

From: [Nick Boardman](#)
To: [Ritchie, George C](#); [Hart, Jane](#)
Cc: ron.treharne@ark1tek.com; [Jones, Jennifer](#); [Ball, Jeffrey](#); [Andrea -](#)
Subject: Small Scale Comprehensive Plan amendment withdrawal - 23 Coquina Rd.
Date: Wednesday, July 27, 2022 2:28:33 PM
Attachments: [image001.png](#)

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George/Jane

Please take this email as official documentation that I wish to withdraw my small-scale comp. plan amendment and revise my rezoning request from BU-1 to RU-2-4.

I still plan to attend the next meeting on Aug 4th to communicate this to the board.

As soon as I have a new proposed site development plan from my architect Ron CC'd I will submit that to you folks ASAP for entry into their packets.

If you have any questions please let me know.

Thanks,

Nick Boardman

From: Ritchie, George C <George.Ritchie@brevardfl.gov>
Sent: Tuesday, July 26, 2022 9:05 AM
To: Nick Boardman <nick1039@outlook.com>; Hart, Jane <Jane.Hart@brevardfl.gov>
Cc: ron.treharne@ark1tek.com <ron.treharne@ark1tek.com>; Jones, Jennifer <jennifer.jones@brevardfl.gov>; Ball, Jeffrey <Jeffrey.Ball@brevardfl.gov>
Subject: RE: number of motel rooms for preliminary concurrency analysis

Good morning,

Your zoning request can be modified to a lesser intense zoning. Please provide a written response for your application request change. Additionally, since the Future Land Use is NC and RES 4, you could request that your ASAP as the RU-2-4 zoning classification is consistent with the NC & RES 4 FLU designations.

I would suggest you provide the update as soon as possible. Denial of request can cause a waiting period of up to 6-months before rehearing of a similar item per Section 62-1151 (e). Please call or email if you have any other zoning questions.

Sec. 62-1151. Amendments to official zoning map—Amendments initiated by property owner.

- (e) *Limitations on tabling and subsequent applications.* No application for an amendment to the official zoning maps for a particular parcel of property, or part thereof, shall be tabled more than once by the planning and zoning board as a result of the action or request of the applicant. Further attempts by the applicant to table such application shall be deemed a withdrawal of the application, subject to the provisions and limitations of this subsection. No application for an amendment to the official zoning maps for a particular parcel of property, or part thereof, shall be received by the zoning director until the expiration of six calendar months from the date of denial of an application for an amendment to the official zoning maps for such property or part thereof, provided, however, that the board of county commissioners may specifically waive the waiting period based upon a consideration of the following factors:
- (1) The new application constitutes a proposed zoning classification or conditional use of different character from that proposed in the denied application.
 - (2) Failure to waive the six-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence or newly discovered matters or considerations.

This office can only provide zoning and comprehensive plan information. You may wish to contact other County agencies to fully determine the development potential of this property. This letter does not establish a right to develop or redevelop the property and does not constitute a waiver to any other applicable land development regulations. At the time of development, this property will be subject to all such regulations. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

George C. Ritchie, Planner III, Zoning Office
Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way Bldg. A-114
Viera, FL 32940

Phone # (321-350-8272)

From: Nick Boardman <nick1039@outlook.com>

Sent: Monday, July 25, 2022 5:02 PM

To: Hart, Jane <Jane.Hart@brevardfl.gov>

Cc: ron.treharne@ark1tek.com; Ritchie, George C <George.Ritchie@brevardfl.gov>; Jones, Jennifer <jennifer.jones@brevardfl.gov>

Subject: Re: number of motel rooms for preliminary concurrency analysis

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Jane and George,

Due to the P&Z vote against of my request for CC/BU-1 for land at 23 Coquina I am considering downgrading my request for the whole 1.02 ac to be RES-4 (George I think you have already talked to my architect Ron T. about this) in line with current FLU of NC/RES-4. It is my understanding that this would allow me to request RU-2-4 (on the RES-4) and thus build 4 units on the acre or 2 duplexes/4 units total. This route seems to be the route that the neighbors and the boards would be most happy with i.e. guarantee of a complete low density residential development.

