: Debbie J on 2020-10-27 21:43:22  
Comments: Please do not change zoning for South Beach area. My husband and I moved here to enjoy the small town feel/beach community. Short term rentals bring absolutely no positive value to the residents of this community! People from outside this area have no vested interest in keeping this area clean, the wildlife safe or crime free and noise free.
- 
260. Name: Laura Shonkwiler on 2020-10-27 21:54:19  
Comments:
- 
261. Name: Ellen Ginevra on 2020-10-27 22:08:52  
Comments:
- 
262. Name: Dan Sorgenfrei on 2020-10-27 22:13:02  
Comments: No to short term rentals. I live in Floridana Beach (32951). Short term renters don't give a crap about the neighborhood. I've personally had a firework land on my roof from a short term rental two doors away, witnessed with my children a short term renter publicly urinating at our private beach access on broad daylight and seen the photographs of the destruction of the dune in our neighborhood from short term renters complete disregard for our sensitive environmental area.
- 
263. Name: Denise Roy on 2020-10-27 22:14:42

Comments:

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264. Name: Diane Parks on 2020-10-27 22:55:35  
Comments:

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265. Name: Liz Nowacki on 2020-10-27 22:58:15  
Comments:

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266. Name: Madelyn Sorgenfrei on 2020-10-27 23:00:40  
Comments:

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267. Name: Holly Amidon on 2020-10-27 23:04:58  
Comments:

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268. Name: Wendell Mazelow on 2020-10-27 23:15:18  
Comments: Further weakening the zoning laws and family values and continuity of our neighborhoods by allowing strangers to stay short term. No way ! Destructive policies intended to collect more taxes. NO

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269. Name: Kristine Pearson on 2020-10-27 23:16:05  
Comments:

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270. Name: Karen Solomon on 2020-10-27 23:30:50  
Comments:

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271. Name: Pat Pedergrana on 2020-10-27 23:41:36  
Comments:

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272. Name: Ellie Blair on 2020-10-27 23:57:05  
Comments:

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273. Name: Michael Peltier on 2020-10-28 00:00:14  
Comments:

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274. Name: Patricia J Halpin on 2020-10-28 00:24:50  
Comments: This change would turn our community into a resort area and that's not what we are. I've witnessed daily and weekly out of state renters trash our beaches and really bother our Nesting turtles. It would be Tragic and cause disputes that our Sheriffs office or police couldn't handle. This is the definition of opening a can of worms! Bad idea.

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275. Name: Janine McCusker on 2020-10-28 00:27:14  
Comments:

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276. Name: Claudia Rich on 2020-10-28 00:28:07  
Comments:
- 
277. Name: Carmen Martens on 2020-10-28 01:02:52  
Comments:
- 
278. Name: Bonnie Angy on 2020-10-28 01:04:19  
Comments: Please do NOT ease the ruling on vacation rentals in the South Beaches!
- 
279. Name: Joseph Angy on 2020-10-28 01:08:08  
Comments:
- 
280. Name: Violet Slanac on 2020-10-28 01:19:42  
Comments:
- 
281. Name: Patricia A Keller on 2020-10-28 01:26:29  
Comments: Do short term rentals bring in more money through tourist taxes? A zoning change to allow this is an OUTRAGE. We must fight this!!!!
- 
282. Name: james ogara on 2020-10-28 01:43:41  
Comments:
- 
283. Name: Priscilla Kalajian on 2020-10-28 02:28:33  
Comments:
- 
284. Name: Paul Geneczko on 2020-10-28 02:40:14  
Comments:
- 
285. Name: Laura Farrara on 2020-10-28 02:42:11  
Comments:
- 
286. Name: Nancy on 2020-10-28 03:00:30  
Comments: Save our beaches
- 
287. Name: Lynne Weiss on 2020-10-28 03:22:40  
Comments:
- 
288. Name: Sandra byrtus on 2020-10-28 03:45:38  
Comments:
- 
289. Name: Gus Miitti on 2020-10-28 08:08:39  
Comments:

- 
290. Name: Maria Hans on 2020-10-28 08:23:43  
Comments:
- 
291. Name: Catherine Leal on 2020-10-28 10:07:55  
Comments: Our peaceful way of life and protection of our wonderful wild life depends on it.
- 
292. Name: Beverly Mclean on 2020-10-28 10:25:59  
Comments: Please save South Beaches of Brevard
- 
293. Name: Patricia Peltier on 2020-10-28 11:14:27  
Comments:
- 
294. Name: Jojo Sauve on 2020-10-28 11:22:37  
Comments:
- 
295. Name: Sue Holbert on 2020-10-28 12:21:08  
Comments: A neighborhood is made up of neighbors, not visitors. Let's keep our neighborhoods neighborly. I want to know my neighbors and not live amongst a string of people I don't know.
- 
296. Name: Joan Robertson on 2020-10-28 13:18:53  
Comments:
- 
297. Name: Patricia A Hall on 2020-10-28 13:23:28  
Comments:
- 
298. Name: Pamela Boardman on 2020-10-28 13:27:44  
Comments: If I wanted to live in a resort area I would have moved to one. The number of people who come down from wherever, are buying property, raping the land to bare soil, thus displacing valuable wildlife. Sometimes they don't even get the proper permits and go ahead and do it anyway!! They build houses, wait the appropriate amount of time (however long that is) And then they rent them out. We like our communities the way they are and welcome new RESIDENTS. I have noticed younger couples with small children actually moving back to our area in the last 2 or so years. This is good!!! These are neighborhoods, NOT resort areas! The new properties (Airbnb & VRBO) give the county tax money, but please remember that the South Beaches Are unique and we don't want or need Airbnb or VRBO other or any other private rental companies.
- 
299. Name: Deborah Charnasky on 2020-10-28 13:29:53  
Comments:
- 
300. Name: Donna Olson on 2020-10-28 13:47:43

Comments: We have a beautiful and pristine natural environment in Marks Landing. Short term rentals would destroy the peaceful nature of our community.

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301. Name: Faith Naftal on 2020-10-28 13:51:49  
Comments:

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302. Name: Robert j Pennington on 2020-10-28 14:19:52  
Comments:

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303. Name: James Hebert on 2020-10-28 15:10:14  
Comments: Residential should remain residential.

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304. Name: Mohamad A Hussein on 2020-10-28 15:50:05  
Comments: With the increase number if renters around us, we are seeing a significant amount of beach littering.

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305. Name: Sharon Kavanagh on 2020-10-28 16:00:44  
Comments:

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306. Name: Terri Klegerman on 2020-10-28 16:10:14  
Comments:

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307. Name: Jane Muller on 2020-10-28 16:11:26  
Comments:

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308. Name: JACK KLEGERMAN on 2020-10-28 16:16:34  
Comments:

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309. Name: Bill Myers on 2020-10-28 16:20:30  
Comments: We do not want to allow short term rentals, AirB&Bs or VRBO in the south beaches.

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310. Name: Dennis Denison on 2020-10-28 16:43:58  
Comments:

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311. Name: Nancy Carta on 2020-10-28 16:46:45  
Comments:

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312. Name: Janet McCormack on 2020-10-28 16:51:43  
Comments:

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313. Name: Billisaksen on 2020-10-28 16:59:24

Comments: You're right short term rentals don't work in this county. It's best to protect our beaches in our way of life.

- 
314. Name: Susan Page on 2020-10-28 17:54:54  
Comments: We live in a quiet, family oriented neighborhood where we all respect each others property, keep our beaches clean and protect the sea turtles. Short term rentals will bring increased traffic and crime, loud parties, and damage to our sand dunes and the sea turtle population.
- 
315. Name: lynn blumbek on 2020-10-28 18:12:34  
Comments:
- 
316. Name: Jenn Jordan on 2020-10-28 18:24:04  
Comments:
- 
317. Name: Patricia Ellis on 2020-10-28 18:24:56  
Comments:
- 
318. Name: john higgins on 2020-10-28 18:53:01  
Comments:
- 
319. Name: Brett Maiwald on 2020-10-28 18:53:11  
Comments: Do not want nightly rentals, it's a challenge with the snow birds all ready trying to find their way. We were attacked by a dog on A1A and when returning to the owners only to find out they were vacation people. There is probably AIRBNB and VRBO already, they sure seemed to be.
- 
320. Name: Kelly K Adams on 2020-10-28 18:54:46  
Comments:
- 
321. Name: Sharif Hussein on 2020-10-28 19:11:44  
Comments: With the increase number if renters around us, we are seeing a significant amount of beach littering.
- 
322. Name: Debra wilson on 2020-10-28 19:14:55  
Comments: No short term rentals in our residential neighborhoods please. We have families raising children here.
- 
323. Name: Sharif Hussein on 2020-10-28 20:49:55  
Comments: I have been finding much more garbage on the beach on my daily walks the last 2 months or so and was wondering why. This answers my question, we need to be more selective about whom is allowed to visit our pristine Florida beaches in order to keep them pristine. Not only that but how this is affecting wildlife especially in an endangered species habitat is beyond concerning.

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324. Name: Callie McGinlay on 2020-10-28 21:03:28  
Comments:
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325. Name: Linda Lutz on 2020-10-28 21:10:42  
Comments:
- 
326. Name: Jeanette Donaldson on 2020-10-28 21:48:26  
Comments:
- 
327. Name: Leslie baird on 2020-10-28 21:51:55  
Comments: No air Bnb!
- 
328. Name: STEVE LASCOLA on 2020-10-28 22:00:40  
Comments: I do not want short term rentals in my area such as nightly, weekends, weekly or monthly. I think there should be at least a 3-4 month minimum.
- 
329. Name: William Beuparlant on 2020-10-28 22:00:48  
Comments: Stop Airbnb and these short term weekend rentals. These are family owned residential neighborhoods. There has been an increase of thefts, vandalism, and trespassing among Unruly motorists and illegal parking on private property and our residential areas. Finding syringes, beer cans, and trash left behind on our private beaches is not going to be tolerated.
- 
330. Name: James Tuohig on 2020-10-28 22:28:18  
Comments:
- 
331. Name: Becky Clarkson on 2020-10-28 23:17:40  
Comments:
- 
332. Name: B J Fulton on 2020-10-29 00:05:00  
Comments: Noooooooo!! More rentals!!
- 
333. Name: Noreen Williams on 2020-10-29 00:48:52  
Comments: Please do not allow these. Do not turn this into a neighborhood where nobody lives here and everybody is a short term rental. That is what resort hotels/motels are for
- 
334. Name: Austin Davis on 2020-10-29 01:05:53  
Comments:
- 
335. Name: Nancy Sayre on 2020-10-29 01:07:54  
Comments: Melbourne Beach is special because it is unspoiled by spring breakers and

weekend partiers. People who live here respect nature and the beauty of the place.

---

336. Name: Lisa Burlinson on 2020-10-29 01:49:46  
Comments:

---

337. Name: Ken Burlinson on 2020-10-29 01:50:48  
Comments:

---

338. Name: Kathy Kodl on 2020-10-29 02:14:15  
Comments: I am appalled our county commissioners would think this is a good thing.  
Make your views known before I vote.

---

339. Name: Jamie Brown on 2020-10-29 07:00:30  
Comments:

---

340. Name: John wrieden on 2020-10-29 08:35:55  
Comments:

---

341. Name: Bill Seplow on 2020-10-29 09:38:14  
Comments: Our beaches and beachside neighborhoods are a unique gem that need to  
be protected and respected

---

342. Name: Sheryl on 2020-10-29 11:16:20  
Comments:

---

343. Name: Linda McGovern on 2020-10-29 11:46:21  
Comments: No to short term rentals!

---

344. Name: State Rep Randy Fine on 2020-10-29 11:58:15  
Comments:

---

345. Name: Sonja Zander on 2020-10-29 11:58:51  
Comments:

---

346. Name: Tracy Heins on 2020-10-29 12:35:57  
Comments:

---

347. Name: Kathleen Ross on 2020-10-29 12:49:16  
Comments:

---

348. Name: Donna Shepherd on 2020-10-29 13:06:22  
Comments:

- 
349. Name: Carolyn Pangborn on 2020-10-29 13:31:36  
Comments: My husband and I are against short term rentals. We've experienced first hand damage from renters when we tried being long distant landlords with wonderful management. They were disrespectful to adjoining properties and damaged grounds as well as interior of our home. In a fragile turtle nesting ecosystem like Melbourne beach allowing short term rentals other than hotels is a terrible plan and we are fully opposed to it. Not only are we against this for the ecosystem but we don't want our property values lowered with a bunch of rentals around us.
- 
350. Name: Margaret Clifford on 2020-10-29 13:35:03  
Comments:
- 
351. Name: Douglas M Taylor on 2020-10-29 13:46:25  
Comments:
- 
352. Name: Stephanie Eastman on 2020-10-29 13:48:53  
Comments:
- 
353. Name: Linda Seapath on 2020-10-29 14:02:12  
Comments: No short term rentals!
- 
354. Name: Linda Craig on 2020-10-29 14:32:39  
Comments:
- 
355. Name: Jim Belcher on 2020-10-29 14:36:10  
Comments: This would be really sad and we (as a community in South Beaches), dont want this. Its already bad enough with lack of services, no street lights, absentee policing, etc.
- 
356. Name: Michael Little on 2020-10-29 14:37:35  
Comments:
- 
357. Name: Raymond Fash on 2020-10-29 15:35:53  
Comments:
- 
358. Name: Jim Cronin on 2020-10-29 15:38:15  
Comments: How can short term rentals be allowed in a national wildlife refuge? Please protect the turtles and the south beaches.
- 
359. Name: Diana Cronin on 2020-10-29 15:40:18  
Comments:
-

360. Name: Eric Lowd on 2020-10-29 16:44:18  
Comments: Long term renters or nothing
- 
361. Name: Jody lowd on 2020-10-29 16:45:35  
Comments: No Airbnb or Vrbo etc
- 
362. Name: diane mellon on 2020-10-29 17:41:43  
Comments: The residents of the South Beaches care for and respect this special environment. Let's keep it that way. No Air BnB
- 
363. Name: Will Brannon on 2020-10-29 17:51:24  
Comments:
- 
364. Name: Raymond Farrara on 2020-10-29 17:52:47  
Comments:
- 
365. Name: Matthew Fagan on 2020-10-29 18:29:30  
Comments:
- 
366. Name: LS on 2020-10-29 18:35:18  
Comments:
- 
367. Name: Teresa Warren on 2020-10-29 19:50:18  
Comments: Allowing this to happen for such a small portion of the population you serve is a travesty. While you think you are reducing government regulations - you are actually increasing government interference with our right to quiet enjoyment that we purchased.
- 
368. Name: Kenneth C Warren on 2020-10-29 20:14:39  
Comments:
- 
369. Name: James Frattarola on 2020-10-29 20:50:14  
Comments:
- 
370. Name: Meehan Janet on 2020-10-29 21:19:32  
Comments:
- 
371. Name: Jeanne Misleh-Probst on 2020-10-29 23:05:58  
Comments:
- 
372. Name: Rosemary Allen-Smith on 2020-10-29 23:41:58  
Comments:
-

373. Name: Lisa H Anderson on 2020-10-30 00:12:28  
Comments: Short term rental would disrupt the very close and unique community atmosphere and sensitive environmental habitats that we love. Please do not let money rule over the needs of this very unique community. Vote No to Short Term Rentals.
- 
374. Name: Richard Fritz on 2020-10-30 02:16:38  
Comments:
- 
375. Name: Deborah Fritz on 2020-10-30 02:19:38  
Comments:
- 
376. Name: Robert Braun on 2020-10-30 13:14:52  
Comments: Things will only get archaic if the abb zoning expansion is not stopped
- 
377. Name: Gary and Kathleen Weidenmoyer on 2020-10-30 14:30:12  
Comments:
- 
378. Name: Patricia Biagi on 2020-10-30 14:48:45  
Comments:
- 
379. Name: Faith Mars on 2020-10-30 15:04:41  
Comments:
- 
380. Name: Alysia Smith on 2020-10-30 15:26:46  
Comments:
- 
381. Name: Joy Waters on 2020-10-30 15:41:20  
Comments:
- 
382. Name: Stanley Heinricher on 2020-10-30 16:56:40  
Comments: Short-term rentals are bad for quality of life.
- 
383. Name: Debra Yannotti on 2020-10-30 20:47:27  
Comments:
- 
384. Name: James McCullough on 2020-10-30 22:18:47  
Comments: Love Melbourne south braces because it is not overdeveloped
- 
385. Name: Louise Cusa on 2020-10-30 22:51:49  
Comments:
- 
386. Name: Richard Hohenberger on 2020-10-31 13:39:52

Comments:

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387. Name: Janet Richardson on 2020-10-31 14:12:26  
Comments:

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388. Name: Robert D Heins on 2020-10-31 14:40:11  
Comments:

---

389. Name: Jerry L Giacomino on 2020-10-31 15:10:40  
Comments:

---

390. Name: Margaret McHenry on 2020-10-31 15:38:01  
Comments:

---

391. Name: James Winter on 2020-10-31 19:23:23  
Comments:

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392. Name: Tina Scarisbrick on 2020-10-31 20:10:40  
Comments:

---

393. Name: Robert Kahaly on 2020-10-31 20:48:04  
Comments:

---

394. Name: RONALD COBB on 2020-10-31 21:27:38  
Comments: Please enforce zoning restrictions that will prevent short-term or nightly property rentals in South Melbourne Beach.

---

395. Name: Becca on 2020-11-01 18:33:03  
Comments: Please don't let AirBnB ruin our barrier island like it has in so many other areas of Florida.

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396. Name: Bonnie Pechulis on 2020-11-01 19:44:38  
Comments:

---

397. Name: Roland Pechulis on 2020-11-01 19:45:37  
Comments:

---

398. Name: Ann Sepri on 2020-11-01 21:23:53  
Comments:

---

399. Name: Ron Lewis on 2020-11-01 21:28:44  
Comments: Short term rentals will ruin the atmosphere of south Melbourne Beach

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- 
400. Name: Julie Fleming on 2020-11-02 00:23:23  
Comments: Please help keep Melbourne Beach safe for our children and families who live here.
- 
401. Name: marsha Fisher on 2020-11-02 14:22:38  
Comments:
- 
402. Name: Jacqueline Buck on 2020-11-02 14:36:34  
Comments:
- 
403. Name: Teresita Aborlleile on 2020-11-02 14:51:12  
Comments:
- 
404. Name: Joanne on 2020-11-02 15:06:43  
Comments:
- 
405. Name: Franklin L Smith on 2020-11-02 17:07:34  
Comments: I do not want Airbnb in our community
- 
406. Name: Joseph Haniff on 2020-11-02 17:19:40  
Comments:
- 
407. Name: Christine king on 2020-11-02 17:43:33  
Comments: We don't need air bnbs. Here. Our communities are congested enough with all building going on. The is not Daytona.
- 
408. Name: Carol Fonda on 2020-11-02 19:20:16  
Comments: I am already surrounded by rental units in a community of only 8 homes. Please Please Please n more. Even owners doing this on a weekly basis are inconsiderate and not attentive to things like garbage disposal and parking privileges. I have actually had renters park in front of my garage door blocking me from leaving when I had an emergency. NO MORE PLEASE!
- 
409. Name: Colin Strigenz on 2020-11-03 01:42:53  
Comments:
-

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: Vacation Rentals  
**Date:** Wednesday, November 25, 2020 12:36:14 PM

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**From:** Marilyn Morrison <marilynmorsn@aol.com>  
**Sent:** Wednesday, November 25, 2020 12:23 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.

November 25, 2020

Eden Bentley, Esq. Brevard County Attorney

My husband and I live in Melbourne Beach, FL., and are strongly against the Daily Vacation Rentals. It is obvious the only people that would benefit from this are those that own rental property. Our HOA's covenants restrict rentals to 3 months or more. No rentals less than 3 months. As secretary of our HOA it is imperative that it is clarified that this overrides any decision made at the Public Hearing in Viera. Please confirm if this is true or not. I look forward to your response.

Thank you  
Bill & Marilyn Morrison  
165 Sandy Shoes Drive  
Melbourne Beach, FL 32951  
Phone: 321-953-6026

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** FW: No Daily Rentals  
**Date:** Wednesday, November 25, 2020 4:29:04 PM

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**From:** Donna Sirois <djsirpislogue@aol.com>  
**Sent:** Wednesday, November 25, 2020 4:28 PM  
**To:** Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@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 Commisioners, County Manager and Brevard County Attorney,

I live in unincorporated Brevard County in Indialantic in a residential neighborhood. Most of the residents here are full-time residents. Living, working, and going to schools in the area. There are young families, older families and retirees. This residential neighborhood is their "home". A place of quiet, a place where they have invested in a home. They want to maintain this neighborhood with full-time residents.

It is not zoned for commercial/vacation rental use. Nor should it be. There have been VRBO and airBnb going on in this neighborhood even though I heard it is not legal. It has caused problems. The police have been called for excessive noise, cars blocking the roads, on more than one occasion. The permanent residents are not happy. They fear an increase in crime, spread of Covid-19 brought in from other areas, speeding endangering the children in the community, and damage to property. I have observed Nine (9) cars parked at one home over a long weekend that had been rented out.

