

**From:** [Kimberly Rezanka](#)  
**To:** [Ball, Jeffrey](#); [Jones, Jennifer](#)  
**Cc:** [Calkins, Tad](#)  
**Subject:** 20PZ-0027 (MI Plaza Group)  
**Date:** Friday, June 26, 2020 10:26:02 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[Frederick Driver License.pdf](#)  
[Agreement.pdf](#)  
[Stewart Property \(south of MI Plaza Group, LLC\).pdf](#)  
[Ragana Enterprises, LLC.pdf](#)

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Jeffrey,

In staff comment #5 under Sec. 1941.3 (page 7 of P & Z staff report), the applicant was invited to submit a letter from the adjacent property owner regarding his intentions for a cruise parking lot. Please find attached Mr. Frederick's letter regarding his plans. He is selling the property but believes it will realistically will be a boat and rv storage.

As to the lot to the south of that, Animal Wellness World, the owner, Dr. Donna Ragana, has advised me directly that she is no longer interested in an overnight commercial parking facility and she is also attempting to sell the vacant land on her Property

Please include this information in the staff report, if possible, or at least in the agenda packet.

Thank you,

**Kimberly Bonder Rezanka, Esq.**



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To Whom It May Concern

6-17-20

I, Frederick Stewart, am the owner of 3265 N Courtenay Pkwy, Merritt Island FL 32953, Brevard County parcel ID 24-36-11-00-262. My intentions/proposed usage for the property are to either sell it for \$600,000 or use the property for boat and RV storage.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Frederick Stewart', with a long horizontal flourish extending to the right.

Frederick Stewart

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# Brevard County Property Appraiser

Titusville • Merritt Island • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

## PROPERTY DETAILS

Account	2411625
Owners	Stewart, Frederick E
Mailing Address	205 S Banana River Blvd, Apt 105 Cocoa Beach FL 32931
Site Address	3265 N Courtenay Pkwy Merritt Island FL 32953
Parcel ID	24-36-11-00-262
Property Use	4000 - Vacant Industrial Land
Exemptions	None
Taxing District	2200 - Unincorp District 2
Total Acres	3.83
Subdivision	--
Site Code	0370 - N Courtenay
Plat Book/Page	0000/0000
Land Description	Part Of SW 1/4 Of NW 1/4 As Des IN Orb 1740 Pg 279

## VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$208,540	\$208,540	\$183,520
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$208,540	\$201,870	\$183,520
Assessed Value School	\$208,540	\$208,540	\$183,520
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$208,540	\$201,870	\$183,520
Taxable Value School	\$208,540	\$208,540	\$183,520

## SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
04/15/2019	\$280,000	WD	Vacant	8422/0161
04/16/2018	\$260,000	CT	Improved	8140/0308
07/19/2016	\$320,000	WD	Vacant	7670/0257
02/22/2005	--	QC	Vacant	5431/2566
09/23/2004	\$275,000	WD	Vacant	5365/5918
02/17/1989	\$65,000	WD	--	2983/0919
05/01/1977	\$22,500	--	--	1740/0279

No Data Found



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## PROPERTY DETAILS

Account	2411621
Owners	Ragona Enterprises LLC
Mailing Address	4790 Yuma Trl Merritt Island FL 32953
Site Address	3149 N Courtenay Pkwy Merritt Island FL 32953
Parcel ID	24-36-11-00-258
Property Use	1940 - Professional/Office Complex
Exemptions	None
Taxing District	2200 - Unincorp District 2
Total Acres	9.01
Subdivision	--
Site Code	0370 - N Courtenay
Plat Book/Page	0000/0000
Land Description	Part Of SW 1/4 Of NW 1/4 Lying W Of St Rd 3 As Des IN Orb 1589 Pg 182



## VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$954,330	\$853,720	\$825,000
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$939,090	\$853,720	\$825,000
Assessed Value School	\$954,330	\$853,720	\$825,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$939,090	\$853,720	\$825,000
Taxable Value School	\$954,330	\$853,720	\$825,000

## SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
11/30/2016	\$1,000,000	WD	Improved	7770/1248
11/17/2015	--	QC	Improved	7497/1456
04/02/2015	--	WD	Improved	7347/1218
11/14/2014	--	QC	Improved	7247/0790
04/07/2014	--	QC	Improved	7099/2850
12/04/2013	--	WD	Improved	7028/2213
10/09/2013	--	QC	Improved	6985/0124
09/26/2011	--	QC	Improved	6605/2899
09/26/2011	--	QC	Improved	6600/2253
11/05/2002	--	QC	Improved	5218/1964
01/30/1994	\$600,000	WD	Vacant	3357/0832
01/30/1992	--	WD	Improved	3177/3480
01/01/1976	--	--	--	1592/0329

## BUILDINGS

### PROPERTY DATA CARD #1

**Building Use:** 1900 - Professional Building - Single Tenant - 1 Story

Materials	Details
Exterior Wall:	Stucco Year Built 1996
Frame:	Masnryconc Story Height 9
Roof:	Cem/Cly/Mtl Tile Floors 1

Roof Structure:	Wood Truss	Residential Units	1
		Commercial Units	0
<b>Sub-Areas</b>		<b>Extra Features</b>	
Base Area (1st)	1,088	Light Poles	2
Open Porch	760	Covered Patio	360
Open Porch	110	Paving - Concrete	5,505
Open Porch	75	Paving - Stone	590
Total Base Area	1,088	Wall - Concrete - Block	3,720
Total Sub Area	2,033	Paving - Asphalt	26,961

#### PROPERTY DATA CARD #2

**Building Use:** 1900 - Professional Building - Single Tenant - 1 Story

<b>Materials</b>		<b>Details</b>	
Exterior Wall:	Stucco	Year Built	1996
Frame:	Masnryconc	Story Height	9
Roof:	Cem/Cly/Mtl Tile	Floors	1
Roof Structure:	Wood Truss	Residential Units	1
		Commercial Units	0

<b>Sub-Areas</b>		<b>Extra Features</b>	
Base Area (1st)	1,088	No Data Found	
Open Porch	760		
Open Porch	75		
Total Base Area	1,088		
Total Sub Area	1,923		

#### PROPERTY DATA CARD #3

**Building Use:** 1900 - Professional Building - Single Tenant - 1 Story

<b>Materials</b>		<b>Details</b>	
Exterior Wall:	Stucco	Year Built	1996
Frame:	Masnryconc	Story Height	9
Roof:	Cem/Cly/Mtl Tile	Floors	1
Roof Structure:	Wood Truss	Residential Units	1
		Commercial Units	0

<b>Sub-Areas</b>		<b>Extra Features</b>	
Base Area (1st)	1,088	No Data Found	
Open Porch	760		
Open Porch	75		
Total Base Area	1,088		
Total Sub Area	1,923		

#### PROPERTY DATA CARD #4

**Building Use:** 1900 - Professional Building - Single Tenant - 1 Story

<b>Materials</b>		<b>Details</b>	
Exterior Wall:	Stucco	Year Built	1996
Frame:	Masnryconc	Story Height	9
Roof:	Cem/Cly/Mtl Tile	Floors	1
Roof Structure:	Wood Truss	Residential Units	1
		Commercial Units	0

<b>Sub-Areas</b>		<b>Extra Features</b>	
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Base Area (1st)	1,088	No Data Found
Open Porch	760	
Open Porch	75	
Total Base Area	1,088	
Total Sub Area	1,923	

#### PROPERTY DATA CARD #5

**Building Use:** 1900 - Professional Building - Single Tenant - 1 Story

Materials		Details	
Exterior Wall:	Stucco	Year Built	1996
Frame:	Masnryconc	Story Height	9
Roof:	Cem/Cly/Mtl Tile	Floors	1
Roof Structure:	Wood Truss	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,088	No Data Found	
Open Porch	760		
Open Porch	75		
Total Base Area	1,088		
Total Sub Area	1,923		

#### PROPERTY DATA CARD #6

**Building Use:** 1900 - Professional Building - Single Tenant - 1 Story

Materials		Details	
Exterior Wall:	Stucco	Year Built	1996
Frame:	Masnryconc	Story Height	9
Roof:	Cem/Cly/Mtl Tile	Floors	1
Roof Structure:	Wood Truss	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,088	No Data Found	
Open Porch	75		
Open Porch	760		
Total Base Area	1,088		
Total Sub Area	1,923		