

AFFIDAVIT OF NO MORTGAGE

James Eric Preece, Trustee of the James Eric Preece Living Trust u/d/t May, 28, 2009,
after being duly sworn, depose and say:

1. I am the owner of the real Property located at 117 Franklyn Avenue, Indialantic, FL
32903, more particularly described as:
The West 75 feet of the East ½ of Lot 6, Block F, Map of Replat of North
Indialantic By-The-Sea, according to the map or plat thereof, as recorded in Plat
Book 9, Page 70, of the Public Records of Brevard County, Florida
2. There are no mortgages on the Property.

James Eric Preece

Dated 5 Jan 2022

By: James Eric Preece
Trustee of the James Eric Preece Living
Trust u/d/t May, 28, 2009
615 N Riverside Dr., Indialantic, FL 32903

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me, by means of ☒ **physical presence**
or ☐ **online notarization** this 5th day of January, 2022, by James Eric Preece,
Trustee of the James Eric Preece Living Trust u/d/t May, 28, 2009, who is personally known to
me or who has produced FL D/L as identification and who did (did not) take an
oath.

My commission expires:

SEAL

Commission No.:

Patricia L. Clark
Notary Public

Patricia L. Clark
(Name typed, printed or stamped)



CERTIFICATE OF TRUST

I, **JAMES ERIC PREECE**, as Grantor and Trustee of the **James Eric Preece Revocable Living Trust, u/d/t May 28, 2009**, hereby certify that the **James Eric Preece Revocable Living Trust, u/d/t May 28, 2009** remains in full force and effect and has not been revoked or altered in any way by me from the May 28, 2009 of inception (**May 28, 2009**) to this 26th day of October 2020.


JAMES ERIC PREECE, Grantor and Trustee

STATE OF FLORIDA
COUNTY OF BREVARD

On this 26th day of October 2020, personally appeared before me, the following named individual, **JAMES ERIC PREECE**, to me known and known to me to be the person described in and who executed the foregoing Certificate of Trust, and acknowledged that he executed the same, and being duly sworn by me, made oath that the statements in the foregoing instrument are true.

My Commission Expires



- ☒ Personally known.
☐ Produced as identification:



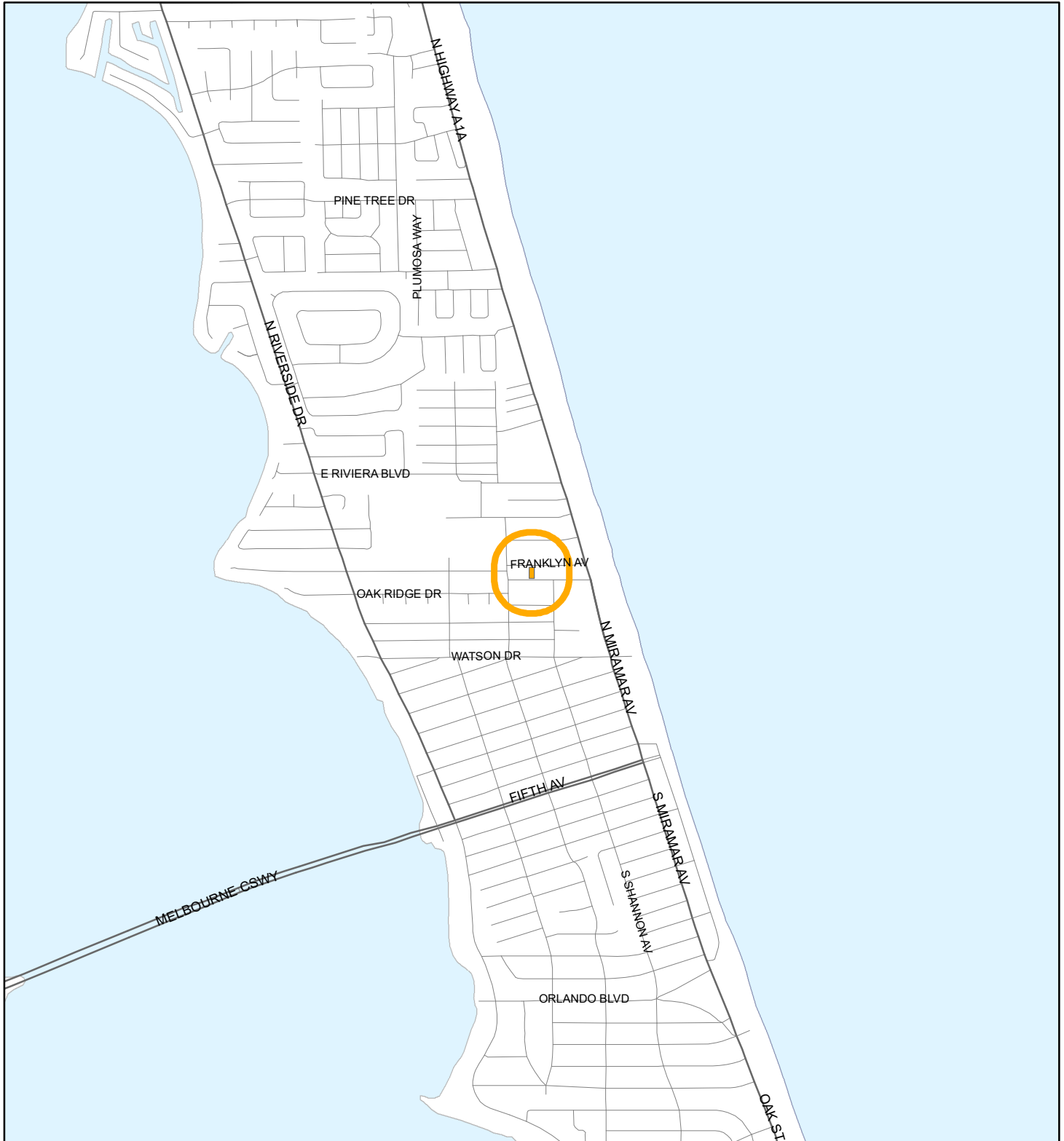
Notary Public Signature
State of Florida at Large
JENNY LAWTON SEAL