Please do not pass daily vacation rentals in our residential neighborhoods. People walk their dogs, children ride their bikes, and the neighbors get together. There is a sense of community.

AGAIN, PLEASE DO NOT ALLOW DAILY VACATION RENTALS IN OUR RESIDENTIAL NEIGHBORHOODS. THEY SHOULD NOT BE REZONED.

Thank you!

Donna Sirois

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** FW: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Friday, November 27, 2020 10:39:53 AM

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**From:** Marcy LoCastro <Marcy@mlocastro.com>  
**Sent:** Thursday, November 26, 2020 11:49 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€”

-- Marcy LoCastro

[Marcy@mlocastro.com](mailto:Marcy@mlocastro.com)

32937 NO DAY / VACATION RENTALS

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

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Friday, November 27, 2020 10:40:57 AM

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**From:** John Stalder <Jstalder1@cfl.rr.com>  
**Sent:** Thursday, November 26, 2020 11:46 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

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-- John Stalder

[Jstalder1@cfl.rr.com](mailto:Jstalder1@cfl.rr.com)

32952 We have to stop this!!!!

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

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Short term rentals  
**Date:** Friday, November 27, 2020 10:53:37 AM

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**From:** Scott <planitpools@aol.com>  
**Sent:** Friday, November 27, 2020 9:53 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Short term rentals

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

Do you want fireworks shooting off over your house any random night of the week?

That is what I and my neighbors get to experience with some frequency. There are Vacation Rentals in business near our homes. One was a large Home on the beach. Each weekend there was a new party of excited vacationers having parties or weddings. Sometimes even Buses would arrive to drop off guest. Fortunately for us, that particular home was recently demolished.

We won't have peace and quiet for very long .We live next to a new development ( Harbor Island Beach Club ) that is marketing homes for sale for the purpose for vacation rentals. These vacationers will come in large groups to use the beach adjacent to our homes. This will be somewhat disastrous, as our once peaceful and quiet stretch of beach will soon be jammed.

As our county population has rapidly grown I have seen and experienced how the beachside has been evolving.

Traffic ? Well, you have heard about and perhaps experienced the ridiculous crosswalks. The lower speed limits, orange flags, the flashing lights ? People are still being hit by cars with some frequency.

Loud obnoxious people at supermarkets and restaurants? Well they are on vacation right ? Why should they have consideration for other patrons ? They are on vacation. FAGITABOUDIT !!!

Commisioner Tobia wants to blow our area up with more vacationers. Why is that ?

As a life long resident I can say , our county has grown in many ways that are positive . It's a place that is comfortable, safe and peaceful where retirees can buy and settle in throughout Viera , West Melbourne and Palm bay,etc.

We are rapid becoming a technology hub that offers high tech jobs where the engineers and employees can have decent homes raise their families.

These types of growth are sustainable and our infrastructure can handle and grow with it.

What is the plan for meeting all the new needs and new requirements to support this massive growth in population of short term visitors ? Whether it be Sherriff or Ambulance ? What will be the impact be on the rest of our county as we morph into a Hilton Head or Myrtle Beach ? Is that what we want for Brevard County?

Just yesterday a lady and her elderly mother were on the bike path near the Publix in the south Melbourne Beach area when someone threw a bottle and hit the elderly lady. That is an example of the types of people we are inviting to stay here as **low rent tourism** is promoted.

There certainly was **no enforcement** in restricting visitors during the **Covid Lock Down**. In fact, there were even more people coming here.

There needs to be MORE RESTRICTION on vacation rentals, NOT LESS. Please vote no on lowering the number of days required for Vacation Rentals.

Thank you  
Scott Thompson  
Melbourne Beach

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Friday, November 27, 2020 10:53:44 AM

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**From:** Susan Stehman <[sstehman@cfl.rr.com](mailto:sstehman@cfl.rr.com)>  
**Sent:** Friday, November 27, 2020 8:24 AM  
**To:** Commissioner, D1 <[D1.Commissioner@brevardfl.gov](mailto:D1.Commissioner@brevardfl.gov)>; Commissioner, D2 <[D2.Commissioner@brevardfl.gov](mailto:D2.Commissioner@brevardfl.gov)>; Commissioner, D3 <[d3.commissioner@brevardfl.gov](mailto:d3.commissioner@brevardfl.gov)>; Commissioner, D4 <[D4.Commissioner@brevardfl.gov](mailto:D4.Commissioner@brevardfl.gov)>; Commissioner, D5 <[D5.Commissioner@brevardfl.gov](mailto:D5.Commissioner@brevardfl.gov)>; Abbate, Frank B <[Frank.Abbate@brevardfl.gov](mailto:Frank.Abbate@brevardfl.gov)>; Bentley, Eden <[Eden.Bentley@brevardfl.gov](mailto:Eden.Bentley@brevardfl.gov)>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€”

-- Susan Stehman  
[sstehman@cfl.rr.com](mailto:sstehman@cfl.rr.com)

32937 Rentals should be no less than one year.

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

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Friday, November 27, 2020 12:06:23 PM

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**From:** Lawrence Teitelbaum <Larry@lteitelbaum.com>  
**Sent:** Thursday, November 26, 2020 11:48 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

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-- Lawrence Teitelbaum

[Larry@lteitelbaum.com](mailto:Larry@lteitelbaum.com)

32937 NO DAY / VACATION RENTALS

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

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: I OPPOSE Vacation Rental Rezoning  
**Date:** Saturday, November 28, 2020 7:33:54 AM

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**From:** Ann Price <annprice925@gmail.com>  
**Sent:** Friday, November 27, 2020 7:37 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; D2.Commissioner@brevardflgov <D2.Commissioner@brevardflgov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** I OPPOSE Vacation Rental Rezoning

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

Dear Commissioner Pritchett, Commissioner Lober, Commissioner Tobia, Commissioner Smith, Commissioner Isnardi, County Manager Abbate, Brevard County Attorney Bentley:

I am a 20 year resident of Melbourne Beach and STRONGLY OBJECT to Vacation Rental Rezoning. Multiple transient visitors in homes in our tranquil family neighborhoods will destroy the integrity of our single family home residential communities.

The constant flow of rental traffic will:

- \*negatively impact our beaches
- \*stress our infrastructure
- \*create excessive noise and trash
- \*block emergency ingress and egress
- \*damage our beaches, turtles and lagoon

Thank you for voting NO to daily vacation rentals.

Sincerely,

Ann Price  
Woodland Estates  
248 Woody Circle  
Melbourne Beach, FL 32951  
Phone: 321-373-4754

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: vacation rental rezoning  
**Date:** Saturday, November 28, 2020 7:34:22 AM

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**From:** Rod Henderson <hendersonboatman@yahoo.com>  
**Sent:** Friday, November 27, 2020 6:54 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** vacation rental rezoning

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

Dear Mr. Eden Bentley, Esq.  
My name is Rod Henderson and I live in Beach Woods Melbourne Beach. I am writing to you to express my strong objection to the possibility that daily rentals may be allowed in our community. I feel that this will negatively impact our community and must not be allowed to happen. Thank you for you attention to this matter,  
Sincerely,  
Rod

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Saturday, November 28, 2020 7:34:32 AM

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**From:** Vickie Dubberstein <vdubberstein@sbcglobal.net>  
**Sent:** Friday, November 27, 2020 5:29 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

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**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€”

-- Vickie Dubberstein  
vdubberstein@sbcglobal.net  
32951

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

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: zoning  
**Date:** Saturday, November 28, 2020 11:56:54 AM

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**From:** Chris Derepentigny <derepentigny.chris@gmail.com>  
**Sent:** Saturday, November 28, 2020 11:21 AM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** zoning

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

I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction.

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.

Chris Derepentigny  
334 Beverly Ct  
Melbourne Beach, FL 32951

Sent from Mail for Windows 10

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Saturday, November 28, 2020 11:57:01 AM

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**From:** Lorraine Hahn <hahn6@cfl.rr.com>  
**Sent:** Saturday, November 28, 2020 10:55 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€”

-- Lorraine Hahn  
hahn6@cfl.rr.com

32903 I want the homes in my neighborhood to be owned by my neighbors, not institutional inventors.

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

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: no daily rentals!!!  
**Date:** Saturday, November 28, 2020 11:57:22 AM

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**From:** Mark Pietrzak <pietrzakbythesea@gmail.com>  
**Sent:** Saturday, November 28, 2020 8:48 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.

please and thank you :)

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: NO DAILY RENTALS  
**Date:** Saturday, November 28, 2020 11:57:33 AM

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**From:** Joan Panus <jjpanus55@gmail.com>  
**Sent:** Saturday, November 28, 2020 8:04 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.

MR BENTLEY:

Please **DO NOT** help us to veto daily rentals in the unincorporated Brevard County - SAVE OUR NEIGHBORHOODS! You wouldn't support to do that in the incorporated cities and towns. It is not fair to change the ambiance of our area and ruin our beautiful beaches and homes. We take pride in and care of our properties and do not want higher traffic, a noisy and party atmosphere or commercial zoning in our quiet neighborhoods. Florida is our home and you should be looking out for all of its citizens. I plan to follow how you represent us in this issue and will work to defeat any commissioner/county manager who does not support us in our right to live in a quiet area that we chose.

Thank you for hearing my plea.

Joan G. Panus  
Melbourne Beach

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: STOP Daily Vacation Rentals  
**Date:** Saturday, November 28, 2020 8:01:53 PM

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**From:** Nicolette Wickman <jeff.nicbeach@outlook.com>  
**Sent:** Saturday, November 28, 2020 7:48 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** STOP Daily Vacation Rentals

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

We live in Melbourne Beach, a quiet neighborhood with many other retirees as well as several families. We very much oppose the re-zoning of unincorporated Brevard County to allow Daily Vacation Rentals. This would add to our daily encounters with crime, traffic, and noise. And, we would anticipate higher taxes for law enforcement, and damage to our properties, canals, beaches, and the Indian River Lagoon. Please re-consider your choice to rezone Brevard County to allow Daily Vacation Rentals. Thank you.

Jeff & Nikki Wickman  
375 Nikomas Way  
Melbourne Beach, FL 32951  
(321) 339-7718 (Jeff's cell)

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: No DAILY Rentals  
**Date:** Saturday, November 28, 2020 8:02:00 PM

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**From:** Renald Bertolami <rjbertolami@gmail.com>  
**Sent:** Saturday, November 28, 2020 5:30 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.

>> Dear Attorney Eden Bentley,  
>>  
>> Please consider voting against the rezoning of unincorporated Brevard County to allow DAILY vacation rentals.  
>>  
>> We have done our research and conclude that daily rentals will surely reduce the quality of life in our area.  
>>  
>> Thank you.  
>> Renald & Lorraine Bertolami  
>> Melbourne Beach, FL. 32951  
>>  
>> Sent from my iPad

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: Daily Rentals  
**Date:** Saturday, November 28, 2020 8:02:11 PM

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**From:** Judith Rohan <judith.e0315@gmail.com>  
**Sent:** Saturday, November 28, 2020 5:21 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; 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.

To All Concerned:

I would like to register a strong NO vote from my husband and myself concerning the Vacation Rental Rezoning.

We moved to Melbourne Beach from New York for the peace and tranquility of the area, not to have people coming and going at all hours and littering our pristine beaches. We pay our taxes for the serenity we chose. This did NOT include a daily "motel" type atmosphere.

Please protect our South Beach way of life, which offers seniors and families a modicum of sanity from the neighboring busyness of Melbourne and Orlando.

Respectfully submitted,

Judith and William Rohan  
3312 Sea Mist Lane  
Melbourne Beach

11/28/20

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: No Daily Rentals - Against Vacation Rental rezoning  
**Date:** Saturday, November 28, 2020 8:02:22 PM

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**From:** Donald Cumming <cummingdw@gmail.com>  
**Sent:** Saturday, November 28, 2020 2:15 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; D5.commissioner@brevardfl.com <D5.commissioner@brevardfl.com>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** No Daily Rentals - Against Vacation Rental rezoning

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

Rita,  
Bryan,  
John,  
Curt,  
Kristine,  
Frank,  
Eden,

Wanted to confirm that we are against the rezoning.  
We ask you individually, to support our efforts to stop this proposed rezoning.  
Our existing hotels and rental properties need your No Vote to assist in their survival.

Thank you for listening .

Respectfully,  
don & susan cumming  
130 Warsteiner Way  
Melbourne Beach Fl 32951  
Cummingdw@gmail.com  
770 330 6745

Sent from my iPad

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: VACATION RENTAL REZONING  
**Date:** Saturday, November 28, 2020 8:02:36 PM

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**From:** Bernice Brennan <berniceb2010@gmail.com>  
**Sent:** Saturday, November 28, 2020 1:47 PM  
**To:** Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; D3Commissioner@brevardfl.gov <D3Commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** VACATION RENTAL REZONING

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

WE URGE YOU TO PLEASE VOTE AGAINST VACATION RENTAL REZONING. OUR BEAUTIFUL BEACH SIDE WILL BE RUINED WITH UNNECESSARY BUILDING. THIS WILL ADD TO OVERCROWDING OF ALL OF OUR SERVICES FROM ROADS TO SHOPPING. KEEP OUR COMMUNITY THE WAY IT IS PLEASE.

SINCERELY,  
AIDEN AND BERNICE CAHILL  
5065 SEILER ST, MELBOURNE BEACH, FL. 32951  
(321) 768-8004

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: zoning  
**Date:** Saturday, November 28, 2020 8:02:47 PM

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**From:** Chris Derepentigny <derepentigny.chris@gmail.com>  
**Sent:** Saturday, November 28, 2020 11:21 AM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** zoning

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

I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction.

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.

Chris Derepentigny  
334 Beverly Ct  
Melbourne Beach, FL 32951

Sent from Mail for Windows 10

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: VACATION RENTAL REZONING  
**Date:** Saturday, November 28, 2020 8:02:58 PM

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**From:** Helen Brancaccio <helenbrancaccio@att.net>  
**Sent:** Saturday, November 28, 2020 1:46 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2  
<D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>;  
Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5  
<D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden  
<Eden.Bentley@brevardfl.gov>  
**Subject:** VACATION RENTAL REZONING

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

Dear Ladies and Gentlemen:

Please be advised that I am against Vacation Rental Rezoning.

Sincerely yours,

Helen Brancaccio, 265 Spoonbill Lane, Melbourne Beach, FL 32951 Phone:  
321-726-3946 Email: helenbrancaccio@att.net

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: Daily Vacation Rentals  
**Date:** Sunday, November 29, 2020 8:15:01 AM

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**From:** Dave Demi <davedemi01@gmail.com>  
**Sent:** Sunday, November 29, 2020 5:22 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Daily Vacation Rentals

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

We live in Crystal Lakes subdivision in Melbourne Beach, Fl. Dave Demi, 235 Spoonbill Lane, Melbourne Beach, Fl. 32951. (321)956-1341.

WE ARE STRICTLY AGAINST VACATION RENTAL REZONING !!!

***Dave Demi***

***Cell: 321.508.1087***

***Home: 321.956.1341***

***davedemi01@gmail.com***

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: Opposed to ordinance change regarding rentals  
**Date:** Sunday, November 29, 2020 2:10:58 PM

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**From:** Del Sellers <dels1998@yahoo.com>  
**Sent:** Sunday, November 29, 2020 2:07 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Opposed to ordinance change regarding rentals

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

Hello Ms Bentley,

I am writing you to request that you work to oppose any change the current short-term rental ordinance. Please preserve the safety and beauty of our neighborhoods as well as the rights of the taxpaying citizens. All eyes are upon you and we're counting on you and our commissioners to work to retain the current zoning and forbid daily rentals. Thank you for your consideration.

Respectfully,  
Del Sellers  
167 Casseekee Tr  
Melbourne Beach FL

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: Daily rentals  
**Date:** Sunday, November 29, 2020 2:11:04 PM

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**From:** Pat Doscher <pdoscher@cfl.rr.com>  
**Sent:** Sunday, November 29, 2020 12:02 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.

NO DAILY RENTALS

Pat  
Sent from my iPad

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: No on Amendment 62  
**Date:** Sunday, November 29, 2020 2:11:14 PM

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**From:** Errol Hinkamp <ehinkamp87@gmail.com>  
**Sent:** Sunday, November 29, 2020 10:51 AM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** No on Amendment 62

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

Ms. Bentley,

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 Brevard County Resident, I am concerned about allowing nightly vacation rentals and the potential long-term effects it will have on my community and Brevard 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 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 environment.

Please oppose this Amendment and preserve our way of life and the economic prosperity of Brevard County. The voters of Brevard County greatly appreciate your attention to this issue.

--Errol Hinkamp

2123 Barracuda Ave, Melbourne Beach, FL 32951

321-616-2331

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: rezoning unincorporated Brevard  
**Date:** Sunday, November 29, 2020 2:11:25 PM

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**From:** Roberta Crapo <r.crapo@yahoo.com>  
**Sent:** Sunday, November 29, 2020 9:39 AM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** rezoning unincorporated Brevard

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

Please fight to protect the long time residents of the south beaches. There is a building frenzy going on here but the homes appear to be owner occupied. They only add traffic, but they want to live in this beautiful area and most of them respect their neighborhoods and the beautiful environment of the south beaches. If this area is rezoned to daily/weekly rentals, our quiet lifestyle will be ruined. Daily or weekly renters will not respect the dunes, beaches, or physical properties they are using. Keep the south beaches protected.

Regards,  
Roberta Crapo  
117 Caledonia Drive  
Melbourne Beaches, FL 32951

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Sunday, November 29, 2020 2:11:35 PM

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**From:** Mary Kay McNulty <kmcnulty@cfl.rr.com>  
**Sent:** Sunday, November 29, 2020 9:32 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€

-- Mary Kay McNulty  
kmcnulty@cfl.rr.com

32951 I have an illegal vacation rental next to me and it is a nightmare, I have friends that have the same issue. I live in a quiet beachside community and allowing this will change the character of Brevard forever. It is not worth the revenue stream and will lower property values.

**This petition was signed at NoDailyRentals.com, operated by the Barrier**

**Island Preservation and Protection Association, Inc. (BIPPA).**

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** Fw: Daily Rentals - South Beach  
**Date:** Sunday, November 29, 2020 2:11:45 PM

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**From:** Pamela Sims <psims2@cfl.rr.com>  
**Sent:** Sunday, November 29, 2020 9:26 AM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Daily Rentals - South Beach

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

Please do not rezone unincorporated Brevard County for Daily Rentals! We couldn't handle the traffic, noise, strangers - you will be affecting the reasons we live in this beautiful area.

Thank you,  
Pam Sims  
Floridana Beach

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: Opposition to Amendment 62 of the Zoning Code - Please vote NO  
**Date:** Monday, November 30, 2020 8:25:03 AM

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**From:** Vickie Dubberstein <vdubberstein@sbcglobal.net>  
**Sent:** Sunday, November 29, 2020 7:03 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Opposition to Amendment 62 of the Zoning Code - Please vote NO

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

Dear Commissioners Pritchett, Lober, Tobia, Smith and Zonka, County Manager Mr. Abbate, and County Attorney Ms. Bentley,

I am writing to you regarding the upcoming vote on Amendment 62 of the Zoning Code. I am strongly against this amendment allowing daily vacation rentals in my area. As a Brevard County resident, I am concerned about allowing nightly vacation rentals and the potential long-term effects it will have on my community and Brevard County.

Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, resulting in increased noise, trash and traffic. My experience has been that short-term visitors with no vested interest in our area frequently disregard beach regulations designed to protect our dunes, beaches and wildlife.

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. No one wants the house next door to be operating as a hotel!

Please vote NO on this amendment and preserve the character of our quiet residential neighborhoods. PLEASE VOTE TO OPPOSE ANY CHANGES TO OUR RESIDENTIAL ZONING.

Respectfully,  
Vickie Dubberstein  
200 Allan Lane  
Melbourne Beach, FL 32951  
405-226-0071

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: VOTE NO TO DAILY RENTALS  
**Date:** Monday, November 30, 2020 8:25:20 AM

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**From:** Karen Lynn Jorgenson <klynncsr@gmail.com>  
**Sent:** Sunday, November 29, 2020 2:30 PM  
**Subject:** VOTE NO TO DAILY RENTALS

**[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.

Karen Jorgenson, 275 Ross Avenue, Melbourne Beach, Florida 32951 (618) 972-7213

Karen Lynn Jorgenson, RPR, CSR, CCR

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** Fw: Vote YES to daily rentals  
**Date:** Saturday, November 28, 2020 7:34:47 AM

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**From:** Jean Hilmes <lrntofly@gmail.com>  
**Sent:** Friday, November 27, 2020 4:09 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Vote YES to daily rentals

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

Please vote yes to Daily Rentals in Brevard County.

