

## Jackson, Desiree

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**From:** Cole Oliver <coliver@rosswayswan.com>  
**Sent:** Tuesday, January 16, 2024 7:56 PM  
**To:** Jackson, Desiree  
**Cc:** Jim Sayegh  
**Subject:** Appeal of 23WV00020 Sidewalk Waiver Application / StorSafe of Rockledge - 3700 S Highway 1  
**Attachments:** 23WV00020 idewalk Waiver Request Deficiency.pdf

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Desiree,

Good evening. I represent the Applicant StorSafe of Rockledge on the attached denial of sidewalk waiver. Please accept this email as a written request to appeal this decision, and I have called to confirm the fees to include with such. Upon confirmation of the amount due, we will deliver a check immediately.

Your letter dated December 14, 2023 states that the basis for denial of the requested waiver is that a major intersection is within 1,200' of the proposed development, multiple citizen request for sidewalks in the area have been received, and that there exists a sidewalk within 800' south of the site.

Our basis for requesting the appeal is that the property being developed has approximately 1,000 intervening feet of future development property between itself and the Coquina/US1 intersection which has no proposed sidewalks at this time. Further, the one (and only) parcel of land south of our property on the east side of US1 containing a sidewalk is approximately 2,000' south of the southern border of the current project area (being one of only two properties on the east side of US1 between Coquina Drive and Viera Blvd containing a sidewalk over a distance of approximately two miles). The next closest sidewalk to the north of the subject property is over one mile distance. The construction of the requested sidewalk at this time would not serve any connectivity purposes given the large distances between the proposed sidewalk and any other pedestrian transit routes.

Additionally, Applicant requests that the Board consider the waiver for economic reasons in that it is my understanding that the County has requested a drainage easement through the proposed sidewalk area which would necessitate the County having to demolish and replace the proposed sidewalk in the future.

In the event that the Board will not waive the sidewalk in total, the Applicant requests that the Board delay the requirement to install the sidewalk to such date that any contiguous property not owned by my client installs a connecting portion of sidewalk. My client would be willing to enter into an agreement allowing the County to lien the property in the event that such a sidewalk is not installed within a specific time frame of the County providing proof of a contiguous sidewalk.

Regards,  
Cole Oliver, for StorSafe of Rockledge