Typed or Printed Notary

LOCATION MAP

JAMES ERIC PREECE, TRUSTEE

21Z00033



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.

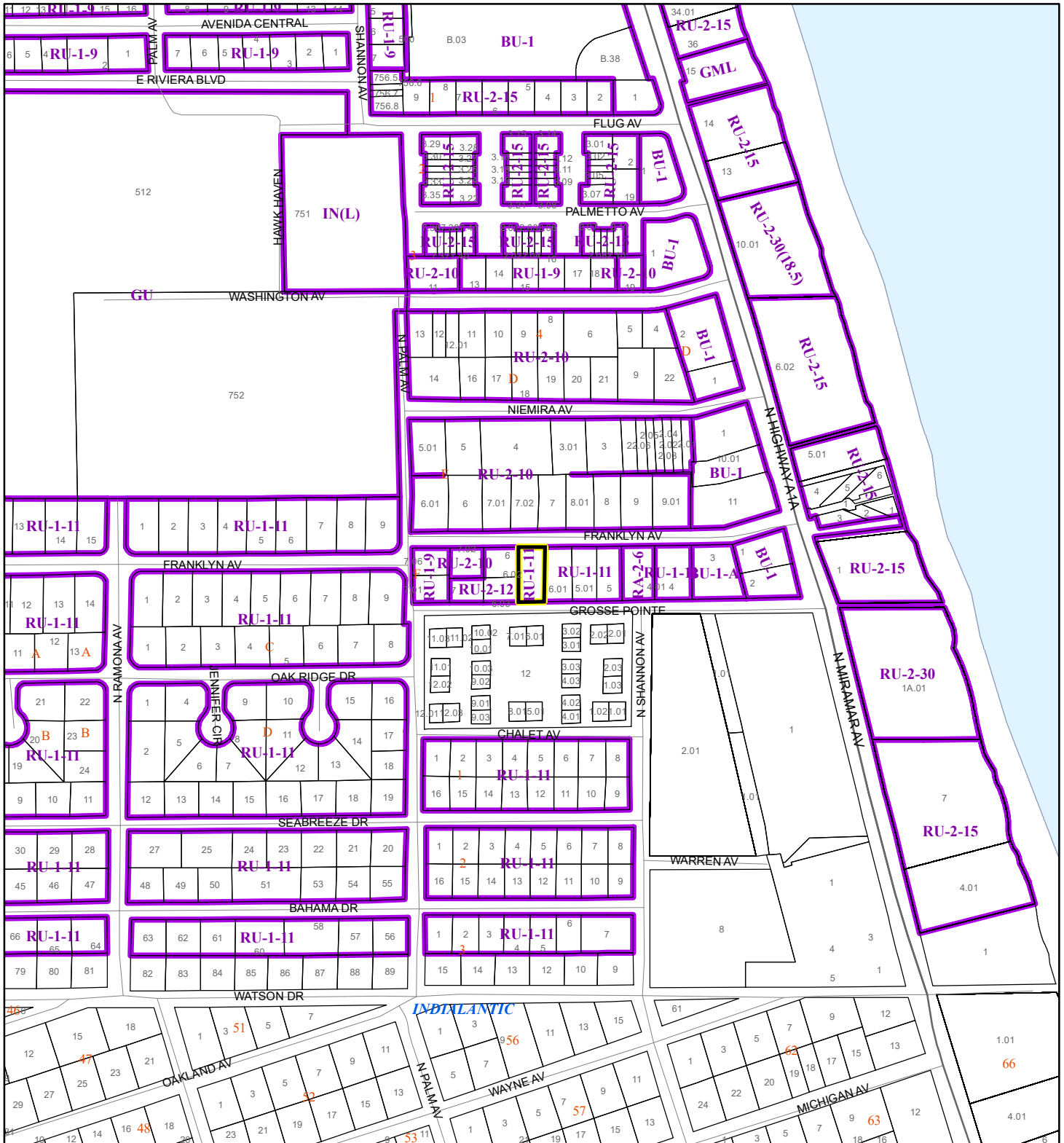
Produced by BoCC - GIS Date: 9/16/2021

Buffer
Subject Property

ZONING MAP

JAMES ERIC PREECE, TRUSTEE


21Z00033



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: 9/16/2021

 Subject Property

 Parcels

 Zoning

- 9. (21Z00033) JAMES ERIC PREECE, TRUSTEE** (Kim Rezanka) requests a change of zoning classification from RU-1-11 (Single-Family Residential) to RU-2-12 (Medium Density Multi-Family Residential). The property is 0.26 acres, located on the south side of Franklyn Ave., approx. 320 ft. east of Palm Ave. (117 Franklyn Ave., Indialantic) (Tax Account 2731687) (District 5)

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

BCC ACTION: Lober/Zonka - Approved with a BDP limited to a duplex unit with one entrance driveway on Grosse Pointe and one entrance driveway on Franklyn Ave.; and prohibiting resort dwelling use. The

- 10. (21Z00034) EH COCOA, LLC** (Bryan Potts) requests a change of zoning classification from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is 3.8 acres, located on the west side of U.S. Highway 1, approx. .13 mile north of Cidco Rd. (3633 & 3635 N. U.S. Highway 1, Cocoa) (Tax Accounts 2442707 & 2442708) (District 1)

P&Z Recommendation: Bartcher/Capote - Approved with a BDP (Binding Development Plan) limited to a mini-storage use within a metal building not to exceed two stories. The vote was unanimous.

BCC ACTION: Pritchett/Lober - Approved. The vote was unanimous. The BDP will be scheduled as a Consent Item on a subsequent County Commission agenda, per Policy BCC-52. Resolution to be completed upon receipt of recorded BDP.

- 11. Board Direction, Re: Combining the meeting schedules of the Planning & Zoning Board and the Local Planning Agency.**

P&Z/LPA Recommendation: Alward/Capote - Approved. The vote was unanimous.