Thank you,

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Rezoning of unincorporated brevard county  
**Date:** Monday, November 30, 2020 11:59:45 AM

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**From:** robert mccown <rtmccown@att.net>  
**Sent:** Monday, November 30, 2020 11:51 AM  
**To:** Commissioner, D3 <d3.commissioner@brevardfl.gov>; Abbate, Frank B  
<Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Rezoning of unincorporated brevard county

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

**Sirs, I'm writing to you to request that rezoning of unincorporated brevard county to allow short term rentals of property not be made. Short term rental properties have caused many issues in other neighborhoods of east central florida. Constant noise, garbage piling up on the streets because it isn't picked up often enough to accomodate such short term rental production and then it ends up all over the street and neighboring properties because dogs, racoons, etc. get into it; congested streets that are already narrow and now have cars lined up all over them, etc. We like the neighborhoods the way they are now.....with familiar neighbors that are considerate of each other. If rezoning occurs this will encourage investors to come in and snatch up properties for rental purposes. As people move, a higher and higher percentage of properties will become rentals which will slowly change the neighborhoods vibe and more and more residents will no longer want to live there. So i'm asking for the representation that I voted for you ( John Tobia) to provide me and not to vote in favor of these zoning changes. Thank you.**

**Robert McCown  
7005 Floridana Ave.  
Melbourne Beach, Fl. 32951**

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** FW: Strongly Opposed to Short Term Rentals  
**Date:** Monday, November 30, 2020 12:23:08 PM

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**From:** Tod Hagan <thagan@securboration.com>  
**Sent:** Monday, November 30, 2020 12:22 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Strongly Opposed to Short Term Rentals

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

We strongly oppose any changes to the zoning ordinance allowing short term rentals.