Please let me know if I am incorrect here with this train of thought.

With that course being proposed:

1. Is this something I should ask for at the Aug 4th meeting in front of the board or do I need to do a change request through you folks now/ASAP so they would aware in advance?
2. If I was to be denied this route on Aug 4th what is the wait period before I am allowed to make another request? Would it be simply I would go on the schedule for the next P&Z meeting for September? Please let me know what the calendar of events would be in this scenario.

Thanks,

Nick Boardman
321 503 0962

From: Hart, Jane <Jane.Hart@brevardfl.gov>

Sent: Tuesday, July 19, 2022 8:40 AM

To: Nick Boardman <nick1039@outlook.com>

Cc: ron.treharne@ark1tek.com <ron.treharne@ark1tek.com>; Ritchie, George C <George.Ritchie@brevardfl.gov>

Subject: RE: number of motel rooms for preliminary concurrency analysis

Hi Mr. Boardman,

I spoke with the senior zoning planner, George Ritchie, and yes, you may prepare and submit a BDP prior to the BOCC meeting on 8/4. I am attaching a BDP template to this email. If you have questions regarding BDP preparation and submittal, please contact George at 321-350-8272 (copied) or call me at the number below.

Kind regards,

Jane Hart, M.S., Planner
Brevard County Planning & Development
Phone: 321-633-2070 ext. 58270
Direct line: 321-350-8270

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From: Nick Boardman <nick1039@outlook.com>
Sent: Monday, July 18, 2022 6:23 PM
To: Hart, Jane <Jane.Hart@brevardfl.gov>
Cc: ron.treharne@ark1tek.com
Subject: Re: number of motel rooms for preliminary concurrency analysis

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Jane,

Wow, that was brutal for me!

Do happen to know if I can do a BDP that can be submitted and take effect before the next meeting on Aug 4?

I think there was some confusion:

- I was unaware I should have submitted a site plan to help/enable/visualize to the board my intent
 - I think there was some confusion that I wanted to do some level of storage which was not the case at all
 - Can this also be submitted prior to the final meeting?
- I was un aware I should have submitted a BDP as above
- Should I have a lawyer there representing me as they do this day in and day out and know the process way better than I would? It seems that other developers did so.

Thanks,

Nick Boardman

From: Hart, Jane <Jane.Hart@brevardfl.gov>
Sent: Tuesday, June 28, 2022 9:29 AM
To: Nick Boardman <nick1039@outlook.com>
Subject: RE: number of motel rooms for preliminary concurrency analysis

Sure, any time after 1:30 today is good.

Jane Hart, M.S., Planner
Brevard County Planning & Development
Phone: 321-633-2070 ext. 58270
Direct line: 321-350-8270

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From: Nick Boardman <nick1039@outlook.com>
Sent: Tuesday, June 28, 2022 9:13 AM
To: Hart, Jane <Jane.Hart@brevardfl.gov>
Subject: Re: number of motel rooms for preliminary concurrency analysis

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Good morning Jane,

I was actually thinking of getting with you guys for an update. Let me give you a call later to discuss if that's okay with you?

What would be the best time and number to get you on?

Thanks,

Nick Boardman

From: Hart, Jane <Jane.Hart@brevardfl.gov>

Sent: Tuesday, June 28, 2022 9:07 AM

To: Nick Boardman <nick1039@outlook.com>

Subject: number of motel rooms for preliminary concurrency analysis

Good morning Mr. Boardman,

We are reviewing preliminary traffic concurrency for your rezoning and need to know how many motel rooms you intend to expand onto the subject property. This information will allow us to calculate an estimate of trips generated by your proposed use of the property. Otherwise we have to use the most intensive use possible to calculate trips generated which may indicate a deficiency in Level of Service.

Call me if you have any questions.

Thank you,

Jane Hart, M.S., Planner

Brevard County Planning and Development

2725 Judge Fran Jamieson Way, Building A-114

Viera, Florida 32940

Direct Line: (321) 350-8270

Office Line: (321) 633-2070



BOARD OF COUNTY COMMISSIONERS

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