PLANNING AND ZONING BOARD RECOMMENDATIONS

- Item H.2. Scott Minnick. Pritchett/Lober. Continued the request for change of Zoning classification from AU to RR-1 to the February 3, 2022, Zoning Meeting. (21Z00025)
- Item H.3. DeRosa Holdings, LLC (Bruce Moia). Lober/Smith. Continued the request for an amendment to an existing Binding Development Plan (BDP) in an RU-2-12 Zoning classification to the January 11, 2022, Regular Meeting. (21PZ00059)
- Item H.4. Donald White and Trevantay Raymond Curry. Pritchett/Lober. Approved a change of Zoning classification from AU to RU-1-13 as recommended. (21Z00029)
- Item H.5. The Heather Calligan Trust (Chad Genoni). Pritchett/Tobia. Approved a change of Zoning classification from RU-1-11 to RU-1-7 with a BDP as submitted by the applicant at the 12/02/2021 Board of County Commissioners meeting. (21Z00030)
- Item H.6. Burnett Parrish, LLC (Javier Fernandez). Pritchett/Smith. Approved a change of Zoning classification from RU-1-9 and RU-2-10 to all RU-2-10 as recommended. (21Z00031)
- Item H.7. Perrone Properties, Inc. and Curtis R. and Sharon E. Davis (Javier Hernandez). Pritchett/Lober. Adopted Ordinance No. 21-27, approving a Small Scale Comprehensive Plan Amendment (21S.06) to change the Future Land Use designation from RES 4 to RES 15 as recommended. (21PZ00062)
- Item H.8. Perrone Properties, Inc. and Curtis R. and Sharon E. Davis (Javier Hernandez). Pritchett/Lober. Approved a change of Zoning classification from AU to RU-2-10 as recommended. (21Z00032)
- Item H.9. James Eric Preece, Trustee (Kim Rezanka). Lober/Zonka. Approved the change of Zoning classification from RU-1-11 to RU-2-12, with a BDP limited to a duplex unit, with one entrance driveway on Grosse Pointe and one entrance driveway on Franklyn Avenue; and prohibiting resort dwelling use. (21Z00033)
- Item H.10. EH Cocoa, LLC (Bryan Potts). Pritchett/Lober. Approved a change of Zoning classification from BU-1 to BU-2. (21Z00034)