I am a seventh generation Floridian, my immediate family moved to Sunnyland Beach over 20 years ago. The primary reason we and many families move here, is the friendly neighborhood environment to raise children. The neighbors of Sunnyland and communities such as Melbourne Shores, Floridiana look after one another. The communities are a great place to raise children. Short term rentals threaten the reason these families are here. The issues with Airbdb, Vrbo, etc. rentals are well documented, ie increased noise, lack of community respect, crime, trash, etc. We do not want and oppose in the strongest terms, any zoning changes.

~~~~~

Tod Hagan  
VP, Research and Development  
[www.Securboration.com](http://www.Securboration.com)  
(321) 409-5252 ext. 20

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** FW: Dec 7 vote on AirBNB  
**Date:** Monday, November 30, 2020 4:30:50 PM

---

**From:** William Brannon <williambrannon66@gmail.com>  
**Sent:** Monday, November 30, 2020 4:24 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>  
**Subject:** Dec 7 vote on AirBNB

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

Dear Commissioners and Officials,

I am writing today to encourage you to please vote against loosening any restrictions on daily rentals.

Although I live in a beachside HOA that restricts rentals to 90 days, I would still request that we not open up the neighborhoods to daily rentals. I feel that whether you live inland or at the beach, you lose your sense of community when you have different renters coming and going throughout the year. I feel that you might not want that in the subdivisions or communities you chose to reside in.

Please leave the lodging to the hotels and inn's that could probably use the business and please leave our South Beach neighborhoods to their currently quiet state.

We have something special in Brevard. We are counting on our reps to help keep it that way.

Best regards  
William and Kelly Brannon

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** FW: Upcoming Amendment 62 vote  
**Date:** Monday, November 30, 2020 4:31:02 PM

---

**From:** Judith Brustad <brutj1@att.net>  
**Sent:** Monday, November 30, 2020 4:12 PM  
**To:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Upcoming Amendment 62 vote

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

Dear Ms. Bentley,

My husband and I moved here in February from Jupiter and are opposed to changing our existing zoning to allow for daily rentals. We are opposed to ANY changes in the current 2006 exemption. NO CHANGES!

We do not want our residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction. We witnessed this in Palm Beach County.

WE ARE NOT ZONED FOR HOTELS. The proposed zoning change goes against The Comprehensive Land Use Plan for our precious barrier island environment. Our 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.

WE DO NOT WANT DAILY RENTALS IN OUR NEIGHBORHOOD.

Thank you for your consideration. We do not feel there would be any advantages as residents to these changes.

Sincerely,

Tom and Judy Brustad  
Woodland Estates

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Against vacation rental rezoning  
**Date:** Tuesday, December 1, 2020 10:52:01 AM

---

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

From: Paul Dickenson <dckensp@comcast.net>  
Sent: Tuesday, December 1, 2020 10:47 AM  
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>  
Cc: Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
Subject: Against vacation rental rezoning

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

Please understand the need for your NO vote on rezoning. Having moved to South Beaches to escape the South Florida messes, you can understand our concerns.

Peaceful residential areas do not need these disturbances. Additionally the increased risks to our environment, lagoons and beaches is troublesome and in direct conflict with all "save our lagoon" countywide efforts.

There are plenty of already underutilized commercial rental facilities including hotels and motels held by many small business owners who pay legitimate lodging taxes (often avoided by single daily rental owners).

Thank you for listening and please vote No to rezoning changes of all unincorporated areas of our county which would allow daily vacation rentals.

Dickenson Family and Linsenbardt Family

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** FW: Daily Rentals  
**Date:** Tuesday, December 1, 2020 8:01:55 AM

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**From:** Victoria Hoffman <vhoffman5@outlook.com>  
**Sent:** Monday, November 30, 2020 8:06 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.

Ms. Bentley,

Three years ago we moved from CA to FL and we chose the beautiful beachside neighborhood of Crystal Lakes to buy our home.

We love our new community and are very much against the Vacation Rental rezoning! We DO NOT want daily rentals here!

We will be attending the public hearing on 12/8 in Viera to stand up for our rights as homeowners in this area.

Please do the right thing and stand against this with us.

Thank you.

Guy & Vicki Hoffman

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** FW: Dally Rentals  
**Date:** Tuesday, December 1, 2020 8:02:01 AM

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**From:** keith wilson <keithwatsea@gmail.com>  
**Sent:** Monday, November 30, 2020 7:03 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.

vote no none natta change to 2006 amendment. Law suites will be flying costing county millions!!!!!!NO DAILY RENTALS PERIOD

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: DAILY RENTALS BREVARD COUNTY  
**Date:** Tuesday, December 1, 2020 8:02:39 AM

---

**From:** JEAN <drugbust1@comcast.net>  
**Sent:** Monday, November 30, 2020 6:21 PM  
**To:** D3.Commissioner@brevardfl.gov; Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Cc:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** DAILY RENTALS BREVARD COUNTY

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

No! No! No!  
Do NOT allow DAILY RENTALS!!!!!!

Sent from Xfinity Connect App

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Against vacation rental rezoning  
**Date:** Tuesday, December 1, 2020 10:52:12 AM

---

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

From: Paul Dickenson <dckensp@comcast.net>  
Sent: Tuesday, December 1, 2020 10:47 AM  
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>  
Cc: Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
Subject: Against vacation rental rezoning

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

Please understand the need for your NO vote on rezoning. Having moved to South Beaches to escape the South Florida messes, you can understand our concerns.

Peaceful residential areas do not need these disturbances. Additionally the increased risks to our environment, lagoons and beaches is troublesome and in direct conflict with all "save our lagoon" countywide efforts.

There are plenty of already underutilized commercial rental facilities including hotels and motels held by many small business owners who pay legitimate lodging taxes (often avoided by single daily rental owners).

Thank you for listening and please vote No to rezoning changes of all unincorporated areas of our county which would allow daily vacation rentals.

Dickenson Family and Linsenbardt Family

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: DAILY RENTALS BREVARD COUNTY  
**Date:** Tuesday, December 1, 2020 10:52:23 AM

---

**From:** JEAN <drugbust1@comcast.net>  
**Sent:** Monday, November 30, 2020 6:21 PM  
**To:** D3.Commissioner@brevardfl.gov; Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Cc:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** DAILY RENTALS BREVARD COUNTY

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

No! No! No!  
Do NOT allow DAILY RENTALS!!!!!!

Sent from Xfinity Connect App

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Daily Rentals  
**Date:** Tuesday, December 1, 2020 10:54:37 AM

---

**From:** Victoria Hoffman <vhoffman5@outlook.com>  
**Sent:** Monday, November 30, 2020 8:06 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Daily Rentals

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

Mr. Abbate,

Three years ago we moved from CA to FL and we chose the beautiful beachside neighborhood of Crystal Lakes to buy our home.

We love our new community and are very much against the Vacation Rental rezoning! We DO NOT want daily rentals here!

We will be attending the public hearing on 12/8 in Viera to stand up for our rights as homeowners in this area.

Please do the right thing and stand against this with us.

Thank you.

Guy & Vicki Hoffman

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: DAILY RENTALS!  
**Date:** Tuesday, December 1, 2020 10:54:59 AM

---

**From:** keith wilson <keithwatsea@gmail.com>  
**Sent:** Monday, November 30, 2020 6:59 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** DAILY RENTALS!

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

Vote no changes to 2006 amendment .NONE NONE NONE .The county will be sued costing millions

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Don't Change My Zoning  
**Date:** Tuesday, December 1, 2020 10:56:48 AM

---

**From:** Tyson M <tyson.misleh@gmail.com>  
**Sent:** Monday, November 30, 2020 5:04 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Don't Change My Zoning

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

Mr. Abbate -

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.

Tyson Misleh

280 Riggs Avenue, Melbourne Beach FL, 32601  
321.549.8673

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Dec 7 vote on AirBNB  
**Date:** Tuesday, December 1, 2020 10:57:08 AM

---

**From:** William Brannon <williambrannon66@gmail.com>  
**Sent:** Monday, November 30, 2020 4:24 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>  
**Subject:** Dec 7 vote on AirBNB

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

Dear Commissioners and Officials,

I am writing today to encourage you to please vote against loosening any restrictions on daily rentals.

Although I live in a beachside HOA that restricts rentals to 90 days, I would still request that we not open up the neighborhoods to daily rentals. I feel that whether you live inland or at the beach, you lose your sense of community when you have different renters coming and going throughout the year. I feel that you might not want that in the subdivisions or communities you chose to reside in.

Please leave the lodging to the hotels and inn's that could probably use the business and please leave our South Beach neighborhoods to their currently quiet state.

We have something special in Brevard. We are counting on our reps to help keep it that way.

Best regards  
William and Kelly Brannon

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Upcoming Amendment 62 vote  
**Date:** Tuesday, December 1, 2020 10:57:27 AM

---

**From:** Judith Brustad <brutj1@att.net>  
**Sent:** Monday, November 30, 2020 4:11 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Upcoming Amendment 62 vote

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

Dear Mr. Abbate,

My husband and I moved here in February from Jupiter and are opposed to changing our existing zoning to allow for daily rentals. We are opposed to ANY changes in the current 2006 exemption. NO CHANGES!

We do not want our residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction. We witnessed this in Palm Beach County.

WE ARE NOT ZONED FOR HOTELS. The proposed zoning change goes against The Comprehensive Land Use Plan for our precious barrier island environment. Our 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.

WE DO NOT WANT DAILY RENTALS IN OUR NEIGHBORHOOD.

Thank you for your consideration. We do not feel there would be any advantages as residents to these changes.

Sincerely,

Tom and Judy Brustad  
Woodland Estates

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Rezoning  
**Date:** Tuesday, December 1, 2020 10:57:47 AM

---

**From:** Paul Murgio <paulmurgio@gmail.com>  
**Sent:** Monday, November 30, 2020 2:26 PM  
**To:** Commissioner, D3 <d3.commissioner@brevardfl.gov>  
**Cc:** Connie Murgio <conniemurgio@gmail.com>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Rezoning

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

Dear Commissioner Tobia and County Manager Abbate:

I am writing this email to reflect our opposition to allowing short term vacation rentals in Brevard County. We have seen 1st hand what this type of activity does to a neighborhood. We are fortunate to live in a pristine area and made a deliberate choice to live here for that reason nearly 25 years ago. Please oppose this move.

Paul & Connie Murgio  
218 Loggerhead Drive  
Melbourne Beach, FL 32951  
(321) 288-7191

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: short term vacation rentals  
**Date:** Tuesday, December 1, 2020 10:59:23 AM

---

**From:** Mary Boyken <maryboyken@gmail.com>  
**Sent:** Monday, November 30, 2020 10:49 AM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** short term vacation rentals

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

Good morning,

I am writing to voice my opposition to allowing short term vacation rentals in residential areas in Brevard County.

I have been a flight attendant for over 30 years. I have stayed in many hotels. I am very aware of how people behave when on vacation. This is not something that we want in our residential areas.

Now that marijuana is legal in so many states, my airline is having difficulties with hotel rooms used by crew members being next to rooms that reek of marijunana. It is simply not something you want to smell from the hot tub next door. People are loud and drink a lot on vacation. They do not keep normal hours nor care about who they disturb.

I've traveled to cities and walked in neighborhoods that were once owned by residents. Now the homes are purchased by outside owners who have no interest in the quality of the neighborhood, only profits.

We have zoning regulations for a reason. For the same reason that we have industrial areas, we have specific spaces for hotels. Please do not allow our family neighborhoods to be destroyed by short term rentals.

Thank you for your time.

Sincerely,  
Mary Boyken

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: DO NOT CHANGE ZONING  
**Date:** Tuesday, December 1, 2020 11:01:18 AM

---

**From:** Karen Lynn Jorgenson <klynncsr@gmail.com>  
**Sent:** Sunday, November 29, 2020 2:32 PM  
**Subject:** DO NOT CHANGE ZONING

[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.

David Jorgenson, 275 Ross Avenue, Melbourne Beach, Florida 32951 (703) 73

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Opposed to short term rentals  
**Date:** Tuesday, December 1, 2020 11:01:44 AM

---

**From:** Del Sellers <dels1998@yahoo.com>  
**Sent:** Sunday, November 29, 2020 2:10 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Opposed to short term rentals

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

Hello Mr Abbate,

I am writing you to request that you do not change the current short-term rental ordinance. Please preserve the safety and beauty of our neighborhoods as well as the rights of the taxpaying citizens you serve. All eyes are upon you and we're counting on you and our commissioners to retain the current zoning and forbid daily rentals. Thank you for your consideration.

Respectfully,  
Del Sellers  
167 Casseekee Tr  
Melbourne Beach FL

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: No on Amendment 62  
**Date:** Tuesday, December 1, 2020 11:02:57 AM

---

**From:** Errol Hinkamp <ehinkamp87@gmail.com>  
**Sent:** Sunday, November 29, 2020 10:50 AM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** No on Amendment 62

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

County Manager Abbate,

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 Brevard County Resident, I am concerned about allowing nightly vacation rentals and the potential long-term effects it will have on my community and Brevard 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 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 environment.

Please oppose this Amendment and preserve our way of life and the economic prosperity of Brevard County. The voters of Brevard County greatly appreciate your attention to this issue.

--Errol Hinkamp

2123 Barracuda Ave, Melbourne Beach, FL 32951

321-616-2331

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Daily rentals  
**Date:** Tuesday, December 1, 2020 11:02:40 AM

---

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

From: Pat Doscher <pdoscher@cfl.rr.com>  
Sent: Sunday, November 29, 2020 12:01 PM  
To: Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
Subject: Daily rentals

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

NO DAILY RENTALS

Pat  
Sent from my iPad

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Rezoning unincorporated areas  
**Date:** Tuesday, December 1, 2020 11:03:15 AM

---

**From:** Roberta Crapo <r.crapo@yahoo.com>  
**Sent:** Sunday, November 29, 2020 9:33 AM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Rezoning unincorporated areas

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

Please no not approve rezoning the south beaches of Brevard. Daily or weekly rentals enrich the owners, but they do not contribute to a calm neighborhood. People who come for a brief time do not respect the property they are using, often infringe on neighboring properties, and have little concern for our dunes and beaches. There is a building frenzy going on here already. But people who are investing in their dream home want to keep the neighborhood atmosphere they are buying into. It is not easy to live next door to a property where people are constantly coming and going. Please consider the long time residents!

Regards  
Roberta Crapo  
117 Caledonia Drive  
Melbourne Beach, FL 32951

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Daily Rentals - South Beach  
**Date:** Tuesday, December 1, 2020 11:04:53 AM

---

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

From: Pamela Sims <psims2@cfl.rr.com>  
Sent: Sunday, November 29, 2020 9:25 AM  
To: Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
Subject: Daily Rentals - South Beach

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

Please do not rezone unincorporated Brevard County for Daily Rentals! We couldn't handle the traffic, noise, strangers - you will be affecting the reasons we live in this beautiful area.

Thank you,  
Pam Sims  
Floridana Beach

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: NO Daily Rentals  
**Date:** Tuesday, December 1, 2020 11:05:03 AM

---

**From:** hpmontoya@aol.com <hpmontoya@aol.com>  
**Sent:** Sunday, November 29, 2020 8:53 AM  
**To:** Abbate, Frank B <Frank.Abbate@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.

Frank,

Please vote AGAINST daily rentals. Daily Rentals will destroy our family neighborhoods. Weekly rentals should be sufficient.

Thank you,

Harry & Patricia Stoll  
250 Allan Lane  
Melbourne Beach, Fl

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Daily Rentals  
**Date:** Tuesday, December 1, 2020 11:05:23 AM

---

**From:** tloizzo@aol.com <tloizzo@aol.com>  
**Sent:** Saturday, November 28, 2020 9:25 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Daily Rentals

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

**NO WAY**

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: No DAILY Rentals  
**Date:** Tuesday, December 1, 2020 11:05:38 AM

---

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

From: Renald Bertolami <rjbertolami@gmail.com>  
Sent: Saturday, November 28, 2020 5:28 PM  
To: Abbate, Frank B <Frank.Abbate@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 County Manager Frank Abbate,  
>>  
>> Please consider voting against the rezoning of unincorporated Brevard County to allow DAILY vacation rentals.  
>>  
>> We have done our research and conclude that daily rentals will surely reduce the quality of life in our area.  
>>  
>> Thank you.  
>> Renald & Lorraine Bertolami  
>> Melbourne Beach, FL. 32951  
>>  
>> Sent from my iPad

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: zoning  
**Date:** Tuesday, December 1, 2020 11:06:23 AM

---

**From:** Chris Derepentigny <derepentigny.chris@gmail.com>  
**Sent:** Saturday, November 28, 2020 11:20 AM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** zoning

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

I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction.

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.

Chris Derepentigny  
334 Beverly Ct  
Melbourne Beach FL 32951

Sent from Mail for Windows 10

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: No Daily Rentals Issue  
**Date:** Tuesday, December 1, 2020 11:08:17 AM

---

**From:** dan brunger <dan.brunger@hotmail.com>  
**Sent:** Saturday, November 28, 2020 10:45 AM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** No Daily Rentals Issue

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

Dear Mr. Abbate:

I sent a copy of this to Mr. Tobia.

"I just received a mailer from NODAILYRENTALS.com. It appears that the group plan to overwhelm the Commissioner meeting on Dec. 8. and advocate for no daily vacation rentals.

I am opposed to this blanket blast. Who is to say any of the items listed in the mailings may even occur?

The increased traffic and population during the winter months occur anyway. I don't think just because

someone rents from the "daily rental" category, they are more apt to damage other people's property, pick on the turtles or pollute the lagoon any more than it has been.

I lived in Augusta, GA during the 1980s and rented my house to visitors coming to the Masters as numerous

others did. The city was swarmed by those visitors during that week and there were no dramatic increases in any of the categories mentioned in the flyer.

If someone wishes to rent their house (property) temporarily to take in some additional income, so be it. That should trigger the rental tax also, wouldn't it? Isn't that what the rental tax is for is to fund the increase of services?

Thanks for reading my concerns."

Sincerely,

Dan Brunger  
CW4, USA (Ret.)  
400 6th Ave  
Melbourne Beach, FL 32951

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: NO DAILY RENTALS  
**Date:** Tuesday, December 1, 2020 11:08:27 AM

---

**From:** Joan Panus <jjpanus55@gmail.com>  
**Sent:** Saturday, November 28, 2020 8:07 AM  
**To:** Abbate, Frank B <Frank.Abbate@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.

MR. ABBATE:

Please **DO NOT** support daily rentals in the unincorporated Brevard County - SAVE OUR NEIGHBORHOODS! You wouldn't do that in the incorporated cities and towns. It is not fair to change the ambiance of our area and ruin our beautiful beaches and homes. We take pride in and care of our properties and do not want higher traffic, a noisy and party atmosphere or commercial zoning in our quiet neighborhoods. Florida is our home and as an elected official you should be looking out for all of its citizens. I plan to follow this issue and how you represent us and will work to defeat any commissioner/lawyer who does not support us in our right to live in a quiet area that we chose.

Thank you for hearing my plea.

Joan G. Panus  
Melbourne Beach

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Vacation Rental rezoning  
**Date:** Tuesday, December 1, 2020 11:10:24 AM

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**From:** Rod Henderson <hendersonboatman@yahoo.com>  
**Sent:** Friday, November 27, 2020 6:49 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Vacation Rental rezoning

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

Dear Mr. Frank Abbate County Manager,  
My name is Rod Henderson and I live in Beach Woods, Melbourne Beach. I am writing to you to register my strong objection to the possibility that daily rentals may be allowed in our community going forward. Please do not allow this to happen. I feel it will allow criminal elements to uproot and impact our community negatively. Thank you for your attention to this matter.  
Sincerely,  
Rod

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW:  
**Date:** Tuesday, December 1, 2020 11:11:05 AM

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**From:** Nick and Janet <ngerry17@gmail.com>  
**Sent:** Friday, November 27, 2020 9:48 AM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:**

[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.

Nick Gerry

1280 Mosswood Ct., Indialantic

561-312-8423

**From:** Roth, Joy on behalf of [Abbate, Frank B](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: AMENDMENT 62  
**Date:** Tuesday, December 1, 2020 11:11:32 AM

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**From:** Heidi Ross <heidimichelleross@icloud.com>  
**Sent:** Thursday, November 26, 2020 7:40 AM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** AMENDMENT 62

**[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.

Heidi Ross

341 South Point Court Satellite Beach FL 32937

321-759-3530

Sent from my iPad

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Opposition to ANY Zoning to allow Daily Rentals  
**Date:** Tuesday, December 1, 2020 11:11:58 AM

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

From: helen stamatacos <hnstamatacos@yahoo.com>  
Sent: Wednesday, November 25, 2020 3:53 PM  
To: Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>  
Cc: Abbate, Frank B <Frank.Abbate@brevardfl.gov>; edin.bentley@brevardfl.gov  
Subject: Opposition to ANY Zoning to allow Daily Rentals

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

Thank you for your consideration,

I am finding it more difficult to understand the rationale for daily rentals in Brevard County .

WE DO NOT WANT ANY daily rentals.

All over the world there are communities which have been destroyed by these type of rentals with increased crime, commercial interests without consideration of a community wanting to preserve a way of being. All over the world there have been back lashes and suits trying to regain what is lost when allowing one day rentals or any short term rental .

Even MANY condominiums in Florida allow only long term rentals. WHY? For all the obvious reason you all know.

We are getting tired of having to fight for the preservation of what we have already in place, protected by zoning-protected by laws that make the most sense and represent the people. Not private interest groups.

Thank you for your consideration.

Respectfully submitted,  
Helen Stamatacos

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Vacation Rentals  
**Date:** Tuesday, December 1, 2020 11:12:13 AM

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**From:** Marilyn Morrison <marilynmosn@aol.com>  
**Sent:** Wednesday, November 25, 2020 12:22 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Vacation Rentals

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

November 25, 2020

Frank Abbate, County Manager

My husband and I live in Melbourne Beach, FL., and are strongly against the Daily Vacation Rentals. It is obvious the only people that would benefit from this are those that own rental property. Our HOA's covenants restrict rentals to 3 months or more. No rentals less than 3 months. As secretary of our HOA it is imperative that it is clarified that this overrides any decision made at the Public Hearing in Viera. Please confirm if this is true or not. I look forward to your response.

Thank you  
Bill & Marilyn Morrison  
165 Sandy Shoes Drive  
Melbourne Beach, FL 32951  
Phone: 321-953-6026

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: No daily rentals  
**Date:** Tuesday, December 1, 2020 11:13:07 AM

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**From:** Rich/Mary <rph0525@yahoo.com>  
**Sent:** Wednesday, November 25, 2020 11:28 AM  
**To:** Abbate, Frank B <Frank.Abbate@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. Abbate,

My husband and I have been visiting Melbourne Beach for 30 years. We were finally able to make the move from South Florida and purchase a home eight years ago. We have seen many changes over the past 30 years and a lot of development on our barrier island. The thing that we love about Melbourne Beach is the serenity, our beautiful quiet, CLEAN beaches and going out on boating on our beautiful lagoon. We have taken part in the oyster restoration to help the lagoon and voted for the penny tax to help bring it back.

I am very concerned about the daily rentals. I have an air B & B in our neighborhood, and there are constant parties, loud music. I have witnessed renters leaving beer bottles and water bottles on our beautiful beaches. We live in a family neighborhood with many elderly people and I feel that daily rental would jeopardize our safe and quiet neighborhoods.

I am urging you to vote no against the zoning law that would permit daily rentals.

Mary Hans  
313 Hiawatha Way  
Melbourne Beach, FL 32951  
954 655-1592

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: SHORT TERMM RENTALS - VOTE NO !!  
**Date:** Tuesday, December 1, 2020 11:13:20 AM

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**From:** birdgirl1017@gmail.com <birdgirl1017@gmail.com>  
**Sent:** Wednesday, November 25, 2020 10:41 AM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** SHORT TERMM RENTALS - VOTE NO !!

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

As a property owner in Brevard County I am asking you to **please VOTE NO on the daily rentals**. There is many concerns to how a daily rental (even short term) rentals will impact my home. The reason I bought here is because I like the quiet calm neighborhood and the trusting environment.

Friends of mine have been living with a VRBO next door which has turned into nothing but stress. The renters park all over, put more people into the place than they should, are loud and disrespectful to others not to mention the trash they leave behind. A short term renter would be worse!

Please vote no on this December 8<sup>th</sup>.

Thank you.

Linda Lindenberg  
180 Sandy Shoes Drive  
