



BOARD OF COUNTY COMMISSIONERS

Planning and Development

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

Application Pages
20Z00041
Preferred Leasing

**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 # 20Z00041

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

Proposed FLU: _____ 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)~~ *Filed separately but contemporaneously (BUT)*
- ☐ Text Amendment (CP): Element _____
- ☐ Other Amendment (CP): _____
- ☒ Rezoning Without CUP (RWOC)
- ☐ 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

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

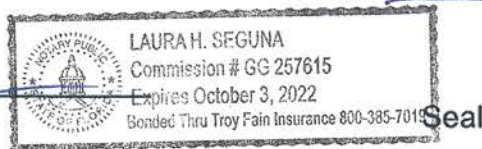
County of BRADY

Subscribed and sworn before me, by ☒ physical presence or _____ online notarization,
this 3rd 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



Office Use Only:

Accela No. 20200041 Fee: 1652.00 Date Filed: 12/4/20 District No. 1

Tax Account No. (list all that apply) 210 3397 + 210 3387

Parcel I.D. No.

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

Planner: GCR Sign Issued by: _____ Notification Radius: 500'

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:

BU-1 + AU to All BU-1