

STATE OF FLORIDA
COUNTY OF BREVARD

Ronald Abbott, after being duly sworn, deposes and says:

The undersigned is the owner of the real property described as follows:

See Exhibit "A" for Legal Description

There are no mortgages on the above described property

Dated this 22nd day of March 2023

Ronald Abbott
Signature

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was sworn to before me this 23rd day of March, by
Ronald Abbott, who is personally known to me or who has
produced _____ as identification, and who did take an oath.

Notary Public:

Lisa M. Martel
State of Florida at Large
My Commission Expires: 12/17/24

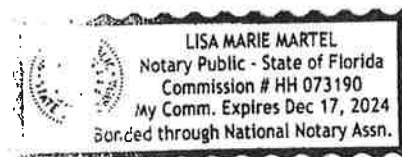


Exhibit "A"

That part of Government Lots 2 and 3, Section 11, Township 30 South, Range 38 East, Brevard County, Florida, lying South of O.R. Book 4303, Page 3589, Public Records of Brevard County, Florida, East of the right of way line of the Florida East Coast Railroad right of way and North of the North right of way line of Barefoot Boulevard, less and except that part contained in O.R. Book 3633, Page 928, recorded in Public Records of Brevard County, Florida. Less the right of way for U.S. Highway No. 1.

AND

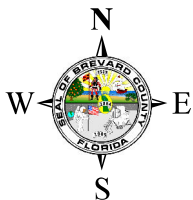
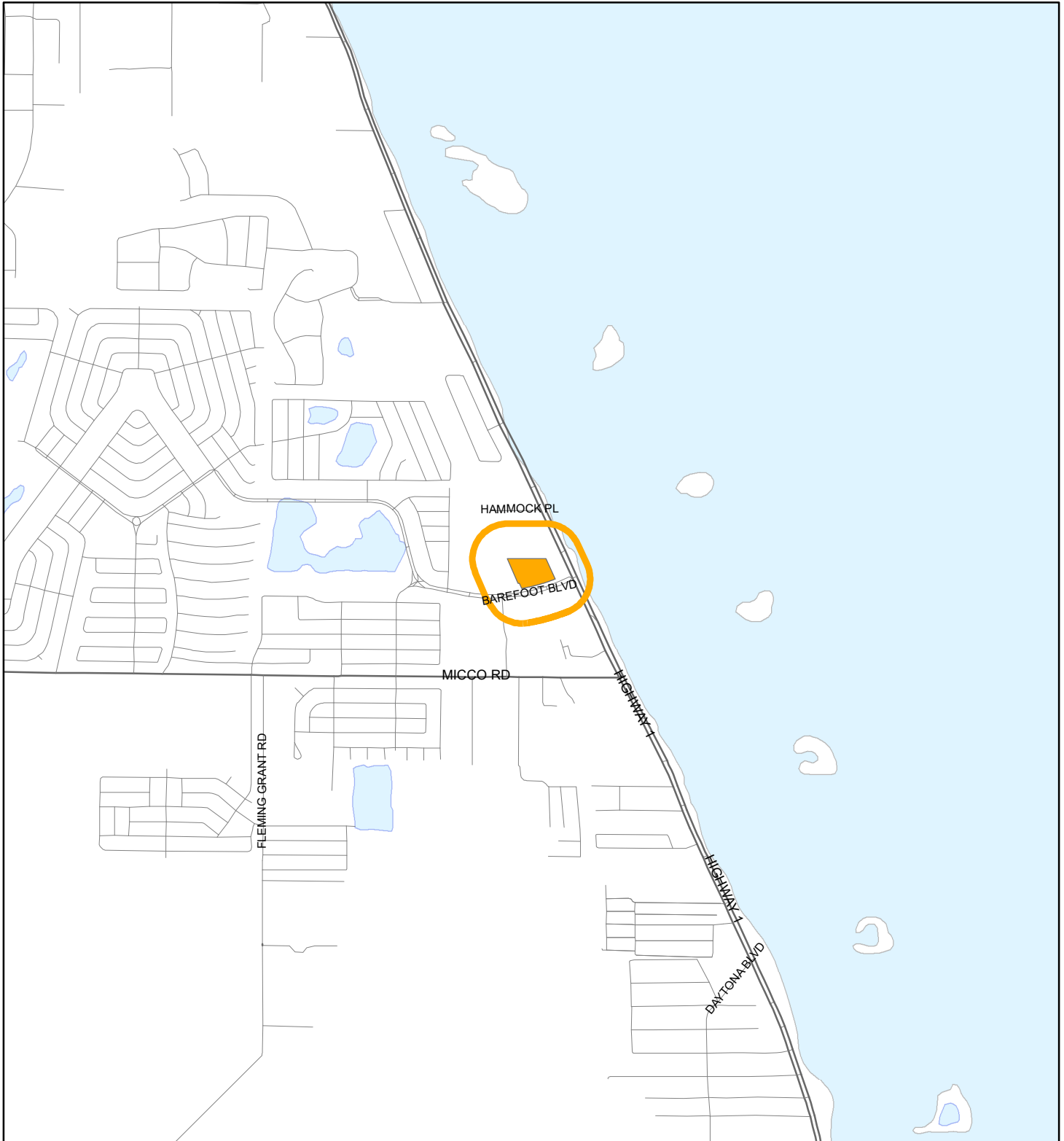
Less and except the following as described in Warranty Deed recorded in O.R. Book 6492, Page 1998, Public Records of Brevard County, Florida:

A portion of Government Lot 2, Section 11, Township 30 South, Range 38 East, Brevard County, Florida, lying South of Official Record Book 4303, Page 3589, Public Records of Brevard County, Florida, West of U.S. Highway No. 1 and North of Barefoot Boulevard as described in Official Record Book 144, Page 610 of the Public Records of Brevard County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of said Government Lot 2, said point also being the Northwest corner of the SW $\frac{1}{4}$ of said Section 11; thence along the West line of Government Lot 2 and the West line of Section 11, S $00^{\circ} 09' 34''$ E, 994.98 feet; thence departing said West line N $89^{\circ} 51' 30''$ E, 1357.07 feet to the Point of Beginning, said point also lying on the South line of that certain parcel as described in Official Record Book 4303, Page 3589 of the Public Records of Brevard County, Florida; thence continue N $89^{\circ} 51' 30''$ E, 205.20 feet to a point on the West right of way of U.S. Highway No. 1; thence along said West right of way, S $25^{\circ} 27' 07''$ E, 185.78 feet; thence departing said West right of way, along the Northerly right of way of said Barefoot Boulevard S $19^{\circ} 34' 28''$ W, 71.01 feet; thence S $64^{\circ} 37' 12''$ W, 13.32 feet to a point of curvature of a curve to the right; thence 122.00 feet along the Arc of said curve having an radius of 2375.00 feet, a central angle of $02^{\circ} 56' 36''$, a chord bearing and distance of S $66^{\circ} 05' 30''$ W, 121.99 feet; thence departing said Northerly right of way N $25^{\circ} 27' 07''$ W, 320.38 feet to the Point of Beginning. Said parcel containing 1.16 acres, more or less.

LOCATION MAP

ABBOTT, RONALD; ABBOTT MANUFACTURED HOUSING INC
22Z00060



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.

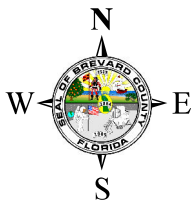
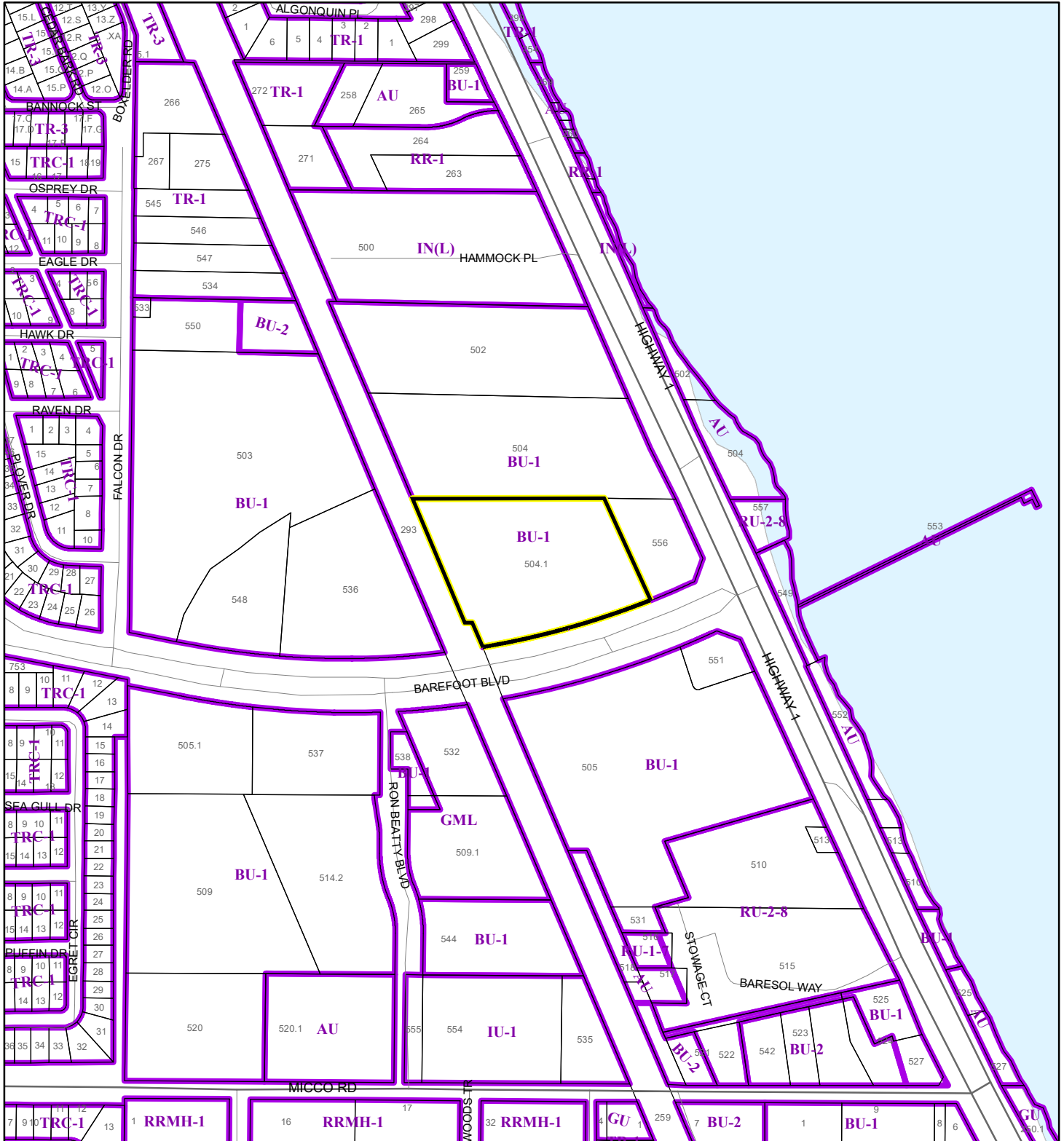
Produced by BoCC - GIS Date: 11/2/2022