Melbourne Beach, Florida  
32951  
321-544-8873

Sent from Mail for Windows 10

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: NO DAILY RENTALS PLEASE  
**Date:** Tuesday, December 1, 2020 11:14:19 AM

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**From:** Mary Lou Church <mlchurch222@gmail.com>  
**Sent:** Tuesday, November 24, 2020 5:56 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>  
**Subject:** NO DAILY RENTALS PLEASE

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

Hello,

I am writing as a resident of Sunnyland in Brevard County to ask you to please keep daily and short term rentals out of our neighborhood. They really do take away from the neighborhood feel and safety that we have been enjoying, and the reason we moved here. They have not been allowed here, but there is a house in our neighborhood who has illegally been open for short term rental business. It is not a good situation, they have parties with no regard for the neighbors, and on more than one occasion the tenants have sped down the neighborhood streets almost hitting us and a child on a bicycle. Not to mention our lagoon, beaches and wildlife, we have witnessed them firsthand not abiding by no wake zones, harassing the manatees, and interrupting nesting turtles on the beach. We have tried to explain the reasons for these rules and have been rewarded with negative comments and rude words/demonstrations 90 percent of the time.

We moved here under the laws of no short term rentals, it was a big selling point for us, It should stay that way unless it is put on a ballot and decided by all residents. Please help us keep our family neighborhoods.

Best,  
Mary Lou Church  
411 Hiawatha Way  
Melbourne Beach, FL 32951  
401-965-3726

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Vacation rentals  
**Date:** Tuesday, December 1, 2020 11:14:37 AM

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

From: Tony 2015 <tray2@cfl.rr.com>  
Sent: Tuesday, November 24, 2020 4:52 PM  
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>  
Subject: Vacation rentals

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

Dear Commissioners and County Manager,

Please accept my impute concerning the vacation rental issue. I am against the rezoning that would allow for daily rentals. This change would be harmful to the quality of our neighborhoods and disrupt the natural family settings of our area.

Tony Ray

200 Sandy Shoes Drive

Melbourne Beach

321-693-7578

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Opposition to Short-term and Daily vacation rentals  
**Date:** Tuesday, December 1, 2020 11:15:02 AM

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**From:** Mike Peltier <mcgrathmrp@gmail.com>  
**Sent:** Monday, November 23, 2020 2:14 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; edin.bentley@brevardfl.gov  
**Subject:** Opposition to Short-term and Daily vacation rentals

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

My wife and I are fairly new property owners in Brevard County, specifically, Mark's Landing in Melbourne Beach. We purchased a single family home in July of 2019, doing renovations and improvements since that time. We are currently snowbirds, however, our plan upon retirement (in the next few years) is to make this our permanent home and change our residency.

We have traveled to and vacationed in all corners of Florida over the past 40+ years, staying at various resorts, hotels, VRBO's, as well as with friends and family members. When we decided to look for our own "Little Piece of Paradise" we again took time to visit different regions. When we came to Melbourne Beach, we immediately fell in love with the area, as it seemed to have it all. Certainly it had the weather and the beach, which is common for most of Florida, but what was, by far, the most attractive to us was the feeling of a peaceful quiet neighborhood, with uniquely preserved natural wildlife where the people care and look out for both nature and each other. This is seemingly far distanced from the overbuilt/overcrowded, noisy, crime prone areas we have all experienced in other parts of the state.

I would hate to see our area become anything other than what it is today. My wife and I feel that changing the 2006 ordinance would be the first step towards everything we were NOT looking for when we made the decision to purchase here, and therefore oppose changes to the zoning laws with regards to the short-term and daily vacation rentals for Brevard County.

Thank you for your time.

Respectfully yours,

Michael R. Peltier

Patricia A. Peltier  
109 Spinnaker Street  
Melbourne Beach Fl 32951

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: It's not broken, please don't fix it !  
**Date:** Tuesday, December 1, 2020 11:17:02 AM

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**From:** Lisa <l.timpone@juno.com>  
**Sent:** Monday, November 23, 2020 12:35 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** It's not broken, please don't fix it !

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

Please VOTE NO on the zoning changes that would allow short-term Vacation Rentals throughout our county. The current 2006 resort dwelling ordinance allows for the appropriate balance of rentals. Changing the current 2006 resort dwelling ordinance would not be in the best interest of residents. It will only benefit those who want to use neighborhood homes for commercial investments. There is no need to fix what is not broken. Please VOTE NO !

Lisa Timpone  
240 Pelican Dr  
Melbourne Beach Fl 32951  
(321 )729-9523

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: No short-term rentals  
**Date:** Tuesday, December 1, 2020 11:17:44 AM

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**From:** Kirk Souder <captkirk495@gmail.com>  
**Sent:** Monday, November 23, 2020 9:58 AM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** No short-term rentals

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

Dear County Attorney Bentley,

I have been a resident of South Melbourne Beach (unincorporated Brevard) for 13 years. I bought an existing home so as not to have any increased impact on the infrastructure on this delicately balanced ecosystem and residential community. I moved here FOR the privacy and commercial restrictions, not in spite of them. I have been the President of our HOA for almost a decade and I'm intimately familiar with the positions of the neighbors in my community. We don't want the zoning laws to change to accommodate commercial business such as AirB&B or VRBO. We've already had to address problems with neighbors renting their homes, rooms, and converted sheds as daily or weekly vacation and party destinations. We've had to reinstall a lock on our beach access gate after finding evidence of trespassing, drug usage, vandalism, and other promiscuous and criminal activity. These and other issues will exponentially worsen if this type of short-term rental is legalized with a change in the zoning law that we currently enjoy.

Support our local hotel/motel/B&B industry that already exists and needs the revenue. Those structures and communities have the infrastructure to handle commercial tourism, unlike the Residential Zoned areas that were designed for a limited number of structures and people. Non-local vacationers generally don't know or don't respect the fragility of the beachside neighborhoods, the protected dunes, turtles, tortoises, ocean and lagoon, beaches, or noise ordinances. They come to party, leave trash, park on the streets overnight, disturb the dunes and wildlife, and don't take ownership or responsibility like our permanent residents.

Please VOTE NO to any change in the current zoning laws that would allow short-term rentals (less than 90 days) anywhere in Brevard County where it is currently prohibited.

Thank you for your consideration,

Kirk Souder  
Brevard resident, District 3  
The Woodlands of South Melbourne Beach

Fire Captain, retired  
[captkirk495@gmail.com](mailto:captkirk495@gmail.com)  
321-507-0855

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: NO ZONING CHANGES  
**Date:** Tuesday, December 1, 2020 11:18:08 AM

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**From:** Marcia Mejia Ware <marciamejia1966@gmail.com>  
**Sent:** Sunday, November 22, 2020 5:21 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** NO ZONING CHANGES

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

I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction.

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.

Marcia Mejia Ware

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: NO CHANGES TO OUR ZONING  
**Date:** Tuesday, December 1, 2020 11:18:17 AM

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**From:** Anthony Ware <aware8190@gmail.com>  
**Sent:** Sunday, November 22, 2020 5:15 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** NO CHANGES TO OUR ZONING

**[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.

Anthony Ware, MD  
[aware8190@gmail.com](mailto:aware8190@gmail.com)

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Vacation rental (Impact on lagoon)  
**Date:** Tuesday, December 1, 2020 11:18:30 AM

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**From:** rel2421@aol.com <rel2421@aol.com>  
**Sent:** Sunday, November 22, 2020 4:08 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Vacation rental (Impact on lagoon)

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

Hello Mr. Abbate,

I am a resident of unincorporated Brevard county "south beaches" area. I moved here from Palm Beach County to enjoy this wonderful paradise. I strongly disagree with the effort to change the current zoning laws to allow vacation rentals. I have read comments from other homeowners and the advisory committee and feel the adverse affect on the lagoon has not been addressed.

Most of unincorporated Brevard county homes are served with private sewage disposal systems, aka septic tank and drain field. All these systems have been sized according to square footage of the home along with the number of bedrooms. These tables were designed for normal occupancy as an example being a family of 4 to 6 people. The construction and operation of a drain field has a direct effect on the water table. The water table has a very direct effect on the water quality of the lagoon. It can not be disputed that septic runoff and leaching ends up polluting the lagoon.

If vacation rentals are approved for unincorporated Brevard the occupancy of these units will increase substantially. A 3 bedroom house with 20 occupants more than triples the load factor for that private sewage disposal system. The result will be leaching into the water tables of pollutants into the lagoon and even worse contamination of shallow well systems

At the very least I would urge you to have the county environmental health division address the impact of increased occupancy on these systems and their resulting pollution of the lagoon and ground water.

Robert Logsdon  
9020 S. Highway A1a  
Melbourne Beach, Fl.32951  
321-327-7783

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Zoning Change - Daily Rentals  
**Date:** Tuesday, December 1, 2020 11:18:52 AM

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**From:** Sally Goltzman <sgoltzman1@gmail.com>  
**Sent:** Sunday, November 22, 2020 3:13 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; eden.bently@brevard.gov  
**Subject:** Zoning Change - Daily Rentals

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

My husband and I reside at 5095 Palm Drive, Melbourne Beach, FL 32951. We are very much opposed to daily rentals in a residential zoned area.

Approximately July of 2016, the neighbors of 5085 moved out of their house and placed the home on a daily rental web site. 5085 Palm Drive is a four bedroom home that is directly beside me to the north. The house can easily sleep eight or more people. The owners advised us that they were going to do this for a year as they were in a financial bind and needed money. We suspected that this would not be a permitted use, however, the family had two children to provide for - one who was disabled - and we did not want to make matters worse for them by reporting them to Code Compliance. Mr. and Mrs. Merrill promised they had strict rules in place for the renters.

For approximately nine months, we experienced weekly strangers moving in and out of the home. Additionally, a cleaning service stopping by on a weekly basis or more. Every Tuesday through Sunday or Monday, my family had to deal with people who were on vacation. The late night noise, parking issues and trash being thrown in the yard. Many times the parties went on until 4:30 a.m. On two occasions, I had to contact the owner of the home as we could not get our vehicles out of the driveway due to the number of cars parked on the street. Some of the renters felt that the entire area was theirs to rent and would frequently help themselves to our yard for extra space. Ultimately, the owners took the home off the rental sites as they were having more trouble than the extra money was worth and sold the home in July of 2017. They admitted that it was very difficult to enforce the strict rules they had in place.

Crystal Lakes is a residential neighborhood. Airbnb, VRBO and other daily rental applications are businesses. A daily/weekly rental of a home is a business! The south beaches area is not a robust business/tourist district with many bars, restaurants, shopping malls, etc. This area is mostly

comprised of single family homes with families. That is the very reason my husband and I chose to build our home and raise our children here. We have lived in our home for more than 26 years. Please do not disrupt the safe, peaceful residential neighborhood and turn it into a commercial business.

Thank you for your time and consideration.

Regards,

Peter and Sally Goltzman

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: BIPPA  
**Date:** Tuesday, December 1, 2020 11:19:09 AM

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**From:** sandra boice <sandraboice8@gmail.com>  
**Sent:** Sunday, November 22, 2020 11:41 AM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** BIPPA

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

Mr. Abbate,

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.

Sandra Boice

240 Hammock Shore Drive, #301

321-369-7952

**From:** [Roth, Joy](#) on behalf of [Abbate, Frank B](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Ongoing efforts to alter the short term rental restrictions as related to the South Beaches.  
**Date:** Tuesday, December 1, 2020 11:28:44 AM

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**From:** Max Taylor <[gypsyscribe.max@gmail.com](mailto:gypsyscribe.max@gmail.com)>  
**Sent:** Sunday, November 22, 2020 8:48 AM  
**To:** Abbate, Frank B <[Frank.Abbate@brevardfl.gov](mailto:Frank.Abbate@brevardfl.gov)>  
**Subject:** Ongoing efforts to alter the short term rental restrictions as related to the South Beaches.

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

Mr. Abbate...you have recently received several emails from me concerning efforts to liberalize current restrictions on short term rentals. I think I have made it abundantly clear that I support loosening these restrictions. What I would like is to be provided, via electronic media (email,) all public documents pertaining to this issue. This would include any material generated by county staff, Commissioners offices and all communications between staff and from private citizens. I would like you to consider this as a public information request with costs waived as this information will be used in the public interest and I will be communicating with the media about this issue

Your cooperation in this endeavor will be greatly appreciated.

Morris (Max) Taylor  
321-727-2071

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Zoning  
**Date:** Tuesday, December 1, 2020 11:33:29 AM

---

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

From: wendy Warren <wswarren1955@gmail.com>  
Sent: Sunday, November 22, 2020 7:18 AM  
To: Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
Subject: Zoning

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

Don't change the zoning. I don't want daily rentals. Let them go to hotels they need the business.

Sent from my iPad

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Amendment 62  
**Date:** Tuesday, December 1, 2020 11:34:02 AM

---

**From:** William Kent <bill@tkaconsulting.com>  
**Sent:** Saturday, November 21, 2020 5:58 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Amendment 62

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

Dear Commissioner/Frank:

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 Brevard County Resident, I am concerned about allowing nightly vacation rentals and the potential long-term effects it will have on my community and Brevard county. Please vote NO on this Amendment and preserve our way of life and the economical prosperity of the County of Brevard. The voters in Brevard County greatly appreciate your attention to this issue.

William Kent

149 Caledonia Unit 202

Melbourne Beach 32951 303-587-2846

*Bill*

William Kent Ph.D.  
TK Associates

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Resort dwellings  
**Date:** Tuesday, December 1, 2020 11:35:11 AM

---

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

From: Sara Leon <blchs73@gmail.com>  
Sent: Saturday, November 21, 2020 1:17 PM  
To: Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
Subject: Resort dwellings

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

I am writing to object to the proposed changes in Brevard County's restrictions for resort dwellings. If resort dwellings/vacation rentals are allowed everywhere in the County, HOAs will also be hit hard, as there will be no law to back them up, and civil matters will cost them time, effort, and money.

Our residential neighborhoods will be destroyed, as hedge funds, corporations, Airbnb and others come to our area.

I certainly do not want a short term vacation rental in my neighborhood. Would you?!?

Isn't your job to represent us, the voters? Please do not be swayed by big money. This year is bad enough with out you selling our beautiful county to corporations.

Thank you for your thoughtful support of our homes.

Sincerely,  
Michael, Sara and Aaron Leon  
Sent from my iPad

Sent from my iPad

**From:** [Roth, Joy](#) on behalf of [Abbate, Frank B](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Brevard County Zoning Code Amendment 62  
**Date:** Tuesday, December 1, 2020 11:37:08 AM

---

**From:** Dan Buck <danbuck5899@gmail.com>  
**Sent:** Saturday, November 21, 2020 12:35 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Brevard County Zoning Code Amendment 62

**[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 Amendment 62 of the Zoning Code.

I am strongly against this amendment allowing daily vacation rentals in my area. As a Brevard County resident, I am concerned about allowing nightly vacation rentals and the potential long term effects it will have on my community and Brevard County.

Please vote NO on the Amendment and preserve our way of life and the economical prosperity of the County of Brevard.

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

Thank you ~

Dan Buck  
202 Oceanway Drive  
Melbourne Beach FL 32951  
908-328-6941

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Brevard County Zoning Code  
**Date:** Tuesday, December 1, 2020 11:42:07 AM

---

**From:** Jacqueline <guinnessgirl@comcast.net>  
**Sent:** Saturday, November 21, 2020 12:02 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Brevard County Zoning Code

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

*Dear Mr. Abbate:*

I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties and showing overt disregard for the environment with trash and dune destruction.

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.

Thank you ~

Jacqueline Buck  
202 Oceanway Drive  
Melbourne Beach FL 32951  
908-310-9053

**From:** [Roth, Joy](#) on behalf of [Abbate, Frank B](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Opposition to Brevard County Zoning Changes  
**Date:** Tuesday, December 1, 2020 11:42:39 AM

---

**From:** JAMES PEREZ <jperez2851@aol.com>  
**Sent:** Saturday, November 21, 2020 9:30 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Cc:** lgronosky@icloud.com  
**Subject:** Opposition to Brevard County Zoning Changes

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

Nov 21,2020

Dear Brevard County Attorney:

I am a homeowner in unincorporated south Melbourne Beach, District 3, and have owned a home here for the last 30 years. I live here because it is a beautiful, quiet and safe residential community.

I was very concerned to hear that a zoning change is being considered that would allow short term rentals (daily and/or weekly VRBO and AirBB). This would degrade our residential neighborhoods and establish more of a transient community with noise, theft, and a loss of the community/neighborhood that we currently enjoy.

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

Thank you

Jim Perez  
405 Hiawatha Way

Melbourne Beach, FL 32951  
(321) 728-2108

Sent from my iPad

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Please say No to Zoning Changes to allow Daily Rentals  
**Date:** Tuesday, December 1, 2020 11:43:23 AM

---

**From:** Richard Beppel <rbeppel@yahoo.com>  
**Sent:** Saturday, November 21, 2020 9:15 AM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Please say No to Zoning Changes to allow Daily Rentals

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

Dear Mr. Abbate,

I wanted to reach out to you and express my grave concerns over the possibility of changing the zoning requirements in my area to allow daily vacation rentals.

My family and I moved to Florida over 10 years ago. Prior to moving to the Melbourne Beach Area we travelled up and down the East Coast of Florida looking for a community that we would be comfortable spending the rest of our lives. As soon as we drove up A1A and saw the South Beaches area we knew that this was the place for us. We loved the fact that the area was very residential and family oriented. We also loved how much nature remained in the area. In fact our youngest son fell in love with the surrounding nature and is now a Florida Fish and Wildlife Law Enforcement Officer stationed in Broward County Florida.

Over the years we have witnessed extensive development on the barrier island, this development has caused concern because we fear that overdevelopment will eventually lead to extreme congestion and negatively impact our local environment, and our quality of life. We have already seen how this development is affecting our surrounding waterways and wildlife.

I am not against development and change. However I strongly believe that our leaders need to **balance** the financial needs of the communities they represent along with the overall **quality of life** that all families need and desire.

Please, I implore you to maintain the **balance** of our beautiful communities by voting **No** on the zoning changes that would allow daily rentals in our communities.

Thank you for taking the time to read my concerns

Kind Regards

Richard Beppel  
301 Island Drive  
Melbourne Beach Fl. 32951  
609-870-5785

**From:** [Roth, Joy](#) on behalf of [Abbate, Frank B](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: No Daily Rentals  
**Date:** Tuesday, December 1, 2020 11:43:48 AM

---

**From:** Lea Morris <LeaM54@aol.com>  
**Sent:** Friday, November 20, 2020 3:55 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Fwd: No Daily Rentals

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

Dear Frank,

Please help support the residents of south Brevard County and support No Daily Rentals. We want to protect our paradise and the sea turtle, too. Thank you for the help. Lea Morris

Sent from my iPad

Begin forwarded message:

**From:** Lea Morris <[LeaM54@aol.com](mailto:LeaM54@aol.com)>  
**Date:** November 20, 2020 at 3:24:21 PM EST  
**To:** [D1.Commissioner@brevard.fl.gov](mailto:D1.Commissioner@brevard.fl.gov)  
**Subject:** Fwd: No Daily Rentals

Please reconsider your decision to support daily rentals in the south Brevard County area. I volunteer at the Barrier Island Center and am very involved with protecting our sea turtles. I already see dune and beach abuse which affects our sea turtles and it will increase with daily rentals being allowed. I have photos of children putting paddle boards on the dune and riding down the Dunes. The amount of beach chairs that remain near the Dunes during the nesting season is astounding too. Another story to share...I was walking A1A this Fall and a young man came up to me to ask where the closet public place was located and if I would call his mom to come pick him up or call for an Uber ride because he quickly left a house and didn't have his phone. He described that "things" were happening at this rental house and he wasn't comfortable and walked out. I called his mom and he waited at Town Star for her to come from Boca to pick him up. Luckily he was polite and appreciative and had the good sense to escape a problem. I regret not getting the address of the house and contacting the owners to tell them about the shadiness of the

renters. Problems such as these will increase and even more troubling activities will occur with daily rentals being allowed!

The South Beach residents are a dedicated group of people and we want our little paradise to remain that way. Please support your district and do the right thing for us and vote NO on daily rentals. Thank you. Lea and Dave Morris

Sent from my iPad

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Keep our current zoning laws in place!  
**Date:** Tuesday, December 1, 2020 11:44:19 AM

---

**From:** Al Runfolo <alrun45@aol.com>  
**Sent:** Friday, November 20, 2020 7:15 AM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Keep our current zoning laws in place!

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

Dear Mr. Abbate,

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.

Most sincerely,

Vincent Runfolo - 841 Aquarina Blvd., Melbourne Beach, FL 32951

Sent from Mail for Windows 10

**From:** [Roth, Joy](#) on behalf of [Abbate, Frank B](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Change of zoning laws in Brevard County  
**Date:** Tuesday, December 1, 2020 11:44:25 AM

---

**From:** Pamela Hoatson <drpepperlady1@icloud.com>  
**Sent:** Thursday, November 19, 2020 7:34 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Change of zoning laws in Brevard County

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

Dear Mr. Abbate,

I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction.

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.

Sincerely yours,

Pamela J. Hoatson

5635 S. Highway A1a #704, Melbourne Beach, FL  
405-615-6985

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Short term rentals  
**Date:** Tuesday, December 1, 2020 11:44:54 AM

---

**From:** Carol Dugan <cldugan45@gmail.com>  
**Sent:** Thursday, November 19, 2020 2:20 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Short term rentals

[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.

William and Carol Dugan  
5635 S Hwy A1A Melbourne Beach FL 32951  
315 382-1945

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Resort Dwelling  
**Date:** Tuesday, December 1, 2020 11:45:29 AM

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**From:** Cathy Gooch <goochgator@gmail.com>  
**Sent:** Thursday, November 19, 2020 1:27 PM  
**To:** Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Fwd: Resort Dwelling

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

Dear Commissioners,,

Please note that we are NOT in favor of changing the resort dwelling time frame from one year to less time. We feel that the composition of the neighborhood would be greatly changed from a neighborhood of suburban families to a resort/beachy transient atmosphere--not why we bought and live in this neighborhood. Please consider this when voting on this measure.

Catherine and Joseph Gooch

Sleepy Lagoon,

Satellite Beach

**From:** [Roth, Joy](#) on behalf of [Abbate, Frank B](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Proposed Changes to County Vacation Rental Ordinance  
**Date:** Tuesday, December 1, 2020 11:46:18 AM  
**Attachments:** [image001.png](#)

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**From:** [baran\\_p@netzero.net](mailto:baran_p@netzero.net) <[baran\\_p@netzero.net](mailto:baran_p@netzero.net)>  
**Sent:** Thursday, November 19, 2020 8:28 AM  
**To:** Commissioner, D2 <[D2.Commissioner@brevardfl.gov](mailto:D2.Commissioner@brevardfl.gov)>; Abbate, Frank B <[Frank.Abbate@brevardfl.gov](mailto:Frank.Abbate@brevardfl.gov)>  
**Subject:** Fw: Proposed Changes to County Vacation Rental Ordinance

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

Sirs:&B

Please DO NOT allow a change in short-term/B&B rentals in Brevard. Most of these rentals will be in residential communities, thus allowing 'outsiders' into our neighborhoods possibly causing privacy and security issues.

We had a B&B in Citrus Club (NMI) and had many 'outsiders' walking our streets and parking their cars on our narrow main road. Zoning was notified and promptly closed this B&B. Kudos to our Zoning Dept!!!

Traffic has gotten out of control on NMI and allowing short-term rentals will only add to the problem. Yesterday, 11/20/2020 traffic at the barge canal bridge was backed up for over 30 minutes heading south. With the current plans for work on the bridge, additional traffic in the way of rentals should not be allowed.

Please keep zoning as it is and do not allow a change to the current regulations.

Thank you.

----- Forwarded Message -----

From: "Nextdoor Citrus River Grove" <[reply@rs.email.nextdoor.com](mailto:reply@rs.email.nextdoor.com)>  
To: [baran\\_p@netzero.net](mailto:baran_p@netzero.net)  
Subject: Proposed Changes to County Vacation Rental Ordinance  
Date: Thu, 19 Nov 2020 01:41:56 +0000 (UTC)

