

AFFIDAVIT OF NO MORTGAGE

Nicholas Boardman, after being duly sworn, deposes and says:

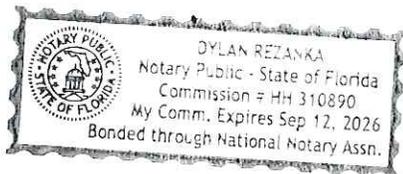
1. I am the owner of the real property as more particularly described in **Exhibit "A"** attached hereto.
2. There are no mortgages on the Property.

Dated 3/9, 2023.

By: 
Nicholas Boardman

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of March, 2023 by Nicholas Boardman, who is personally known to me or produced Drivers License as identification.





Signature of Notary Public

Printed Name: Dylan Rezanka

Commission Expires: 9/12/26

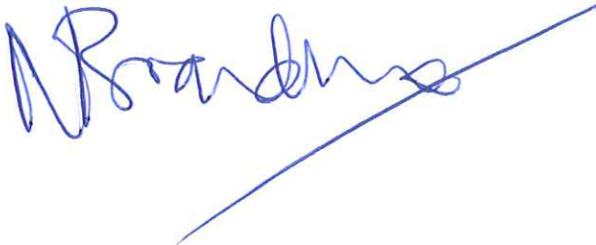
EXHIBIT "A" – LEGAL DESCRIPTION

LOT A (RU-2-6)

FROM SAID POINT OF BEGINNING COMMENCE N 68°10'00" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 150.87 FEET; THENCE, CONTINUE N 21°59'58" WEST A DISTANCE OF 199.97 FEET; THENCE, CONTINUE S 68°10'00" WEST A DISTANCE OF 142.43 FEET; THENCE, CONTINUE S 19°25'00" EAST TO THE POINT OF BEGINNING FOR LOT A.

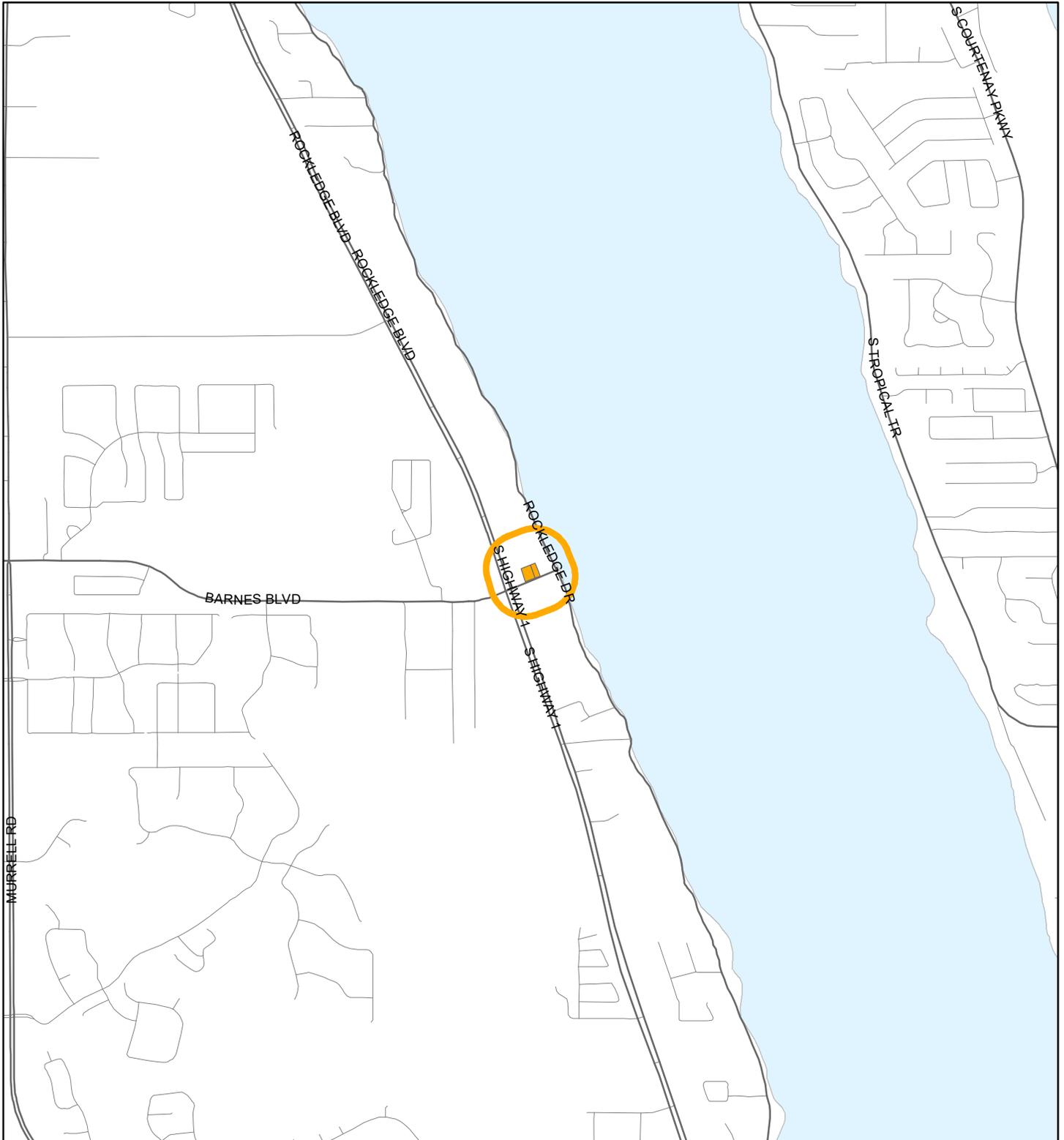
LOT B (RU-2-4)