— Buffer
— Subject Property

ZONING MAP

ABBOTT, RONALD; ABBOTT MANUFACTURED HOUSING INC

22Z00060



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: 11/2/2022

 Subject Property

Parcels

Zoning

5. **(22Z00058) Tomas Manuel Guillen Arguelles and Elsa F. Rodriguez Arriaga** request a change of zoning classification from AU (Agricultural Residential) to RU-1-9 (Single-Family Residential). The property is 0.24 acres, located on the west side of Koch St., approx. 245 ft. south of Lucas Rd. (No assigned address. In the Merritt Island area.) (Tax Account 2419383) (District 2)

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

BCC ACTION: Goodson/Feltner - Approved. The vote was unanimous.

6. **(22Z00060) Ronald Abbott; Abbott Manufactured Housing, Inc.** (Kelly Hyvonen) requests a change of zoning classification from BU-1 (General Retail Commercial) with an existing BDP (Binding Development Plan) to BU-2 (Retail, Warehousing, and Wholesale Commercial) and removal of existing BDP. The property is 4.58 acres, located on the north side of Barefoot Bay Blvd., approx. 200 ft. west of U.S. Highway 1. (No assigned address, in the Micco area.) (Tax Account 3010400) (District 3)

P&Z Recommendation: Bartcher/Filiberto - Approved as requested, and with a BDP retaining all BU-1 uses, and limiting the BU-2 use to boat and RV storage only. The vote was 7:2, with Minneboo and Hopengarten voting nay.

BCC ACTION: Tobia/Zonka - Approved as recommended, with a BDP retaining all BU-1 uses, and limiting the BU-2 use to boat and RV storage only. The Binding Development Plan 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.

7. **(22SS00012) Kanes Furniture, LLC** (Bruce Moia) requests a *Small Scale Comprehensive Plan Amendment (22S.16)*, to change the *Future Land Use designation* from CC (Community Commercial) and RES 4 (Residential 4), to RES 15 (Residential 15). The property is 12.59 acres, located on the south side of W. New Haven Ave., approx. 300 ft. east of Seminole Blvd. (No assigned address. In the West Melbourne area.) (Tax Accounts 2800116 & 2800342) (District 5)

LPA Recommendation: Glover/Bartcher - Denied. The vote was unanimous.

BCC ACTION:

8. **(22Z00052) Kanes Furniture, LLC** (Bruce Moia) requests a change of zoning classification from RU-1-7 (Single-Family Residential) and BU-1 (General Retail Commercial) with an existing BDP (Binding Development Plan), to RU-2-15 (Medium Density Multi-Family Residential), and removal of existing BDP. The property is 12.59 acres, located on the south side of W. New Haven Ave., approx. 300 ft. east of Seminole Blvd. (No assigned address. In the West Melbourne area.) (Tax Accounts 2800116 & 2800342) (District 5)

P&Z Recommendation: Glover/Sullivan - Denied. The vote was unanimous.

BCC ACTION:

9. **(22Z00062) NDA Merritt Project Zenith, LLC; and SES Merritt Project Zenith, LLC** (Ross Abramson / Kim Rezanka) requests a change of zoning classification from BU-1 (General