The Brevard County Commission is considering allowing short-term vacation rentals in all neighborhoods in Brevard. District 3...



[View on Nextdoor](#)



[Beth Matsoukis, Courtenay](#)

The Brevard County Commission is considering allowing short-term vacation rentals in all neighborhoods in Brevard. District 3 County Commissioner John Tobia has proposed changes to the ordinance on short-term vacation rentals. In Sept., the BCC approved Tobia's proposal for legislative intent,... See more

General A Nov 18 to 20 neighborhoods



[Thank](#)



[Private message](#)

**[View or Reply](#)**  
**[View or Reply](#)**

This message is intended for [baran\\_p@netzero.net](mailto:baran_p@netzero.net). [Unsubscribe here](#). Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Deregulating Resort Dwellings  
**Date:** Tuesday, December 1, 2020 11:47:03 AM

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**From:** Ilene Herr <ilene.herr@gmail.com>  
**Sent:** Wednesday, November 18, 2020 11:33 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Deregulating Resort Dwellings

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

Dear Sir,

I ask that the current requirement for 90 day minimum rental is maintained and that the proposed ordinance is defeated. This request is regarding the proposed ordinance deregulating Resort Dwellings. Passing this ordinance would negatively impact our quality of life and possible safety. This proposed ordinance would also negatively impact our property value.

Thank you.

Ilene Herr  
400 Lighthouse Landing Street  
Satellite Beach, Florida 32937

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Vacation Rental Rezoning Unincorporated Brevard  
**Date:** Tuesday, December 1, 2020 11:47:29 AM

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

From: CAROL DELAHANTY <cad5016@aol.com>  
Sent: Wednesday, November 18, 2020 7:58 PM  
To: Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
Subject: Vacation Rental Rezoning Unincorporated Brevard

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

Frank,

>

> I am vehemently against vacation rental rezoning!

>

> Carol A Delahanty

> 3221 Beach View Way

> Melbourne Beach, FL. 32951

> 321-543-5822

> Sent from my iPhone

**From:** [Roth, Joy](#) on behalf of [Abbate, Frank B](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: FW: Support BIPPA to ban B& B in residential neighborhoods  
**Date:** Tuesday, December 1, 2020 11:51:09 AM

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**From:** Jon Devereaux <jondev99@gmail.com>  
**Sent:** Wednesday, November 18, 2020 3:35 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Fwd: FW: Support BIPPA to ban B& B in residential neighborhoods

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

Support BIPPA to ban B & B in residential neighborhoods

Hi Rita, Bryan, John, Curt, Kristine, Frank and Eden Bentley, Esq.

My name is Jon Devereaux and I live in Diana Shores in Merritt Island. I fully support BIPPA position to oppose B & B in our neighborhoods.

We are opposed to **ANY** changes in the current zoning that would allow daily rentals. We want **NO CHANGES** to the existing 2006 exemptions. **NONE**. Here are just some of the reasons why:

1. I live down the street from an illegal B & B now. There are as many as a dozen people staying there on the weekends with as many as eight cars blocking the street (only room for four vehicles in the driveway), and that does not allow access for emergency vehicles.
2. There is partying until 2-3 o'clock am with loud music and noise which makes it impossible to sleep.
3. We do not know what/who the people are or their background. There are children that walk past this house, and with Strangers and Transients in the house and constant turn-over of new folks every few days, it puts the neighborhood children at risk of being in danger.
4. It will lower our property values, and then the appraised values should be lowered which will in-turn reduce our property taxes, which would mean less money for the County to operate on.
5. It will result in Higher Taxes caused by changing our residential zoning to allow commercial hotel and daily vacation rental resort-type properties.
6. It will require the Sheriff's department to hire more law enforcement personnel to answer all the complaints that will surely follow. Will this require property tax increases to cover the cost?

7. We did not move into our neighborhoods to have all the noise and disruptions, strangers and transients, and we want to keep our neighborhoods safe.

8. I live in Brevard County and pay taxes on the property I own, and I do not want B&B's that will lower my property value and make the neighborhoods less safe.

I hope you will consider this when you cast your vote. We are opposed to ANY changes in the current zoning that would allow daily rentals.

Thank you very much for taking time out from your busy schedule to read this.

Sincerely,  
Jon L. Devereaux

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: No Daily Rentals  
**Date:** Tuesday, December 1, 2020 11:53:57 AM

---

**From:** Connie Regan <regancm6@gmail.com>  
**Sent:** Wednesday, November 18, 2020 12:23 PM  
**To:** Abbate, Frank B <Frank.Abbate@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. Abbate,

I am adamantly against a blanket zoning change. Far more discussion is necessary. In my hometown, rentals in R-1 neighborhoods cannot be closer than 400 feet to one another rental. Property owners of R-1 zoned homes in a neighborhood where our children, elderly, pets, and peaceful use and enjoyment are given rights - it Baffles me that a zoning change is up for a vote.

RANDOM GROUPS of strangers in/out of the house next door without county oversight to ensure properties are properly and safely rented - including working smoke alarms, exit plans, fire extinguishers, etc is irresponsible at best

Collecting hospitality tax and ensuring that revenue is paid to the appropriate agency is another consideration - how will all this be handled?

Thank you for your time and attention to this matter and MY VOICE. Currently I am a winter resident, I own my condo in south MLB, and will be homesteading in 2021.

I have also been a guest in several Airbnb/VRBO rentals over the years - only 2 of which were single family/R-1 zoned. Though we were a quiet and respectful group, in each of these rentals BOTH the adjacent neighbors were NOT pleased with our presence.

Respectfully,  
*Connie Regan*

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Opposition to Brevard County Zoning Changes  
**Date:** Tuesday, December 1, 2020 11:54:26 AM

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**From:** Lynn Gronosky <lgronosky@icloud.com>  
**Sent:** Wednesday, November 18, 2020 7:46 AM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Opposition to Brevard County Zoning Changes

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

Dear Brevard County Manager:

I am a homeowner in unincorporated south Melbourne Beach, District 3, and have owned a home here for the last 30 years. I live here because it is a beautiful, quiet and safe residential community.

I was very concerned to hear that a zoning change is being considered that would allow short term rentals (daily and/or weekly VRBO and AirBB). This would degrade our residential neighborhoods and establish more of a transient community with noise, theft, and a loss of the community/neighborhood that we currently enjoy.

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

Thank you,  
Lynn Gronosky  
393 Hiawatha Way  
Melbourne Beach, FL 32951  
(321)626-2659

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Short Term Rentals  
**Date:** Tuesday, December 1, 2020 11:54:50 AM

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**From:** Theresa Hannon <theresahannon@ymail.com>  
**Sent:** Tuesday, November 17, 2020 9:23 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Short Term Rentals

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

Sir,

I do not want short term rentals in my area. I live in residential Melbourne Beach, just South of Melbourne Beach proper. I love it because it's like a small town. I'm surrounded by friends. My neighbors know each other and care. I lost my husband two years ago in a bicycle accident. My neighbors got me through the difficult times. Short term renters don't know or care about the people around them, and they often don't care about the property. Please don't turn Melbourne Beach into a tourist area.

Thank you,

Theresa Hannon  
345 Nikomas Way  
Melbourne Beach  
(Sunnyland Beach)

Sent from Yahoo Mail on Android  
Sent from Yahoo Mail on Android

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: No Daily Rentals!!  
**Date:** Tuesday, December 1, 2020 11:55:04 AM

---

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

From: Mary Vreeland <mrvreeland@icloud.com>  
Sent: Tuesday, November 17, 2020 4:49 PM  
To: Abbate, Frank B <Frank.Abbate@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.

> County Manager Abbate:  
>  
> VOTE NO FOR DAILY VACATION RENTALS!!!!  
> I am against Vacation Rental Rezoning!!!  
>  
> Mary R Vreeland  
> 5593 Cord Grass Ln  
> Melbourne Beach, Fl  
> 321-409-890  
>

Sent from my iPhone

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Support BIPPA to ban B& B in residential neighborhoods  
**Date:** Tuesday, December 1, 2020 11:56:29 AM

---

**From:** GFARMER8@cfl.rr.com <GFARMER8@cfl.rr.com>  
**Sent:** Tuesday, November 17, 2020 3:01 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** FW: Support BIPPA to ban B& B in residential neighborhoods

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

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**From:** GFARMER8@cfl.rr.com  
**To:** "D1.Commissioner@brevardfl.gov"  
**Cc:**  
**Sent:** Tuesday November 17 2020 2:55:46PM  
**Subject:** Support BIPPA to ban B& B in residential neighborhoods

Hi Rita, Bryan, John, Curt, Kristine, Frank and Eden.

My name is Gary Farmer and I live in Diana Shores in Merritt Island. I fully support BIPPA position to oppose B & B in our neighborhoods for the following reasons.

1. I live across the street from an illegal B & B now. There are as many as a dozen people staying there on the weekends with as many as eight cars blocking the street (only room for four vehicles in the driveway) that does not allow access for emergency vehicles.
2. There is parting until 2-3 o'clock am that makes it impossible to sleep.
3. We do not know what/who the people are or their background. There are children that walk past this house and it puts them danger.
4. It will lower our property values and we will demand the appraised value is lowered to reduce our property taxes.
5. It will require the sheriff department to hire more law enforcement personnel to answer all the complaints that are sure to follow. Will this require property tax increase to cover the cost?

6. We did not move into our neighborhoods to have all the disruptions and we want to keep our neighborhoods safe.

7. I am paying around \$20,000.00 of taxes this year on property I own in Brevard County and I do not want anything that will lower my property values.

I hope you will consider this when you cast your vote. Thank you very much for taking time out from your busy schedule to read this.

Gary A Farmer

**From:** Stacey Gallagher  
**To:** Jones, Jennifer; Calkins, Tad  
**Cc:** David Godfrey  
**Subject:** Letter requested to be included in Dec. 8 Agenda Package  
**Date:** Tuesday, December 1, 2020 11:31:57 AM  
**Attachments:** Letter from STC Opposing short-term vacation rentals in Brevard County.pdf

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

Good morning,

The Florida-based Sea Turtle Conservancy (STC), with six decades of experience working on behalf of sea turtles, respectfully asks that the Commission not approve the plan to allow short-term vacation rentals in Brevard County. Brevard County is a shining example of how people and an endangered species like sea turtles can coexist. If the Commission decides to eliminate its "grandfathered" ability to regulate vacation rentals, Brevard County's globally-important sea turtle populations could be at risk.

Could you please include the attached letter in the December 8 meeting agenda package and ensure that it is read at the meeting?

Thank you,  
Stacey Gallagher

**Stacey Gallagher, M.A.M.C.**  
Development Coordinator/Lighting Project Specialist  
Sea Turtle Conservancy  
4581 NW 6<sup>th</sup> Street, Suite A | Gainesville, FL 32609  
352-373-6441 | [www.conserveturtles.org](http://www.conserveturtles.org)

**SEA TURTLE**



**CONSERVANCY**

**I am currently working from home and am not regularly checking my office voicemail. If you'd like to reach me, please email me. Thank you!**



December 1, 2020

Brevard County Board of Commissioners  
2725 Judge Fran Jamieson Way  
Viera, FL 32940

Dear Commissioners:

The Florida-based Sea Turtle Conservancy (STC), with six decades of experience working on behalf of sea turtles, respectfully asks that you not approve the plan to allow short-term vacation rentals in Brevard County. If the Commission decides to eliminate its “grandfathered” ability to regulate vacation rentals, Brevard County’s globally-important sea turtle populations could be at risk.

Brevard County’s southern beaches constitute the most important sea turtle nesting habitat in the United States. STC has worked tirelessly to create awareness about sea turtles and to build a conservation ethic within the County’s coastal community. Compared to other coastal counties in the state, Brevard County’s beachfront property owners are more aware of the impact they have on global populations of sea turtles in their backyards. They turn off their lights or use turtle friendly lighting, reduce their waste consumption and participate in beach clean-ups, and do not approach nesting or hatchling sea turtles during nesting season. Brevard County is a shining example of how people and an endangered species like sea turtles can coexist.

Broadly allowing short-term vacation rentals could undo this foundation of positive behavioral change that has been built in Brevard County. STC is concerned that the change would result in an increased presence of people without conservation knowledge on the beach at night during nesting season. These visitors may unknowingly conduct harmful behaviors such as using white lights on the beach, approaching or harassing nesting and hatchling sea turtles, leaving their trash on the beach, or overwhelming septic systems that could leech pollution into the ocean or the Indian River Lagoon.

All three species of sea turtles that nest in Brevard County are just starting to show signs of recovery. We ask that you maintain home rule in Brevard County and do not approve the proposal to remove restrictions on short-term vacation rentals.

Sincerely,

David Godfrey  
Executive Director



**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Please Oppose Short Term Rentals in our Neighborhoods  
**Date:** Tuesday, December 1, 2020 11:56:57 AM

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**From:** Brent Guay <bjguay@gmail.com>  
**Sent:** Tuesday, November 17, 2020 11:27 AM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Please Oppose Short Term Rentals in our Neighborhoods

**[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 chose to move to south Melbourne Beach with our 3 children because it was one of the few beach-side communities we could find that still has a somewhat rural residential feel to it. We specifically chose to purchase a home in a neighborhood where we could get to know all of our neighbors and become part of the community- one where everyone comes together to help one another when needed. And we take pride in our beaches and lagoon as much as we do our community. While short-term rentals may benefit some parties involved, I can't imagine how they would benefit the current full time residents in the quaint neighborhoods of south Melbourne Beach.

We are opposed to the proposed zoning changes that would allow short term rentals as we are afraid our quiet residential neighborhoods will simply become a tourist haven, diminishing the small town atmosphere we all currently enjoy (as has happened in countless beach-side communities across Florida).

Respectfully,  
Brent & Analisa Guay

770-855-2279

7860 Casuarina Dr  
Melbourne Beach FL 32951

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: No Daily Rentals  
**Date:** Tuesday, December 1, 2020 11:57:13 AM

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**From:** Terry <bachnyny@yahoo.com>  
**Sent:** Tuesday, November 17, 2020 8:56 AM  
**To:** Abbate, Frank B <Frank.Abbate@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.

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.

Terry Bachmann  
6220 Treetop Drive  
Melbourne Beach, FL 32951  
631 275-2343

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Rentals  
**Date:** Tuesday, December 1, 2020 11:57:47 AM

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

From: Tod Hagan <tod.hagan@gmail.com>  
Sent: Monday, November 16, 2020 10:01 PM  
To: Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
Subject: Rentals

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

My family moved to Sunnyland Beach twenty years ago. We do not want short term rentals. South Melbourne beach is a special place in Florida. Please do not ruin it by allowing this. The issues associated with short term rentals are well known and I'll not repeat them here. Please think long term and not just short term gain of commercial interests

Sent from my iPhone

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Change in Zoning  
**Date:** Tuesday, December 1, 2020 11:58:04 AM

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**From:** Kinghorn, Deborah <Deb.Kinghorn@unh.edu>  
**Sent:** Monday, November 16, 2020 7:00 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Change in Zoning

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

Dear Mr. Abbate:

I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash and dune destruction.

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.

Deborah A. Kinghorn

6301 Treetop Drive

Melbourne, Beach, FL 32951

(603) 969 7584

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Zoning Changes regarding South Beaches  
**Date:** Tuesday, December 1, 2020 11:58:21 AM

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**From:** purplehousefb@brighthouse.com <purplehousefb@brighthouse.com>  
**Sent:** Monday, November 16, 2020 2:58 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Zoning Changes regarding South Beaches

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

I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

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 Brevard County Resident, I am concerned about allowing nightly vacation rentals and the potential long-term effects it will have on my community and Brevard county. Please vote NO on this Amendment and preserve our way of life and the economical prosperity of the County of Brevard. The voters in Brevard County greatly appreciate your attention to this issue.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. Allowing daily vacation rentals will create a revolving door of strangers using our beaches and river parks, having all night parties, and showing overt disregard for the environment with trash, dune and wildlife and it's habitat's destruction.

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.

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Daily Rentals  
**Date:** Tuesday, December 1, 2020 11:58:48 AM

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**From:** paulgen@aol.com <paulgen@aol.com>  
**Sent:** Monday, November 16, 2020 1:26 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Daily Rentals

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

Dear Abbate,

My wife and I oppose any zoning laws that permit daily rentals in the south beaches. Damage to the local environment and people who have no connection to the area will free to party and do things that will wreak havoc on our lives. We don't want the traffic or the noise associated with such rentals. We want to preserve what little wildlife land that remains. There are plenty of other beach places for people to go. Let's preserve our paradise. Hotels, daily rentals, anything commercial will ruin it.

Sincerely,  
Paul Geneczko  
Ravadee Geneczko  
Melbourne Beach

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: NO DAILY RENTALS  
**Date:** Tuesday, December 1, 2020 12:01:30 PM

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**From:** Nancy Blair <nblair321@aol.com>  
**Sent:** Sunday, November 15, 2020 12:29 PM  
**To:** Abbate, Frank B <Frank.Abbate@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. Abate. I live in Melbourne Beach. I am opposed to changing our existing zoning to allow for daily rentals. I am opposed to ANY changes in the current 2006 exemption. NO CHANGES.

I do not want my residential zoning to essentially be turned into commercial hotel zoning. When I moved here 25 years ago every home in our neighborhood was owner occupied. Now in a 5 street neighborhood there are at least 5 VRBO/AIRBNB rentals on each street. This is disturbing. This has created a revolving door of strangers to use our beach and river parks, all night parties, overt disregard for the environment with trash and dune destruction.

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.

Nancy Blair  
Melbourne Beach Resident since 1995

**From:** [Roth, Joy](#) on behalf of [Abbate, Frank B](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Resort dwellings  
**Date:** Tuesday, December 1, 2020 12:01:54 PM

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**From:** RSCS Scherzer <[rcscherzer@gmail.com](mailto:rcscherzer@gmail.com)>  
**Sent:** Thursday, November 12, 2020 4:35 PM  
**To:** Abbate, Frank B <[Frank.Abbate@brevardfl.gov](mailto:Frank.Abbate@brevardfl.gov)>  
**Subject:** Resort dwellings

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

This request is regarding the proposed ordinance deregulating Resort Dwellings. Under this proposal, resort dwellings/vacation rentals will be allowed everywhere in Brevard County. We bought our home knowing our community was protected from this type of occupancy. Passing this ordinance would negatively impact the quiet enjoyment and safety that we enjoy along with our property value.

We ask that the current requirement for 90 day minimum rental is maintained and that the proposed ordinance is defeated.

Bob and Christine Scherzer  
477 Sailfish Cove  
Satellite Beach, FL 32937

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Vacation Rentals Zoning Change Meeting on Nov 18  
**Date:** Tuesday, December 1, 2020 12:03:10 PM

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**From:** Clifford Allen <cliffordallen0987@gmail.com>  
**Sent:** Thursday, November 12, 2020 3:38 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Vacation Rentals Zoning Change Meeting on Nov 18

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

Frank,

I am extremely unhappy that the county is considering changing the current county rules for vacation rentals to basically allow them anywhere in the unincorporated parts of the county.

I have lived in Diana Shores on Merritt Island for twenty years and the house next to me sold in August 2020. The new owner started running an AIR BNB out of the house in September 2020. I just got code enforcement to stop it in the last three weeks or so once I figured out what they were doing. The owner listed it on AIR BNB for 12 people and did indeed have somewhere around 12 people staying there at times on the weekends. A different group each weekend. How can 12 people stay in a 4 Bedroom house where there is parking for at most 4 cars including the garage unless you block the sidewalk which they were. They were parking all over the street, on the front lawn of the house in question, and partying outside the back of the house by the pool sometimes until 2-3am. I also believe that this adversely affects the property values of the houses near it since I for one would not knowingly buy a house next to an AIR BNB/short term vacation rental. If you pass this and the current owner starts a BNB again, I will have no choice but to sell my house or constantly call the Sheriff Dept for disturbing the peace complaints, in which case you will have to hire more Sheriff deputies to respond to the complaints when this becomes a widespread problem in the county which I suspect it will. Ask yourself if you would like to suddenly find yourself living next to an AIR BNB where you have no idea who is staying there and the people who are staying there don't care how they disrupt the neighborhood since they are on vacation and don't live there.

Clifford Allen  
1375 Centaurus Ct  
Merritt Island, FL 32953

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Resort dwelling ordinance  
**Date:** Tuesday, December 1, 2020 12:03:55 PM

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

From: Cassandra Walton <cassandraw99@me.com>  
Sent: Thursday, November 12, 2020 3:18 PM  
To: Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
Subject: Resort dwelling ordinance

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

I am in favor of keeping our Resort Dwelling ordinance. There are enough places for people to rent we do not need them in our Neighborhoods that we call home. We have HOA's to keep the quality of our neighborhood and property values high. Those of us who purchased a home in an HOA did so for these and many other reasons. We do not want short term rentals. Please vote to keep this ordinance.

HOA Treasurer  
Lighthouse Landing

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Resort Dwellings  
**Date:** Tuesday, December 1, 2020 12:04:15 PM

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**From:** Stephanie Hadden <stephanieahadden@gmail.com>  
**Sent:** Thursday, November 12, 2020 1:13 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Resort Dwellings

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

This request is regarding the proposed ordinance deregulating Resort Dwellings. Under this proposal, resort dwellings/vacation rentals will be allowed everywhere in Brevard County. We bought our home knowing our community was protected from this type of occupancy. Passing this ordinance would negatively impact the quiet enjoyment and safety that we enjoy along with our property value.

We ask that the current requirement for 90 day minimum rental is maintained and that the proposed ordinance is defeated.

Jason & Stephanie Hadden  
476 Sailfish Cove  
Satellite Beach, FL 32937

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Resort Dwellings and Short-Term Rentals  
**Date:** Tuesday, December 1, 2020 12:04:28 PM

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**From:** Jason Hadden | Legacy Pools <jason@legacypools.com>  
**Sent:** Thursday, November 12, 2020 9:26 AM  
**To:** Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Resort Dwellings and Short-Term Rentals

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

Good morning,

This request is regarding the proposed ordinance deregulating Resort Dwellings. Under this proposal, resort dwellings/vacation rentals will be allowed everywhere in Brevard County. We bought our home knowing our community was protected from this type of occupancy.

Passing this ordinance would negatively impact the quiet enjoyment and safety that we enjoy along with our property value. One option to allow these rentals without affecting local homeowners would be to reword the ordinance to strengthen the authority of HOAs, allowing them to bar short-term rentals based on community and or deed restrictions. This would allow neighborhoods where the homeowners desire to maintain property values, safety, and community feel to do so, but also to allow communities who wish to allow short term rentals to do so as well.

I ask that either the current requirement for 90-day minimum rental is maintained and that the proposed ordinance is defeated, or that the ordinance is modified to strengthen HOA authority in relation to short term rental periods.

Thank you for your consideration in this matter.

Jason Hadden  
CFO, Legacy Pools

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Resort Dwellings  
**Date:** Tuesday, December 1, 2020 12:05:19 PM

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**From:** Susan Dun <suedunne1943@gmail.com>  
**Sent:** Wednesday, November 11, 2020 4:41 PM  
**To:** D1.commissioner@brevardfl.com; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Re: Resort Dwellings

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

On Wed, Nov 11, 2020 at 4:31 PM Susan Dun <suedunne1943@gmail.com> wrote:

This request is regarding the proposed ordinance deregulating Resort Dwellings. Under the proposed ordinance resort dwellings/ vacation rentals will be allowed everywhere in Brevard County.

This ordinance will result in significant devaluation to my home.

The current homeowners association requirements does not allow short term rentals. It is a small community with 62 dwellings. Children play outside and all owners are aware of this.

We ask that the current requirements remain in effect That they do not become commercial properties for the rapid short rental market.

In the long term it will result in less taxable value and lower income for the county. There are other communities of this type in the area. . The safety of the residents needs to be preserved.

Susan Dunne  
408 Red Sail Way  
Satellite Beach, Fl. 32937.

That is the mailing address.

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Resort Dwellings  
**Date:** Tuesday, December 1, 2020 12:05:30 PM

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**From:** Ruthie Howell <ruthiehowell@yahoo.com>  
**Sent:** Wednesday, November 11, 2020 3:24 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Resort Dwellings

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

