

AFFIDAVIT OF NO MORTGAGE

Wasim Niazi, as Director of Ibrahim and Haroon Realestate, Inc., after being duly sworn, deposes and says:

1. Ibrahim and Haroon Realestate, Inc., is the owner of the real property as more particularly described in **Exhibit "A"**, attached hereto

2. There are no mortgages on the Property.

Dated _____, 2024.

By: _____
Wasim Niazi, Director

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2024 by Wasim Niazi, as Director of Ibrahim and Haroon Realestate, Inc., who is personally known to me or produced _____ as identification.

Signature of Notary Public

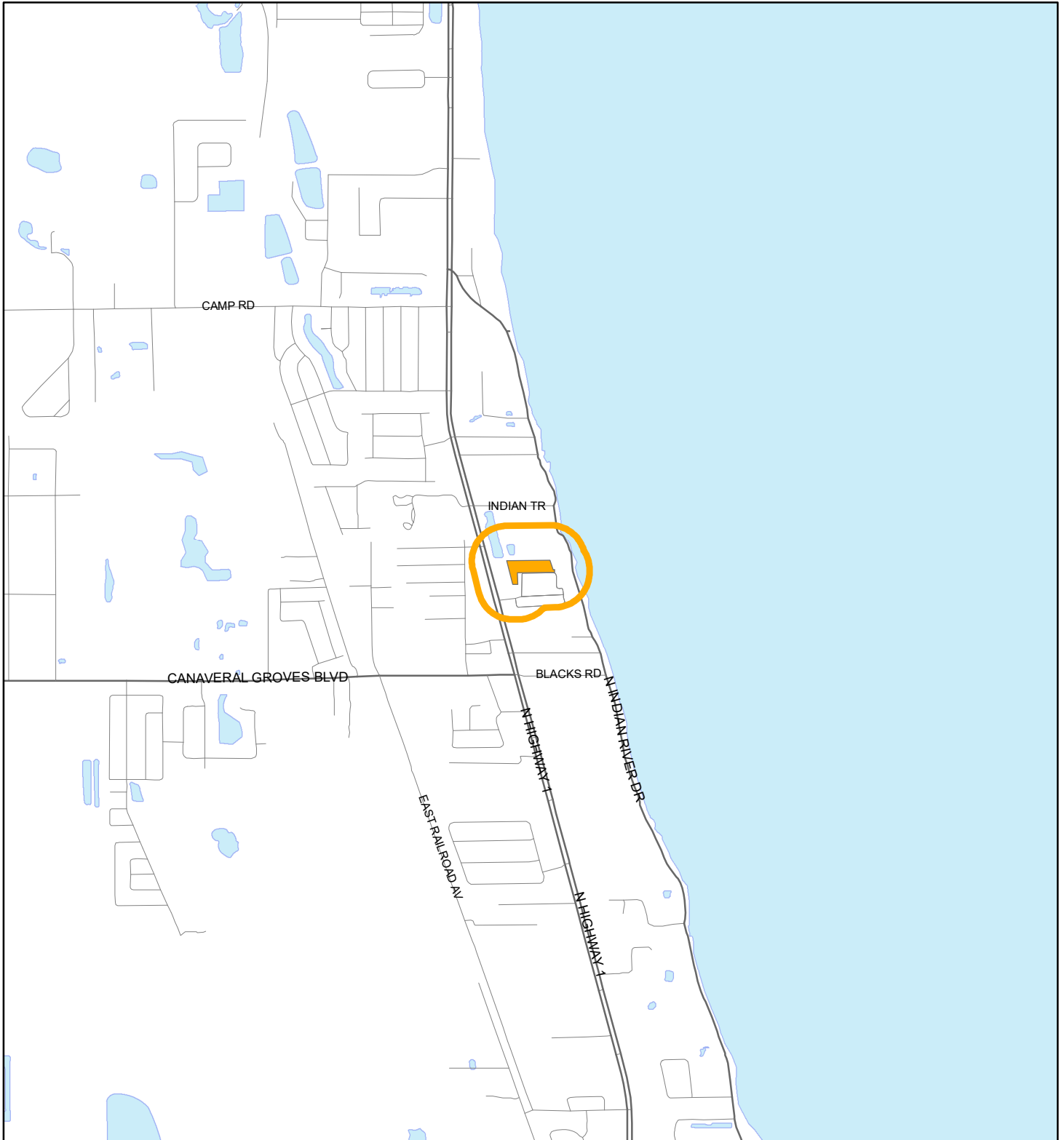
Printed Name: _____

Commission Expires:

LOCATION MAP

IBRAHIM & HAROON REALESTATE INC

24Z00023





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.