FROM SAID POINT OF BEGINNING COMMENCE N 68°10'00" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 150.87 FEET TO THE POINT OF BEGINNING FOR LOT B; THENCE, CONTINUE N 68°10'00" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 81.14 FEET; THENCE, CONTINUE N 25°37'00" WEST A DISTANCE OF 200.42 FEET; THENCE, CONTINUE S 68°10'00" WEST A DISTANCE OF 68.38 FEET; THENCE, CONTINUE S 21°59'58" EAST A DISTANCE OF 199.87 FEET TO THE POINT OF BEGINNING FOR LOT B.



LOCATION MAP

BEDARD, Andrea and BOARDMAN, Nicholas
22Z00015



1:24,000 or 1 inch = 2,000 feet

Buffer Distance: 500 feet

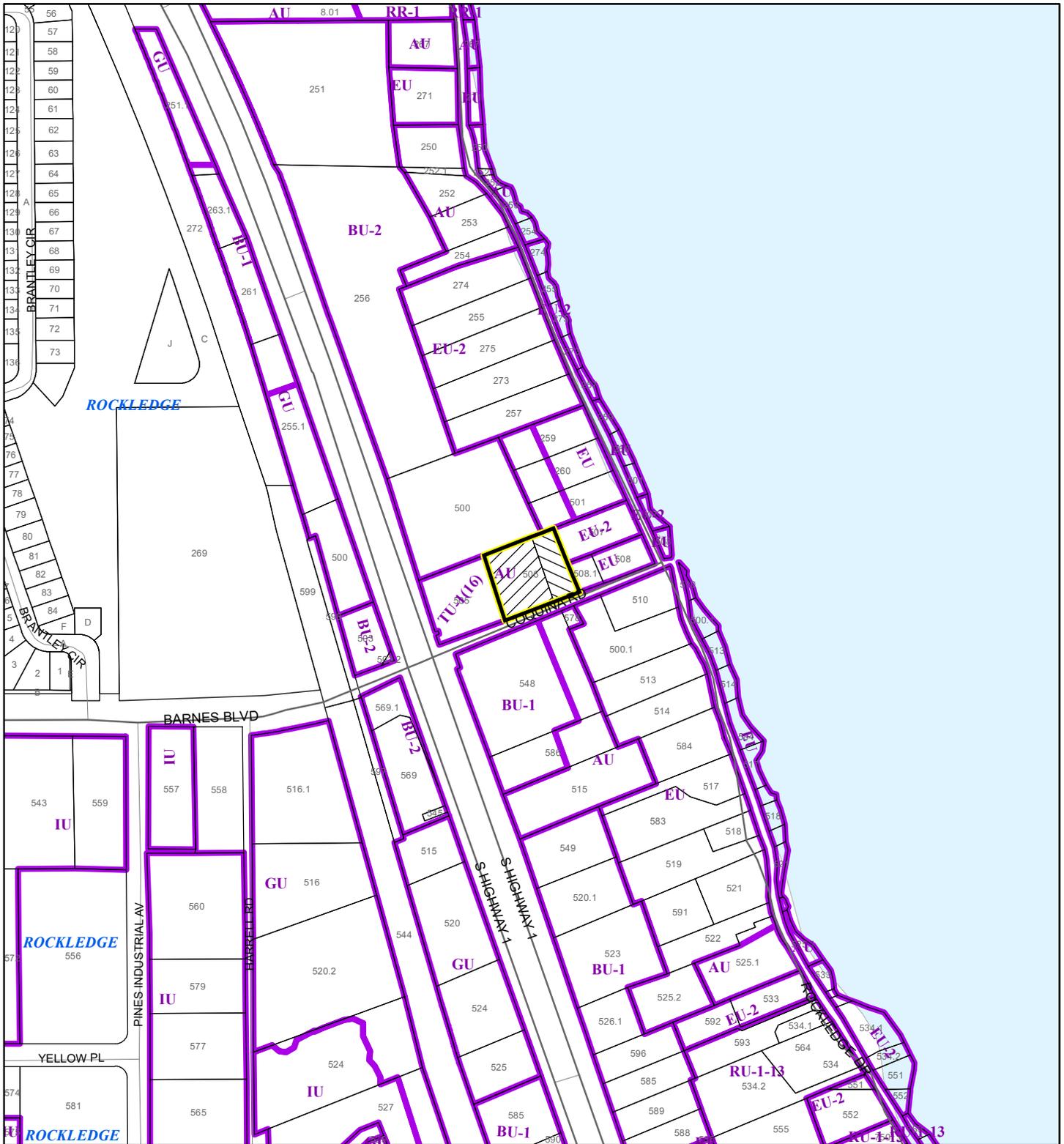
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 8/22/2022