This request is regarding the proposed ordinance deregulating Resort Dwellings. Under this proposal, resort dwellings/vacation rentals will be allowed everywhere in Brevard County. We bought our homes knowing our community was protected from this type of occupancy. Passing this ordinance would negatively impact the quiet enjoyment and safety that we enjoy along with our property value.

**As President of Sleepy Lagoon Property Owners' Association, and as a resident of Brevard County, I ask that the current requirement for 90 day minimum rental is maintained and that the proposed ordinance is defeated.**

Cordially,

Ruthie Howell  
465 Sailfish Cv  
Satellite Beach FL 32937

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Resort Dwellings  
**Date:** Tuesday, December 1, 2020 12:06:23 PM

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**From:** Donna Morris <donnamorris1@live.com>  
**Sent:** Wednesday, November 11, 2020 1:19 PM  
**To:** D4Commissioner@brevardcounty.us  
**Cc:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Resort Dwellings

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

This request is regarding the proposed ordinance deregulating Resort Dwellings. Under this proposal, resort dwellings/vacation rentals will be allowed everywhere in Brevard County. We bought our home knowing our community was protected from this type of occupancy. Passing this ordinance would negatively impact the quiet enjoyment and safety that we enjoy along with our property value.

We ask that the current requirement for 90 day minimum rental is maintained and that the proposed ordinance is defeated.

Donna R. Morris  
465 Red Sail Way, Satellite Beach 32937  
[donnamorris1@live.com](mailto:donnamorris1@live.com)  
321-253-2305

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: I am against Vacation Rentals  
**Date:** Tuesday, December 1, 2020 12:14:57 PM

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Objection  
Vacation Rentals

**From:** Tanya Weinstein <golden\_grounds@yahoo.com>  
**Sent:** Tuesday, October 27, 2020 10:33 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** I am against Vacation Rentals

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

Dear Commissioner,

I am completely against Vacation Rentals in our neighborhoods, they are damaging our way of life and they are affecting our dunes and the turtles.

I am a long time Floridana resident and I never miss voting.

Thank you,

Tatyana Weinstein

6550 Floridana Ave

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Vacation Rentals  
**Date:** Tuesday, December 1, 2020 12:15:08 PM  
**Attachments:** [Section 62-1841.5.pdf](#)

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**From:** brian hennessey <brianhennessey51@gmail.com>  
**Sent:** Tuesday, December 1, 2020 11:30 AM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Vacation Rentals

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

I oppose the zoning change which will add Vacation Rentals to existing zoning classification.

The proposed addition will result in a conflicting use classification.

The current zoning classification for Resort Dwellings allows Airbnb type short term rentals. A Resort Dwelling is defined as a property rented out for less than 90 days. A Vacation Rental is a property rented out for less than 30 days. Since 30 days is less than 90 days a Vacation Rental is actually a Resort Dwelling.

The Brevard County Code of Ordinances Chapter VI Zoning Regulations states that when there are conflicting provisions the more restrictive provision shall apply. The definition for Resort Dwelling under Sec. 62-1841.5.5. - contains significantly more restrictions than those for Vacation Rentals. As such the Resort Dwelling zoning use would be applicable.

The county would be implementing a zoning change that if utilized by a property owner could result in them conducting unlawful activity. For example, a property that only allows a conditional use for Resort Dwelling decides use it for a short term rental. They would believe that the unrestricted Vacation Rental use would allow them to do this. As the more restrictive provision, the Resort Dwelling use would override those of a Vacation Rental. Under Sec-1105 the property owner would be

guilty of violating the provisions of their zoning use.

**Sec. 62-1103. - Interpretation; conflicting provisions.**

The provisions of this article shall be held to be the minimum requirements adopted for the promotion of the general public health, safety and welfare of the people of the county. **In the event of conflicting provisions, the more restrictive provisions of this article or any other regulations adopted by the county shall apply.**

(Code 1979, § 14-20.02)

**Sec. 62-1105. - Penalty.**

**It shall be unlawful for any person to violate the provisions of this article or to use any land, structure or building in violation of any provision of this article.**

Any person found guilty of violating this section shall be deemed guilty of an offense, and shall be punished by a fine not to exceed \$500.00 or by imprisonment in the county jail for a period not to exceed 60 days, or by both such fine and imprisonment. Each separate day that a violation exists or continues shall be deemed a separate offense for the purposes of this section. Any penalties pursuant to F.S. ch. 162 or chapter 2, article VI, division 2, may be pursued.

(Code 1979, § 14-20.66)

State Law reference— Penalties for ordinance violations, F.S. § 125.69.

**Sec. 62-1106. - Additional remedies.**

If any building or structure is erected, constructed, altered, repaired or maintained or any building, structure or land is used in violation of the provisions of this article, the proper authorities of the county, in addition to the remedies otherwise provided for in this article, may institute any appropriate action or proceeding to prevent such violations in a court of competent jurisdiction.

(Code 1979, § 14-20.67)

**Vacation Rental**

SECTION 1. Section 62-1102. Definitions and rules of construction. Code of Ordinances of Brevard County, Florida, "Vacation Rental" definition is hereby created as follows:

Vacation Rental means any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family or multi-family dwelling unit that is also a transient public lodging establishment but that is not a timeshare project. A transient public lodging establishment means any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

Thank you for your time

Brian Hennessey  
Melbourne Shores

**Sec. 62-1841.5.5. - Resort dwellings.**

Where a resort dwelling is listed as a permitted use with conditions in certain residential zoning classifications, it must meet the following qualifying conditions:

- (1) *Location standards.* Resort dwellings shall be restricted to parcels that are:
  - a. Developed with a nonconforming multi-family residential use;
  - b. Located within a multifamily tract in a PUD or RPUD, or located in a single family tract if submitted as part of a preliminary development plan application and approved by the board of county commissioners in public hearing.
- (2) *Performance standards.* All resort dwellings qualifying under this section, except where the owner lives on site and holds a homestead exemption, shall meet the following performance standards. These performance standards shall be included in the rental agreement and conspicuously posted inside the unit.
  - a. *Parking.* For single family resort dwellings, there shall be at least one designated and available off-street parking space for each bedroom in the residence. Occupants shall not park their vehicles on the street.
  - b. *Maximum occupancy.* The number of persons occupying the resort dwelling at any given time shall not exceed the number of rooms in the residence, as established by a submitted floorplan. The maximum occupancy of the structure shall be established by the planning and zoning office at the time of business tax receipt review.
  - c. *Excessive or late noise.* Noise emanating from the resort dwelling shall not disturb the peace and quiet of the vicinity in which the residence is located. Any noise whose measurement exceeds the sound level limits set forth for residential zoning in section 62-2271 or violates the provisions of chapter 46, article IV is considered excessive noise. Additionally, sounds produced from any radio, stereo, television, amplifier, musical instrument, phonograph or similar device shall not be discernable at the property line of the resort dwelling after 10:00 p.m. and before 7:00 a.m.
  - d. *Local management.* Each resort dwelling shall have a designated local manager. The local manager shall be a permanent resident of the county and shall be available 24 hours a day, seven days a week, to address neighborhood complaints. The local manager's name and telephone number shall be registered with the planning and zoning office and shall be posted on the property in a manner visible from the street.
  - e. *Manager's responsibility.* The local manager is responsible for assuring compliance with the performance standards in section 62-1841.5.5(2)e. The local manager shall satisfactorily address complaints by concerned residents of violations of the performance standards ((2)a., (2)b., and (2)c.) in this section within one hour of receipt of the complaint. The resort dwelling's business tax receipt may be revoked if more than two unresolved complaints are received by the county. An unresolved complaint is a complaint that is filed with the county by an individual residing in the same neighborhood who has previously filed the complaint with the local manager, but the local manager did not resolve the complaint to the satisfaction of the individual within one hour. Revoked licenses may not be reissued for a period of one year from the date of revocation.
  - f. *Penalty.* In addition to the penalties enumerated in chapter 2, article VI, division 2 of this Code, the code enforcement special magistrate may suspend or revoke the resort dwelling's business tax receipt under the following conditions: If the special magistrate finds a violation or recurring violation of this section, the special magistrate may suspend the resort dwellings business tax receipt for a period of not more than 30 days or until the issue is resolved, whichever is later; and if the special magistrate finds a repeat violation of this section or a violation of a suspension order, the special magistrate may revoke the resort dwelling's business tax receipt. Revoked licenses may not be reissued for a period of one year from the date of revocation. Additionally, the county may enforce this section by any other means provided by law.

(Ord. No. 05-27, § 4, 5-19-05; Ord. No. 06-06, § 3, 1-24-06; Ord. No. 2007-003, § 17, 2-20-07; Ord. No. 2007-53, § 2, 10-9-07)

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: no daily rentals  
**Date:** Tuesday, December 1, 2020 12:15:18 PM

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**From:** Michael Dugan <tpnrph2@yahoo.com>  
**Sent:** Tuesday, December 1, 2020 11:15 AM  
**To:** Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; 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 Commissioners, County Manager, and County Attorney,

We are aghast that you commissioners, County Manager, and County Attorney are trying to change our zoning laws of unincorporated Brevard County to allow daily vacation rentals. We just moved here from Ohio and live in a quiet, secure neighborhood in Melbourne Beach and we do NOT want our area to become potentially loud, dangerous, and unsightly due to a rezoning vote that you basically decided to push on us, as vulnerable senior citizens during a Covid 19 infection. We safely can not attend your "public hearing" on December 8th to let you know how much we are against this rezoning. Please know we are watching how you vote on this. We are thanking you in advance for your vote of NO on this rezoning proposition. Please keep our unincorporated Brevard County beautiful for our residents! No Daily Rentals!

Sincerely,  
Michael and Myrna Dugan  
352 Arrowhead Lane  
Melbourne Beach, FL 32951  
321-499-4466

**From:** [Roth, Joy](#) on behalf of [Abbate, Frank B](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Vote YES to daily rentals  
**Date:** Tuesday, December 1, 2020 11:10:44 AM

---

**From:** Jean Hilmes <[lrntofly@gmail.com](mailto:lrntofly@gmail.com)>  
**Sent:** Friday, November 27, 2020 4:09 PM  
**To:** Abbate, Frank B <[Frank.Abbate@brevardfl.gov](mailto:Frank.Abbate@brevardfl.gov)>  
**Subject:** Vote YES to daily rentals

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

Please vote yes to Daily Rentals in Brevard County.

Thank you,

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Vote YES to daily rentals  
**Date:** Tuesday, December 1, 2020 11:10:44 AM

---

**From:** Jean Hilmes <lrntofly@gmail.com>  
**Sent:** Friday, November 27, 2020 4:09 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Vote YES to daily rentals

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

Please vote yes to Daily Rentals in Brevard County.

Thank you,

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Short Term Rental Policy  
**Date:** Tuesday, December 1, 2020 12:15:21 PM

---

**From:** weidenheil@aol.com <weidenheil@aol.com>  
**Sent:** Wednesday, October 21, 2020 7:03 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Fwd: Short Term Rental Policy

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

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

**From:** weidenheil@aol.com  
**To:** D4.Commissioner@brevardfl.gov <D4.Commissioner@brevardfl.gov>  
**Sent:** Wed, Oct 21, 2020 6:50 pm  
**Subject:** Short Term Rental Policy

We understand that there is a proposal to permit short-term rentals in the South Beaches. As residents of an unincorporated beach community, we DEMAND that you never allow this to happen! We are more than strongly opposed to such activity on the basis that it increases the potential for crime, traffic, noise, environmental deterioration, and absentee ownership/investment in real property. We can find NO advantage in opening up our neighborhoods to these risks. We want to keep our residential areas PRIVATE!!!! Please bear in mind that you represent- and work for-US!

Mr. and Mrs. Gary Weidenmoyer

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Proposal to change zoning rules in the unincorporated portions of Brevard County to allow short term vacation rentals  
**Date:** Tuesday, December 1, 2020 12:15:35 PM

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**From:** Wallace Rice <down2thabeach@att.net>  
**Sent:** Tuesday, October 20, 2020 2:20 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Proposal to change zoning rules in the unincorporated portions of Brevard County to allow short term vacation rentals

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

As homeowners and full-time residents of Floridana Beach, we strongly oppose any measures that would allow short term vacation rentals in the unincorporated portions of Brevard County.

When we moved here in 2013 from Virginia, we were not looking for a congested beach resort with heavy traffic and crime. We were thrilled to find Floridana Beach; a quiet, family oriented community with unspoiled beaches, very little traffic and low crime. Everyone knows their neighbors, we respect each others property, keep our beaches clean and co-exist with the sea turtles. We'd like to keep it that way, but that all changes when you introduce short term rentals.

Ask yourself, would you like to live in a neighborhood with frequent short term rentals, increased traffic and crime, people parking on your lawn, leaving trash on the beaches and damaging the sand dunes? Do you think the short term renters are concerned with protecting the sea turtles?

By considering the proposal to change the zoning, you are putting the desire of the few, who want to make money for themselves by renting their homes, above the rights of the majority to live safely and quietly in their single family residential neighborhoods. If you would not be willing to have short term vacation rentals in your neighborhood, how can you force it on someone else?

Respectfully,

Susan Page & Wallace Rice

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: NO SHORT TERM RENTALS PLEASE  
**Date:** Tuesday, December 1, 2020 12:16:18 PM

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**From:** ariel van <sleepingwillowmoon@gmail.com>  
**Sent:** Saturday, October 17, 2020 10:37 AM  
**Cc:** Schmadeke, Adrienne <Adrienne.Schmadeke@brevardfl.gov>; Bellak, Christine <Christine.Bellak@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>  
**Subject:** Re: NO SHORT TERM RENTALS PLEASE

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

To add to my previous correspondence re: NO SHORT TERM RENTALS PLEASE

It has come to my attention today that the county is promoting these rentals and actually pays people who rent to tourists/short timers 10 percent to invite them to our neighborhood and beach.

That is amazing. It is the rest of us who should be getting a rebate on our property taxes as you continue to bring property values down by this short term mentality which destroys dunes, turtle nests and leaves litter, fire works, crime, noise, racing cars up and down the streets and A1A not to mention the releasing of balloons into the ocean. Really?

So you're paying 10 percent for this and the homeowners and the environment suffer? Are YOU also paying to have sand trucked in as they flatten the dunes with their boogie boards?????

Are you paying for extra police protection or for extra garbage pick up?????

It is not up to the homeowners to cover that!

If you cannot handle and pay for the consequences of your poor choices - don't keep passing the buck to us who try to live here. Make a plan - have some foresight .....

As you look around and see that 5G is going to require more cell towers - hence more lands being destroyed, more illness created - you might stop and ask yourself at this moment....IS THIS the place you want to live? Since it is becoming so disgracefully contaminated - you will see more low rent rentals cropping up.

If you prefer this kind of lifestyle why don't you go to Ft Lauderdale, Miami, Jacksonville or Daytona

or Orlando or New York? Really - what are you doing here?

There must be another area that will make you happier - You don't have to destroy things here for the rest of us - and try to bill us for that destruction.

Cut our property taxes by at least 1000 dollars a year and maybe that will put a dent in what you owe the property owners in this county.

Time to wake up before you make more bad decisions.

Just because Volusia County and Palm Beach County and Martin County etc, etc, allow destruction of waterways and environment it doesn't mean that Brevard has to strive to reach the same low level of incompetency and irresponsibility.

V. Van Haltern

Melbourne Beach

On Thu, Oct 15, 2020 at 4:59 PM Woodard, Patrick <[patrick.woodard@brevardfl.gov](mailto:patrick.woodard@brevardfl.gov)> wrote:

On behalf of Commissioner Smith thank you for contacting our office with your concern about the resort dwelling ordinance. I will share your email with the Commissioner however, I wanted to acknowledge that our office received it.

Regards,

*Pat Woodard*



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

**Please note:**

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

**From:** ariel van <[sleepingwillowmoon@gmail.com](mailto:sleepingwillowmoon@gmail.com)>

**Sent:** Tuesday, October 13, 2020 2:08 PM

**To:** Commissioner, D4 <[D4.Commissioner@brevardfl.gov](mailto:D4.Commissioner@brevardfl.gov)>; Commissioner, D3 <[d3.commissioner@brevardfl.gov](mailto:d3.commissioner@brevardfl.gov)>; Commissioner, D2 <[D2.Commissioner@brevardfl.gov](mailto:D2.Commissioner@brevardfl.gov)>; Commissioner, D1 <[D1.Commissioner@brevardfl.gov](mailto:D1.Commissioner@brevardfl.gov)>; Commissioner, D5

<[D5.Commissioner@brevardfl.gov](mailto:D5.Commissioner@brevardfl.gov)>; Abbate, Frank B <[Frank.Abbate@brevardfl.gov](mailto:Frank.Abbate@brevardfl.gov)>

**Subject:** NO SHORT TERM RENTALS PLEASE

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

Please do not allow short term rentals in our neighborhoods. Here in Melbourne Beach, Florida Beach we have suffered enough already seeing the dunes and turtle nests destroyed - areas which are SUPPOSED to be protected. These renters shoot off fireworks late into the night, create loud noise and cause havoc. We have constant issues with renters leaving litter, frightening off sea turtles (trying to take pics as they lay eggs). In addition they leave large glaring lights on the beach during nesting season. When the owners are contacted they do nothing. Where is the accountability for this destruction? We have lost so many hatchlings, many wandering in the wrong direction across A1A! Can there be no end to the destruction? The turtles, dunes and environment need to be taken into consideration even if you could care less about the humans (actual residents) trying to live here and pay property taxes.

PLEASE DO NOT ALLOW SHORT TERM RENTALS!

Can't wait to bring more COVID in I suppose? Great then who is going to pay the taxes when everyone is gone? Who is going to come to the beach when it is contaminated? If you want these types around then let them come during red tide so they can experience first hand an environment tainted by unacceptable choices and behaviors like their own.

I know you will find this hard to believe but years ago when I first moved to FL we had birds on the trees - all white and beautiful like paradise! How beautiful it was once upon a time.

Thank you,

V. Van Haltern, Florida Beach

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Short Term Vacation rentals objection for Unincorporated Brevard County. Protect our Barrier Island  
**Date:** Tuesday, December 1, 2020 12:16:39 PM  
**Importance:** High

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**From:** Matilde Personal <carrozza.m@comcast.net>  
**Sent:** Thursday, October 15, 2020 3:34 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; D1.commissioner@brevardfl.govone; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>  
**Cc:** 'Raymond Carrozza' <raymond.carrozza@sealandcorp.net>  
**Subject:** Short Term Vacation rentals objection for Unincorporated Brevard County. Protect our Barrier Island  
**Importance:** High

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

Dear Commissioner

My family and I are profoundly saddened by the news that short term vacation rentals might be allowed in the future .

It is my understanding that *in 2006 after hard work by homesteaders, the County Commission added property protection for Brevard's unprotected areas, only allowing rentals of more than 90 days, as well as fairly designating many areas that allow resort/vacation rentals. This was an even-handed conclusion for all property owners. Therefore, since Brevard passed the ordinance before 2011, **we are "grandfathered" in to keep what we have.***

*Some property owners/corporation are presently and illegally renting short term, via Airbnb, Vrbo. We are witnessing firsthand what this is doing to our ecology, our preserves, our dunes, our wildlife, and the tranquility of our family owned neighborhoods.*

*The majority of Short terms renters are careless, noisy and destructive because they come to play and leave behind a trail of destruction on our beaches (dunes severely damaged because of tenants disregard) our turtles, our little streets, our children who will not feel safe to play outdoors any longer.*

*Please DO NO LET THIS HAPPEN TO Unincorporated Brevard County. (our precious barrier Island)*

Matilde & Raymond CARROZZA  
124 DELVALLE STREET  
MELBOURNE BEACH FL 32951

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Short Term Vacation Rentals  
**Date:** Tuesday, December 1, 2020 12:16:55 PM

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**From:** Diane Gunderson <diane.gunderson@gmail.com>  
**Sent:** Thursday, October 15, 2020 10:48 AM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Short Term Vacation Rentals

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

I am a registered voter and live in an unincorporated area of South Brevard and understand changes to the short term vacation rentals is on the table.

I am adamantly against rezoning or allowing vacation rentals in our neighborhoods. I feel allowing that hurts the diversity of our county skewing it away from a balance of families & business to strictly business. Creating issues with and eroding our environment on the beaches, our neighborhoods due to more traffic/transient people who are not living here/are not invested in our community, using it for their own pleasure or benefit financially. I will vote against anyone who is in favor of this change in an effort to protect the way of life I bought into when I chose to purchase and invest in homes and the community here.

Sincerely,

Diane Gunderson

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Short Term Vacation Rentals  
**Date:** Tuesday, December 1, 2020 12:18:01 PM

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**From:** Alice <arfbpf@gmail.com>  
**Sent:** Wednesday, October 14, 2020 11:50 AM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Short Term Vacation Rentals

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

Dear Frank Abbate,

I am 100% **against** any changes to the current short term vacation rental regulations to allow short term rentals of less than 3 months in the unincorporated areas of Brevard. Please continue to protect our beaches, conservation properties and Indian River Lagoon.

Thank you,

Alice Robbins-Fox  
5880 Riverside Drive  
Melbourne Beach, FL 32951  
321-676-3805

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: Please vote NO on rezoning of unincorporated Brevard County  
**Date:** Tuesday, December 1, 2020 1:32:49 PM

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

From: Paul Dickenson <dckensp@comcast.net>  
Sent: Tuesday, December 1, 2020 1:15 PM  
To: Commissioner, D3 <d3.commissioner@brevardfl.gov>  
Cc: Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
Subject: Please vote NO on rezoning of unincorporated Brevard County

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

There is nothing more precious to us than the piece and nature surroundings of our South Beaches residence. You see we relocated to this area from South Florida and the overrun areas that have been created there.

Moving to an area a few years back that has expressed concerns and acted on them for preservation of the Indian River Lagoon make us proud of and supportive of our local governments.

Now hearing of the awful possible direction of daily rentals with their invasion of noise, traffic and environmental damage is extremely disturbing.

Please we implore you to not change the direction of this wonderful area. Vote No for any rezoning.

Paul Dickenson  
Dckensp@comcast.net

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Tuesday, December 1, 2020 1:33:07 PM

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**From:** David Williammee <davidw@cdiweb.com>  
**Sent:** Tuesday, December 1, 2020 12:48 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€

-- David Williammee  
[davidw@cdiweb.com](mailto:davidw@cdiweb.com)

32951 Please preserve our residential communities!

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

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: SHORT TERM RENTAL PROPOSAL  
**Date:** Tuesday, December 1, 2020 2:06:29 PM

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**From:** Michael Opalka <mno333@comcast.net>  
**Sent:** Tuesday, December 1, 2020 12:30 PM  
**To:** Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** SHORT TERM RENTAL PROPOSAL

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

**DEAR COUNTY MANAGER ABBATE,**

**WE ARE AGAINST THE SHORT TERM RENTAL PROPOSAL BEING  
CONSIDERED IN BREVARD COUNTY.**

**PLEASE DO NOT PASS THIS ZONING CHANGE.**

**THANK YOU,  
MICHAEL NEAL & FAMILY**

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Please vote NO on rezoning of unincorporated Brevard County  
**Date:** Tuesday, December 1, 2020 2:09:58 PM

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

From: Paul Dickenson <dckensp@comcast.net>  
Sent: Tuesday, December 1, 2020 1:15 PM  
To: Commissioner, D3 <d3.commissioner@brevardfl.gov>  
Cc: Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
Subject: Please vote NO on rezoning of unincorporated Brevard County

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

There is nothing more precious to us than the piece and nature surroundings of our South Beaches residence. You see we relocated to this area from South Florida and the overrun areas that have been created there.

Moving to an area a few years back that has expressed concerns and acted on them for preservation of the Indian River Lagoon make us proud of and supportive of our local governments.

Now hearing of the awful possible direction of daily rentals with their invasion of noise, traffic and environmental damage is extremely disturbing.

Please we implore you to not change the direction of this wonderful area. Vote No for any rezoning.

Paul Dickenson  
Dckensp@comcast.net

**From:** Bentley, Eden  
**To:** Jones, Jennifer  
**Subject:** FW: Resort dwellings  
**Date:** Tuesday, December 1, 2020 2:11:54 PM

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**From:** Susan Nicole <soosienicole@gmail.com>  
**Sent:** Tuesday, December 1, 2020 1:58 PM  
**To:** Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>  
**Cc:** Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** Resort dwellings

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

I am a Melbourne Beach Resident and registered voter residing at 6380 Floridana Avenue.

I am **STRONGLY** against short term rentals in my community.

Last summer I witnessed short term rentals completely ignoring the laws to protect our Turtles. They conducted LOUD gatherings both on decks and beaches and used lighting which is strictly prohibited.

I hope that you will consider this in your December 8th meeting.

Yours very truly,  
Susan Nicole