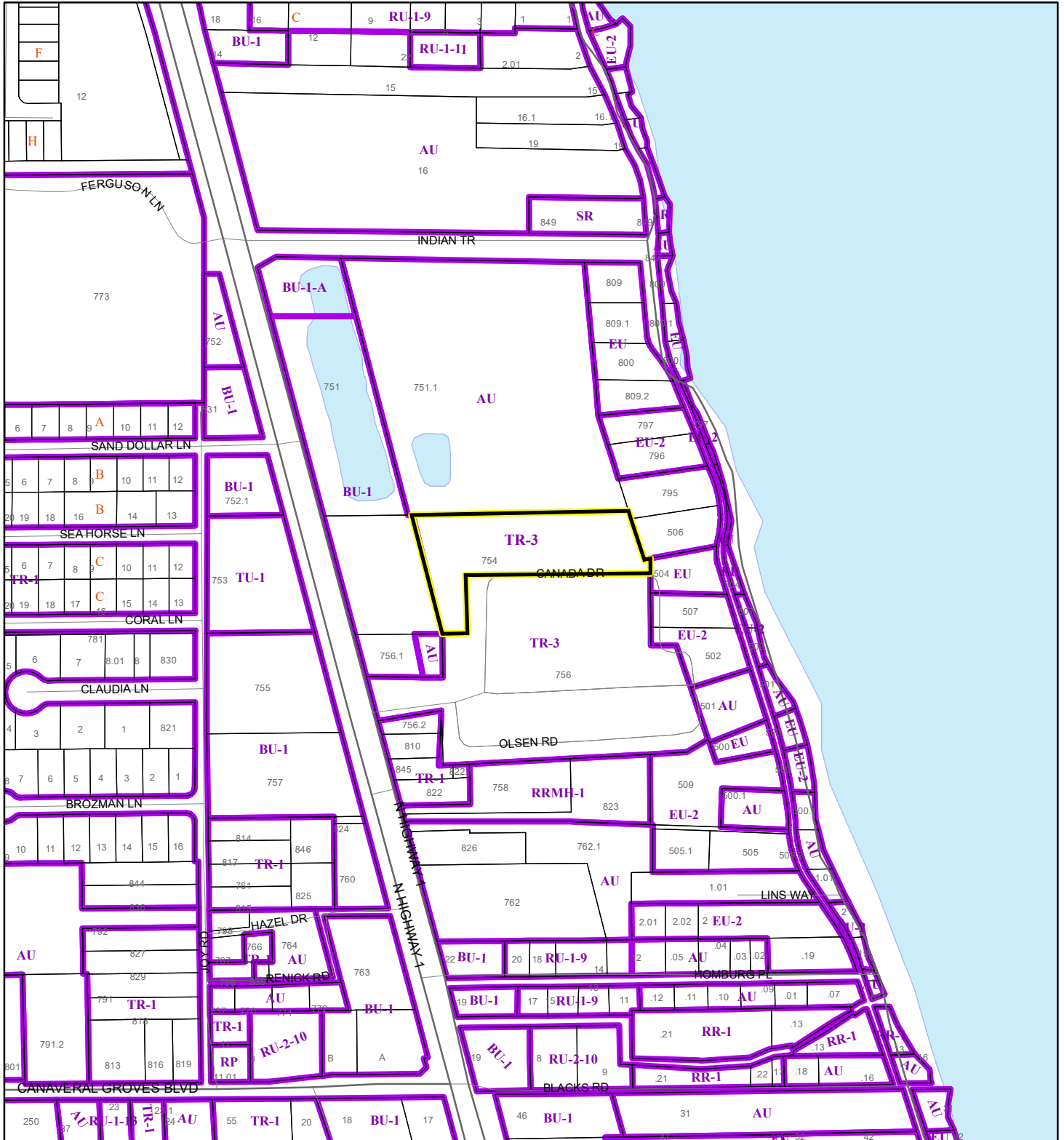
Produced by BoCC - GIS Date: 5/21/2024

-  Buffer
-  Subject Property

ZONING MAP

IBRAHIM & HAROON REALESTATE INC

24Z00023



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 5/21/2024

- Subject Property
- Parcels
- Zoning

H. PUBLIC HEARINGS

Planning and Zoning Board / Local Planning Agency
Monday, August 12, 2024, at 3:00 p.m.

Brevard County Board of County Commissioners
Thursday, September 05, 2024, at 5:00 p.m.

Both at the
Brevard County Government Center
2725 Judge Fran Jamieson Way, Building C, First Floor, Viera, Florida

(24Z00023) Ibrahim and Haroon Realestate, Inc. (Kim Rezanka) requests a change of zoning classification from TR-3 (Mobile Home Park) with a BSP (Binding Site Plan) to BU-1 (General Retail Commercial) with removal of the BSP (Binding Site Plan), on 2.86 acres, located on the north side of Canada Dr., approx. 250 ft. east of US Hwy 1(No address assigned. In the Cocoa area.) (Tax Account 2317736) (District 1)

P&Z Recommendation: Bartcher/Thomas – Approved, on the condition of entering into a BDP that requires a 20-foot buffer along the east and south and restricts the BU-1 uses to retail, office, and personal service. The vote was unanimous.

BCC ACTION: Pritchett/Goodson. Approved the request for a change of zoning classification from TR-3 with a Binding Site Plan (BSP) to BU-1 with removal of the BSP, and adding a Binding Development Plan (BDP) that limits BU-1 uses to retail, office, and personal services, and requires a 20-foot buffer along the east and south sides as recommended by P&Z, and within that have 50-foot boundary for if there are any specimen trees they will make all efforts to save and maintain those trees during construction.