



205.12

**Planning and Development**

2725 Judge Fran Jamieson Way  
Building A, Room 114  
Viera, Florida 32940  
321-633-2070

BOARD OF COUNTY COMMISSIONERS

**Application for Zoning Action, Comprehensive Plan Amendment, or Variance**

Applications must be submitted in person. Please call 321-633-2070 for an appointment at least 24 hours in advance. Mailed, emailed, or couriered applications will not be accepted.

PZ # 20PZ00116

Existing FLU: NC, CC, RES 4 Existing Zoning: BU-1 & AU

Proposed FLU: CC Proposed Zoning: BU-1

**PROPERTY OWNER INFORMATION**

If the owner is an LLC, include a copy of the operating agreement.

Preferred Leasing, LLC, a Florida limited liability company

Name(s) \_\_\_\_\_ Company \_\_\_\_\_

6350 Cable Ave. \_\_\_\_\_ Cocoa \_\_\_\_\_ FL \_\_\_\_\_ 32927  
Street City State Zip Code

cache719@gmail.com \_\_\_\_\_ 321-543-2482 \_\_\_\_\_  
Email Phone Cell

**APPLICANT INFORMATION IF DIFFERENT FROM OWNER:**

☐ Attorney ☐ Agent ☒ Contract Purchaser ☐ Other \_\_\_\_\_

JT Realty Holdings LLC, a Florida limited liability company

Name(s) \_\_\_\_\_ Company \_\_\_\_\_

1374 Marjohn Ave. \_\_\_\_\_ Clearwater \_\_\_\_\_ FL \_\_\_\_\_ 33756  
Street City State Zip Code

bstephens@deanmead.com \_\_\_\_\_ 321-259-8900 \_\_\_\_\_  
Email Phone Cell

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**APPLICATION NAME**

- ☐ Large Scale Comprehensive Plan Amendment (CP) (greater than 10 acres)
- ☒ Small Scale Comprehensive Plan Amendment (CP) (less than 10 acres)
- ☐ Text Amendment (CP): Element \_\_\_\_\_
- ☐ Other Amendment (CP): \_\_\_\_\_
- ☒ Rezoning Without CUP (RWOC) *Filed separately but contemporaneously (best)*
- ☐ Combination Rezoning and CUP (CORC)
- ☐ Conditional Use Permit (CUP)
- ☐ Binding Development Plan (BDP)
- ☐ Binding Development Plan (BDP) (Amendment)
- ☐ Binding Development Plan (BDP) (Removal)
- ☐ Variance(s) (V) (building permits will not be approved until 30 days after the date the order is signed)
- ☐ Administrative Approval of Setbacks, Lot Size, or Accessory Structures
- ☐ Administrative Approval of Flag Lot or Easement
- ☐ Administrative Approval of On-Premises Consumption of Alcoholic Beverages for Restaurants / Snack Bars
- ☐ Other Action: \_\_\_\_\_

Acreage of Request: ~~8.51~~ 6.3929

Reason for Request:

See Addendum

The undersigned understands this application must be complete and accurate prior to advertising a public hearing:

- ☐ I am the owner of the subject property, or if corporation, I am the officer of the corporation authorized to act on this request.
- ☒ I am the legal representative of the owner of the subject property of this application. (Notarized Authorization to Act must be submitted with application)
- ☐ An approval of this application does not entitle the owner to a development permit.
- ☐ For Variances, I understand that building permits will not be approved until 30 days after the date the order is signed, in order to comply with the appeal procedure.
- ☐ I certify that the information in this application and all sketches and data attached to and made part hereof are true and accurate to the best of my knowledge.

  
\_\_\_\_\_  
Signature of Property Owner or  
Authorized Representative

12/3/2020  
\_\_\_\_\_  
Date

State of FLORIDA

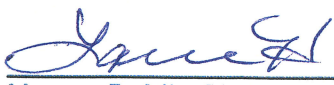
County of BRADWAD

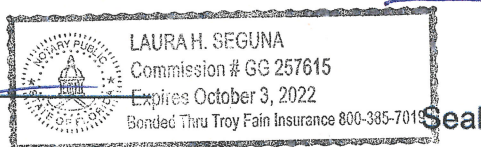
Subscribed and sworn before me, by ☒ physical presence or \_\_\_\_\_ online notarization,

this 3<sup>rd</sup> day of, December, 20 20, personally appeared

BRIAN STEPHENS, who is personally known to me or produced

\_\_\_\_\_ as identification, and who did / did not take an oath.

  
\_\_\_\_\_  
Notary Public Signature  
Laura H. Seguna



20 PZ 00116

Office Use Only:

Accela No. ~~2103387~~ + ~~2103397~~ Fee: 1219.00 Date Filed: 12/4/2020 District No. 1

Tax Account No. (list all that apply) 2103387 + 2103397

Parcel I.D. No.

21 35 17 00 524 + 533  
Twp Rng Sec Sub Block Lot/Parcel

Planner: GCR Sign Issued by: \_\_\_\_\_ Notification Radius: \_\_\_\_\_

MEETINGS

DATE

TIME



P&Z

2/8/21

3pm



PSJ Board

\_\_\_\_\_

\_\_\_\_\_



NMI Board

\_\_\_\_\_

\_\_\_\_\_



LPA

\_\_\_\_\_

\_\_\_\_\_



BOA

\_\_\_\_\_

\_\_\_\_\_



BCC

3/4/21

5pm

Wetland survey required by Natural Resources ☐ Yes ☒ No Initials \_\_\_\_\_

Is the subject property located in a JPA, MIRA, or 500 feet of the Palm Bay Extension?



Yes



No

If yes, list \_\_\_\_\_

Location of subject property:

NE corner of Cuyler St. + US Hwy 1

Description of Request:

NC + RES 4 TO CC