**From:** sea  
**To:** [Jones, Jennifer](#)  
**Subject:** Fwd: 1000 Friends of Florida writes to protect neighborhoods from short term rentals  
**Date:** Tuesday, December 1, 2020 1:52:36 PM  
**Attachments:** [Brevard County Short Term Rentals.pdf](#)  
[Outlook-gxu5c1r4.png](#)

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

Hi Jennifer,  
Can you please confirm that this letter went into the Agenda Package to be read at next Tuesday's Commission Meeting.  
Thanks,  
Mark Shantzis  
321-733-6123

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

From: Jane West <[jwest@1000fof.org](mailto:jwest@1000fof.org)>  
To: D1.Commissioner@BrevardFL.gov <[D1.Commissioner@BrevardFL.gov](mailto:D1.Commissioner@BrevardFL.gov)>;  
D2.Commissioner@BrevardFL.gov <[D2.Commissioner@BrevardFL.gov](mailto:D2.Commissioner@BrevardFL.gov)>;  
D3.Commissioner@BrevardFL.gov <[D3.Commissioner@BrevardFL.gov](mailto:D3.Commissioner@BrevardFL.gov)>;  
D4.Commissioner@BrevardFL.gov <[D4.Commissioner@BrevardFL.gov](mailto:D4.Commissioner@BrevardFL.gov)>;  
D5.Commissioner@BrevardFL.gov <[D5.Commissioner@BrevardFL.gov](mailto:D5.Commissioner@BrevardFL.gov)>  
Cc: [jennifer.jones@BrevardFL.gov](mailto:jennifer.jones@BrevardFL.gov) <[jennifer.jones@BrevardFL.gov](mailto:jennifer.jones@BrevardFL.gov)>; [tad.calkins@BrevardFL.gov](mailto:tad.calkins@BrevardFL.gov) <[tad.calkins@BrevardFL.gov](mailto:tad.calkins@BrevardFL.gov)>  
Sent: Fri, Nov 20, 2020 6:00 pm  
Subject: Short term vacation rentals in Brevard County

Dear Commissioners,  
Please see the attached correspondence regarding short term vacation rentals in Brevard County. Please feel free to contact me if you have any questions in this regard. Thank you,  
Jane

**Jane West, Esq.**  
Policy and Planning Director  
24 Cathedral Place, Suite 504  
St. Augustine, Florida 32084  
(850)222-6277  
(904)671-4008 (cell)  
[www.1000friendsofflorida.org](http://www.1000friendsofflorida.org)



building better communities • saving special places



November 20, 2020

Brevard County Board of County Commissioners  
2725 Judge Fran Jamieson Way  
Viera, Florida 32940

Dear Chair Pritchett and Commissioners:

1000 Friends of Florida is the state leader on growth management, working with local governments and elected state officials to build better communities throughout Florida. One issue that has caused considerable controversy across our state in recent years is the short-term vacation rental market.

Brevard County had the foresight in 2006 to protect its citizens' private-property rights by adding a layer of protection for single-family home neighborhoods from the intrusive impacts of short-term vacation rentals. The effort was the result of much work by your planning staff. Your staff engaged in significant outreach to impacted property owners and stakeholders alike in order to build consensus for an ordinance that struck the right balance to protect the various interests of your taxpaying residents and commercial interests.

Brevard is fortunate because a mere five years later, that ordinance would have been barred by state law. In 2011, the Florida Legislature adopted Fla. Stat. 509.032(7)(b). This preemption statute took away home rule from local governments to regulate short-term rentals. Brevard County was fortunately spared from this preemption power grab because the 2006 ordinance was grandfathered in and spared from the stringent limitations set forth in the statute.

However, the general legal consensus for local government attorneys is that if a grandfathered ordinance is amended or modified in any way, that grandfather status will be permanently lost. Local governments throughout the state have become embroiled in expensive litigation over this issue, trying to regain the control and authority they once had over the explosive vacation rental market.

Should Brevard County choose to modify its 2006 ordinance, you will be voluntarily conceding control to the state over a controversial issue over which you now enjoy exclusive control. Many local governments wish they could enjoy the status that you so wisely adopted in 2006.

1000 Friends has taken a particular interest in Brevard County this year. We accepted an invitation from local citizen leaders to partner on a workshop we presented last month on ways to protect the environment, economy and way of life in the county as it continues to grow over the next 50 years.

In the interest of preserving the special communities in Brevard, we strongly advise you to resist modifying your grandfathered short-term rental ordinance in order to maintain the will of planners, staff and, most importantly, the taxpaying citizens you serve. Thank you for your consideration.

Sincerely,



Jane West  
Policy and Planning Director

Cc: Jennifer Jones  
Tad Calkins

**Officers:** Susan Trevarthen, *Chair* • F. Gregory Barnhart, *Vice Chair* • Timothee Sallin, *Secretary* • Timothy Jackson, *Treasurer*  
**Board of Directors:** Courtney Cunningham, Lee Constantine, Andrew Dickman, Victoria Tschinkel, Jim Swann, Jake Vam, Mark Watts  
**Emeritus:** Lester Abberger, Robert Davis, Jim Nicholas, Roy Rogers, Earl Starnes  
**President:** Paul Owens

**From:** Roth, Joy on behalf of Abbate, Frank B  
**To:** Jones, Jennifer  
**Subject:** FW: Resort Dwellings Amendment Discussions  
**Date:** Tuesday, December 1, 2020 2:14:11 PM

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**From:** Paul McLaughlin <pfmclaughlinjr@gmail.com>  
**Sent:** Tuesday, December 1, 2020 1:29 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>  
**Subject:** Fwd: Resort Dwellings Amendment Discussions

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

All,

I am forwarding the note below that I sent to Commissioner Tobia who 'supposedly' represents the people in my area regarding the above mentioned amendment that will destroy our neighborhood. I am begging you to vote against any changes to the current zoning law in question. Common sense and your conscience should allow you to see this.  
Thank you for your time and efforts.

Sincerely,  
Paul McLaughlin

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

**From:** **Paul McLaughlin** <pfmclaughlinjr@gmail.com>  
**Date:** Tue, Dec 1, 2020 at 12:51 PM  
**Subject:** Resort Dwellings  
**To:** <D3.Commissioner@brevardfl.gov>  
**Cc:** <whoover@melbournebeachfl.org>

Dear Mr. Tobia,

I live in Melbourne Beach where the town took no action in 2006, unlike Indialantic, to protect itself from short term rentals. Currently the town of MB and its commission does not enforce codes that are on the books to protect the neighborhood and your position will only strengthen short term rentals and pit neighbor against neighbor. Due to these 'land use' codes being changed I am personally experiencing what once was a flourishing 'family' neighborhood with lots of character

being destroyed.

Why would you do this other than your own personal gain. There is no common sense regarding your position in relation to protecting tax paying citizens who moved here to escape the type of environment that **YOU** will be creating. I implore you to re-think your position and think of the common good.

Sincerely,

Paul McLaughlin

412 2nd venue

Melbourne Beach, FL 32951

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: No Daily Rentals  
**Date:** Tuesday, December 1, 2020 3:34:17 PM

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

From: Rose Marie Blais <blaisrose@gmail.com>  
Sent: Tuesday, December 1, 2020 3:33 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.

Good afternoon Mr. Bentley

Are you pro this change? If so, why?

I lived in Key West 70's - 90's. Married into a 7 generation family & raised children there until family life wasn't valued anymore.

Most thought it was good idea, until we saw the ramifications....Key West sold out to greed & lost not only its charm, privacy, most locals left. Mist wished they could go back in time & not have the changes & value the quality of life they once had.

I purchased a home here 6 years ago, leaving Palm Beach as it too became intolerable.

I can't stand by and watch while another blessed area gets absorbed by destructive changes. Please let's not let our charming community go down this same path....

I'm seeing developers build modern homes/developments, bringing what's south of us north....

Daily rentals, vacation rental zoning should not move forward. Allow our neighborhoods to remain family oriented, not open our doors to crime, drugs....etc. STOP the greed!

Thank you,  
Rose Marie Blais

Sent from my iPhone

**From:** [Bentley, Eden](#)  
**To:** [Jones, Jennifer](#)  
**Subject:** FW: A petition signature in opposition to Brevard County Vacation Rental rezoning  
**Date:** Tuesday, December 1, 2020 4:00:47 PM

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**From:** Irma Boser <iirmie@cfl.rr.com>  
**Sent:** Tuesday, December 1, 2020 3:59 PM  
**To:** Commissioner, D1 <D1.Commissioner@brevardfl.gov>; Commissioner, D2 <D2.Commissioner@brevardfl.gov>; Commissioner, D3 <d3.commissioner@brevardfl.gov>; Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Commissioner, D5 <D5.Commissioner@brevardfl.gov>; Abbate, Frank B <Frank.Abbate@brevardfl.gov>; Bentley, Eden <Eden.Bentley@brevardfl.gov>  
**Subject:** A petition signature in opposition to Brevard County Vacation Rental rezoning

**[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€

-- Irma Boser  
[iirmie@cfl.rr.com](mailto:iirmie@cfl.rr.com)

32951 Bad idea!! There are already too many fast and inconsiderate drivers on our narrow Barrier Island.

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

building better communities • saving special places



November 20, 2020

Brevard County Board of County Commissioners  
2725 Judge Fran Jamieson Way  
Viera, Florida 32940

Dear Chair Pritchett and Commissioners:

1000 Friends of Florida is the state leader on growth management, working with local governments and elected state officials to build better communities throughout Florida. One issue that has caused considerable controversy across our state in recent years is the short-term vacation rental market.

Brevard County had the foresight in 2006 to protect its citizens' private-property rights by adding a layer of protection for single-family home neighborhoods from the intrusive impacts of short-term vacation rentals. The effort was the result of much work by your planning staff. Your staff engaged in significant outreach to impacted property owners and stakeholders alike in order to build consensus for an ordinance that struck the right balance to protect the various interests of your taxpaying residents and commercial interests.

Brevard is fortunate because a mere five years later, that ordinance would have been barred by state law. In 2011, the Florida Legislature adopted Fla. Stat. 509.032(7)(b). This preemption statute took away home rule from local governments to regulate short-term rentals. Brevard County was fortunately spared from this preemption power grab because the 2006 ordinance was grandfathered in and spared from the stringent limitations set forth in the statute.

However, the general legal consensus for local government attorneys is that if a grandfathered ordinance is amended or modified in any way, that grandfather status will be permanently lost. Local governments throughout the state have become embroiled in expensive litigation over this issue, trying to regain the control and authority they once had over the explosive vacation rental market.

Should Brevard County choose to modify its 2006 ordinance, you will be voluntarily conceding control to the state over a controversial issue over which you now enjoy exclusive control. Many local governments wish they could enjoy the status that you so wisely adopted in 2006.

1000 Friends has taken a particular interest in Brevard County this year. We accepted an invitation from local citizen leaders to partner on a workshop we presented last month on ways to protect the environment, economy and way of life in the county as it continues to grow over the next 50 years.

In the interest of preserving the special communities in Brevard, we strongly advise you to resist modifying your grandfathered short-term rental ordinance in order to maintain the will of planners, staff and, most importantly, the taxpaying citizens you serve. Thank you for your consideration.

Sincerely,



Jane West  
Policy and Planning Director

Cc: Jennifer Jones  
Tad Calkins

Officers: Susan Trevarthen, *Chair* • F. Gregory Barnhart, *Vice Chair* • Timothee Sallin, *Secretary* • Timothy Jackson, *Treasurer*  
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Emeritus: Lester Abberger, Robert Davis, Jim Nicholas, Roy Rogers, Earl Starnes  
President: Paul Owens

**From:** [Emily Ralston](#)  
**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 8:38:12 AM

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**[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.”

-- Emily Ralston  
eralston@fit.edu  
32951 No daily rentals

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

**From:** [Allison Duncan](#)  
**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 8:07:26 AM

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**[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€

-- Allison Duncan  
aduncan43@cfl.rr.com  
32951

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

# **Short-Term Vacation Rentals: The Getaway That Got Away!**

**Florida Association of County Attorneys  
2015 Continuing Legal Education Program  
June 17-18, 2015**

**Al Hadeed, County Attorney  
Flagler County, FL  
[ahadeed@flaglercounty.org](mailto:ahadeed@flaglercounty.org)**

# **Short Term Vacation Rental**

## **Legislation and Effects**

### **Pre- June 2011**

Home Rule Authority Complete

But see, former Fla Stat. § 509.032(7) (2010) –  
preempting inspections to the State except for  
compliance with Florida Building Code and Fire  
Prevention Code

A number of jurisdictions had regulatory systems, cities (e.g.,  
Dania Beach and Venice) and counties (e.g., Brevard)

See, e.g., *City of Venice v. Gwynn*, 76 So. 3d 401, 403 (Fla 2d  
DCA 2011)

# **Short Term Vacation Rental**

## **Legislation and Effects**

### **Background of the June 2011 Legislation, Fla. Chpt. 2011-119 (House Bill 883)**

Vacation rental industry sought local preemption under proposal by the Lewis, Longman & Walker law firm which represented the industry.

Premise of legislation was to allow homeowners to rent on short term basis to mitigate for the effects of the economic recession.

Premise of the lobbying by Lewis Longman & Walker was abuse by local governments toward short term vacation rentals using anecdotes. The solution advocated was to preempt local governments in favor of uniform treatment at the state level.

# **Short Term Vacation Rental**

## **Legislation and Effects**

Fla. Chpt. 509 was under review for modifications for public lodging and public food service establishments. This review was a convenient vehicle for preemption amendment.

Limiting local government regulation was part of a national effort from the trade groups that advocate for the business of vacation rentals. E.g., Short Term Rental Advocacy Center - [www.stradvocacy.org](http://www.stradvocacy.org)

# **Short Term Vacation Rental**

## **Legislation and Effects**

### **Background of the June 2011 Legislation, Fla. Chpt. 2011-119 (House Bill 883)**

Before the end of session, compromise achieved with those communities already regulating by grandfathering existing ordinances and regulations adopted on or before June 1, 2011.

The June 1, 2011 grandfathering date effectively prevented any community from initiating or adopting any ordinance or regulations on vacation rentals, as the bill passed at the very end of session.

# **Short Term Vacation Rental**

## **Legislation and Effects**

**Background of the June 2011 Legislation, Fla. Chpt. 2011-119 (House Bill 883)**

Likewise, no community with existing ordinances or regulations had any time to enact any amendments or even refinements. Most if not all have taken the view that enacting any amendment will result in loss of the grandfathering.

Also as part of the compromise, there was a carve out for certain communities within areas of critical state concern in Monroe County.

See generally, Fla. Stat. § 509.032(7) (2011).

# Short Term Vacation Rental Legislation and Effects

## What did the 2011 Preemption Legislation do?

No restriction on use or any prohibition of vacation rentals, and no treatment of them based on their classification, use or occupancy.

If a community wanted to regulate them, they would essentially have to fall under a program that regulated all types of rentals, e.g., landlord licensing programs.

No mandatory inspections of vacation rentals by the Division of Hotels and Restaurants of the Department of Business and Professional Regulation (“DBPR”) for compliance with state regulatory requirements. See, Fla. Stat. § 509.032(2)(a). (“Whereas” implications)

# **Short Term Vacation Rental**

## **Legislation and Effects**

### **What did the 2011 Preemption Legislation do?**

DBPR regulations allowed up to 75 homes to be on one collective license and to be indexed under only the first named property location. (“Whereas” implications.)

The occupancy limit was one person for 150 gross square feet. Twenty visitors could occupy a 3,000 square foot house and the square footage could be computed by including enclosed garages or other spaces. Rooms were converted into bedrooms, some without permits and without meeting Life Safety requirements. (“Whereas” implications.)

# **Short Term Vacation Rental**

## **Legislation and Effects**

The preemption allowed investors and investment groups to purchase property to convert them into vacation rentals. The greatest impact was on single family neighborhoods. (“Whereas” implications.)

Incompatibilities with single family neighborhoods include nuisances (excessive trash and noise), blocking emergency ingress and egress, backed up traffic at entry gates, and constant turnover of occupants, materially affecting the character of the neighborhood. (“Whereas” implications.)

Occupancies for these establishments skyrocketed. Some became mini-hotels. See ads following.

# Advertisement For Short Term Vacation Rental

Previous

Next

**Atlantis Beach House**

Diamond **FREE WIFI**

New property, not yet rated.

Atlantis is rising! This Palatial 9,000 sqft home will be ready February 2014! Equipped with state-of-the-art electronics, a theatre room, game room, heated pool & spa, elevator, 2 kitchenettes, 1 huge kitchen, dining area for 24+, master suites & more.

**Only \$300 to Book Now!**

**Book Now**

- Palm Coast
- Best Value/Garden View
- 11 Bedrooms
- 10 Bathrooms
- Sleeps: 24
- HD TVs
- Elevator
- No Smoking Rental

Print & +1 Tweet

## The dining room tables seat 24

The dining room tables seat 24, with more space at the breakfast bar and captain's table.

*"Boasting 9,000 square feet of luxury living, Atlantis is on schedule to be completed by February 2014. It is equipped with state-of-the-art electronics, a theatre room, game room, heated pool & spa, elevator, 2 kitchenettes, 1 huge kitchen, dining area for 24+, master suites, & much more."*

Source: [www.vacationrentalpros.com](http://www.vacationrentalpros.com); January 6, 2014

# Our Kids Room Can Sleep 6!



Our kids room can sleep 6 with bunk double beds and two twins. This room also has its own TV and DVD player so the kids can have a great time watching their own shows.

# **2014 Revision**

Section 509.032(7)(b):

“(b) A local law, ordinance, or regulation may not restrict ~~the use of vacation rentals,~~ prohibit vacation rentals, or regulate the duration or frequency of rental of vacation rentals based solely on their classification, use, or occupancy. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011.”

Senate Bill originally restored full home rule. House of Representatives watered it down.

Legislative history supports intent to restore power to regulate, but not power to prohibit.

## **Highlights of Legislative History**

Repeal of preemption introduced in the Senate, Senator Thrasher, SB 356.

Bill was amended in the House substantially to not go as far as a full repeal due to effective lobbying by Lewis Longman & Walker, producing CS/HB 307.

In its final form, the House bill was substituted for the Senate bill in the closing days of the session. Per the Final Bill Analysis, the adopted bill “removes the total preemption to the state for the regulation of vacation rentals, provided those regulations do not prohibit vacation rentals or restrict the duration or frequency of vacation rentals. The grandfather provision in existing law exempting any local law, ordinance, or regulation adopted on or before June 1, 2011, is maintained.” House of Rep., Final Bill Analysis for CS/HB 307 (June 19, 2014).

## **Highlights of Legislative History**

One compromise that was rejected by the House was a Senate amendment to allow local governments to set minimum stay requirement of seven days. SB 356 (1st Engrossed, March 20, 2014; bill amendment introduced by Senator Galvano). (At the time some grandfathered local regulations required minimum 30 day rentals.) The House kept to its local government ban on restricting the duration of a rental.

On the other side of the coin, House members that wanted the preemption repeal narrowed introduced an amendment that local governments could not single out vacation rentals for more onerous restrictions than residential properties. The amendment read: “A local law, ordinance, or regulation may not restrict a use on a vacation rental which is not restricted in a non-vacation rental property.” Amendment by Rep. J. Diaz (Amend. No. 2, House Regulatory Affairs Comm., April 10, 2014); and see Amend No. 1 to the same effect by Rep. Gaetz, April 10, 2014, withdrawn by sponsor).

The final bill language adopted in Fla. Chpt . 2014-71 as to the scope of regulatory power read: “A local law, ordinance, or regulation may not prohibit vacation rentals, or regulate the duration or frequency of rental of vacation rentals.”

# **Highlights of Legislative History**

## **What remained the same?**

The definition of a vacation rental, sometimes called short term vacation rental or a resort dwelling, did not change. See, Fla. Stat. § 509.013(4)(a).

“Vacation rentals” are a type of “transient public lodging establishment” which are rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

DBPR standards did not substantially change.

## **Links to Legislative History Documents of 2014**

### **Legislation**

#### **Senate:**

**<http://www.flsenate.gov/Session/Bill2014/0356>**

**(SB 356)**

#### **House:**

**<http://www.myfloridahouse.gov/Sections/Bills/billsdetail.aspx?BillId=51421>**

**(HB 307)**

# **What Constitutes a Grandfathered Regulatory Ordinance?**

The regulation has to be express to avoid challenge.

AG Inf. Op. to Flagler County (Oct. 22, 3013)  
(appended to accompanying PDF):

Single family zoning ordinance cannot be interpreted to prohibit vacation rentals when ordinance did not, prior to June 1, 2011, restrict rental of such property and county had no regulations specifically governing vacation rentals.

# **What Constitutes a Grandfathered Regulatory Ordinance?**

Dal Bianco v. City of Ft. Lauderdale (Fla. 15<sup>th</sup> Jud. Cir., May 9, 2012), cert. denied, No. 4D12-2028 (Fla. 4<sup>th</sup> DCA, June 21, 2012) (appended to accompanying PDF):

Local code's single family dwelling definition did not expressly address use of dwelling. Therefore, City could not use the provision as a basis for sanctioning the owner in a code enforcement case for use of the dwelling as a vacation rental. City argued that the business of short term leasing was prohibited under its code but could point to no express provision or established interpretation.

# **What Constitutes a Grandfathered Regulatory Ordinance?**

Ocean's Edge Development Corp. v. Town of Juno Beach, 430 So. 2d 472, 473-474 (Fla. 4<sup>th</sup> DCA 1983):

Zoning ordinance must be construed broadly in favor of property owner absent a clear intent to the contrary.

After-the-fact interpretations of ordinance's intent will be scrutinized if used to fill in gaps in the text of ordinance.

Owners should be entitled to rely on clear and unequivocal language of an ordinance affecting their property.

# **If grandfathered ordinance, what you can do...or can't do?**

Overwhelming consensus of local government attorneys that any amendment will forfeit grandfathered status.

The risk, deemed unacceptable, is the voiding of any provision that presently:

- Excludes vacation rentals from a particular area;
- Allows them only by some special exception process; or
- Places a minimum duration of rental (such as 7 or 30 days).

There is no effective way to test survival of the regulatory ordinance, either before or after an amendment, by a declaratory judgment.

And an AG Opinion provides small comfort. There is no safe harbor.

Grandfathered ordinances are therefore frozen. (2015 Legis. Session of the House attempted to address this problem. Bills went nowhere.)

## **Utilizing the New, Limited Home Rule Authority**

Flagler County Ordinance as amended (appended to accompanying PDF):

Detailed findings, vacation rentals expressly permitted in all districts, restricted territorial application of standards; application further limited to dwelling unit type, annual operating certificates, designating responsible party, annual inspections, compliance with life safety and building code requirements, parking and trash, occupancy limits, grandfathering schedules and vesting process using special master.

Documents concerning the history of the ordinance's development are available on Flagler County's website. <http://www.flaglercounty.org/index.aspx?NID=1101>

## **Utilizing the New, Limited Home Rule Authority**

Marco Island Ordinance (appended to accompanying PDF):

Basic findings, annual registration requirement, broader dwelling type applicability, rentals under 365 days, HOA's and Condo Associations can opt out, designated contact, occupancy limits, trash and parking, "good neighbor" code of conduct, fireworks prohibition, failure to have state licenses and authorizations violation of ordinance.

## **Defeating the Claim that Preemption Nevertheless Applies Despite 2014 Legislation**

The legislation clearly restores home rule authority except its exercise by local government cannot prohibit vacation rentals or regulate their duration or frequency of rental.

30 Cinnamon Beach Way, LLC v. Flagler County, No. 2015 CA 167 (Fla. 7<sup>th</sup> Jud. Cir., Judge Orfinger, order on prelim. inj., June 1, 2015) (appended to accompanying PDF)

AGO 2014-09 (Nov 13, 2014)(City of Wilton Manors)

## **Defeating the Claim that Preemption Nevertheless Applies Despite 2014 Legislation**

Must make sure ordinance supplements and does not irreconcilably conflict with state statute.

Cannot zone vacation rentals out of an area, see Wilton Manors AG Op.

Cannot revoke authority to operate a vacation rental or fine owner for failure to obtain license from DBPR, see Wilton Manors AG Op.

Additionally, avoid conflicts with the Florida Constitution:

Impairment of Contracts, all rental agreements entered into prior to ordinance enactment must be honored, see 30 Cinnamon Beach Way v. Flagler County.

## **Other Issues (Fact Intensive)**

- Bert Harris Private Property Rights Protection, Fla. Stat. Section. 70.001 – In the vacation rental context having grandfathering and vesting procedures is the best way to avoid or minimize a claim of inordinate burden. A local government is wise to provide allowances in the ordinance for realizing investment backed expectations and to use proceedings internal to it in order to evaluate claims before precipitating court action.
- Equal Protection – Distinguishing between dwelling types or areas must be made on a rational basis. No suspect class or strict scrutiny applies. Need findings to establish the basis for treating one group or category differently from another. See, 30 Cinnamon Beach Way, LLC v. Flagler County.
- Takings – If a government goes too far or tries to prohibit vacation rentals, the government will be in trouble. Government cannot deny property owner all or substantially all economically viable use of his or her land.

# **Alternatives to Exercising New Home Rule Authority...Or as a Phase 1 Approach**

Reasons for reluctance include risk and expense, staff resistance, split in the commission, etc.

Problem sites, research site's internet presence.

Ask Division of Hotels and Restaurants of DBPR whether the dwelling unit licensed.

Inquire of Property Appraiser if property is homesteaded.

Inquire of Tax Collector whether owner has business tax receipt.

Inquire of DOR or Tax Collector whether owner is paying tourist development taxes. Also local and state sales taxes.

# **Alternatives to Exercising New Home Rule Authority...Or as a Phase 1 Approach**

Use code enforcement for trash accumulation at curb side or elsewhere on property.

Use law enforcement to intervene with noise or other public disturbance and ask Sheriff to keep record.

Build a record with all of the above in case you move to ordinance drafting. Convene public hearings or workshops to illuminate the problem and to get input on community concerns and owner concerns even in the absence of a draft ordinance.

All of the foregoing in combination may moderate extreme behavior.

And if it doesn't, you have predicate for a new ordinance.

# **Strategy Considerations**

In choosing to develop an ordinance, one size does not fit all. There is no substitute for knowing your community and holding hearings and meeting with stakeholders to acquire that knowledge. Strive for balance and fairness. Try all reasonable means to solve the issues without a new ordinance and think of regulating as a last resort.

Fact findings and including the jurisdiction's logic for regulation are important for many different reasons.

If you enact a new regulation expect that you will be sued. Craft your ordinance to subject your county to an "on its face" challenge versus an "as applied" challenge.

Collaborate and then collaborate some more with other local governments because precedent is being made that applies to us all.

**THANK YOU!**