-  Buffer
-  Subject Property

ZONING MAP

BEDARD, Andrea and BOARDMAN, Nicholas
22Z00015



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 8/24/2022

-  Subject Property
-  Parcels
-  Zoning to RU-2-6
-  Zoning to RU-2-4

5. **(22Z00038) Wayne Frank Crisafulli and Sonja Anette Crisafulli Living Trust** (Kim Rezanka) requests a change of zoning classification from AU (Agricultural Residential) to RR-1 (Rural Residential). The property is 1.15 +/- acres, located on the south side of N. Courtenay Parkway, approx. 104 ft. east of N. Tropical Trail. (No assigned address. In the North Merritt Island area.) (Tax Account 2316453) (District 2)

NMI Recommendation: Carbonneau/Ratterman - Approved. The vote was unanimous.

P&Z Recommendation: Minneboo/Filiberto - Approved. The vote was unanimous.

BCC ACTION: Pritchett/Tobia - Approved as recommended. The vote was unanimous.

6. **(22Z00015) Andrea Bedard and Nicholas Boardman** (Kim Rezanka) request a change of zoning classification from AU (Agricultural Residential) to RU-2-4 (Low Density Multi-Family Residential) and RU-2-6 (Low Density Multi-Family Residential). The property is 1.02 acres, located on the north side of Coquina Rd., approx. 214 ft. east of U.S. Highway 1. (23 Coquina Rd., Rockledge) (Tax Account 2511124) (District 2)

P&Z Recommendation: Moia/Glover - Motion to recommend approval. The motion resulted in a tie vote, with Robert Sullivan, Brian Hodgers, Mr. Hopengarten, Peter Filiberto, and Henry Minneboo, voting nay; therefore, the request is *denied*.

BCC ACTION: Pritchett/Smith - Approved with a BDP (Binding Development Plan) limited to four homes, which would be two single-level duplexes with advanced septic. The vote was unanimous. The BDP will be scheduled as a consent item on a subsequent County Commission agenda. Resolution will be completed upon receipt of recorded BDP.

7. *Proposed Amendments to Section 62-1844, Brevard County Code of Ordinances, Re: Criteria for Tiny Homes and Tiny Homes on Wheels.*

LPA Recommendation: Bartcher/Hopengarten - Approved. The vote was unanimous.

PLANNING AND ZONING BOARD RECOMMENDATIONS

- Item H.1. Mark A. and Rebecca L. Oostdyk. Pritchett/Tobia. Approved the change of zoning classification from RR-1 to AU. (22Z00036).
- Item H.2. CGCR Holdings, LLC. Pritchett/Tobia. Adopted Ordinance No. 22-30, setting forth the sixteenth Small Scale Comprehensive Plan Amendment (22S.12), to change the Future Land Use designation from NC and RES 4 to CC. (22SS00009).
- Item H.3. CGCR Holdings, LLC. Pritchett/Smith. Approved the change of zoning classification from IN(L) to BU-2. (22Z00031).
- Item H.4. Wayne Frank Crisafulli and Sonja Anette Crisafulli Living Trust. Pritchett/Tobia. Approved the request of changing the zoning classification from AU to RR-1. (22Z00038).
- Item H.6. Andrea Bedard and Nicholas Boardman. Pritchett/Smith. Approved the change of zoning classification from AU to RU-2-4 and RU-2-6, with a BDP limiting it to four homes which would be two single-level duplexes with advanced septic.
- Item H.5. Dieter Tytko. Tobia/Pritchett. Approved the change of zoning classification from RR-1 to RU-2-4. (22Z00039).