

DEAN  
MEAD

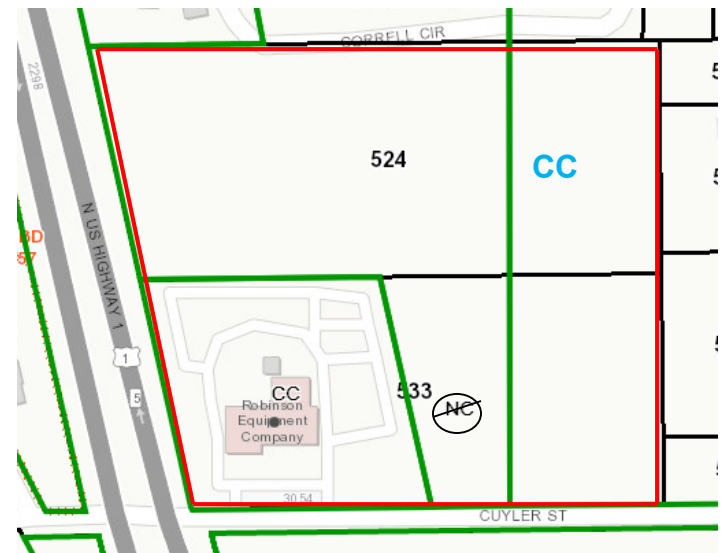
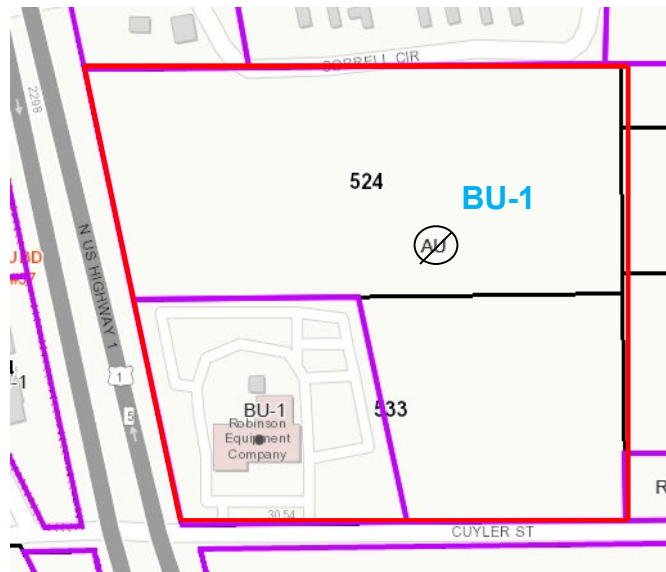
**Rezoning & Map Amendment  
3030 Cuyler St. Mims, FL**

FLORIDA COAST EQUIPMENT  
Tractor Dealership

# Request:

## Continuation and Redesign of Existing Tractor Dealership.

- Existing Use Onsite for over 30 years
- Goals:
  - Improve, Update, Expand Existing Use
  - Increase Property Value – Taxes
  - Create Jobs
- Change Land Use from NC/CC/Res-4 to all CC
- Change Zoning from BU-1/AU to all BU-1







## PAST USE:



Original Building  
Before JT Realty Holdings

Entire Site Used



Current Use:



Proposed Future Use:



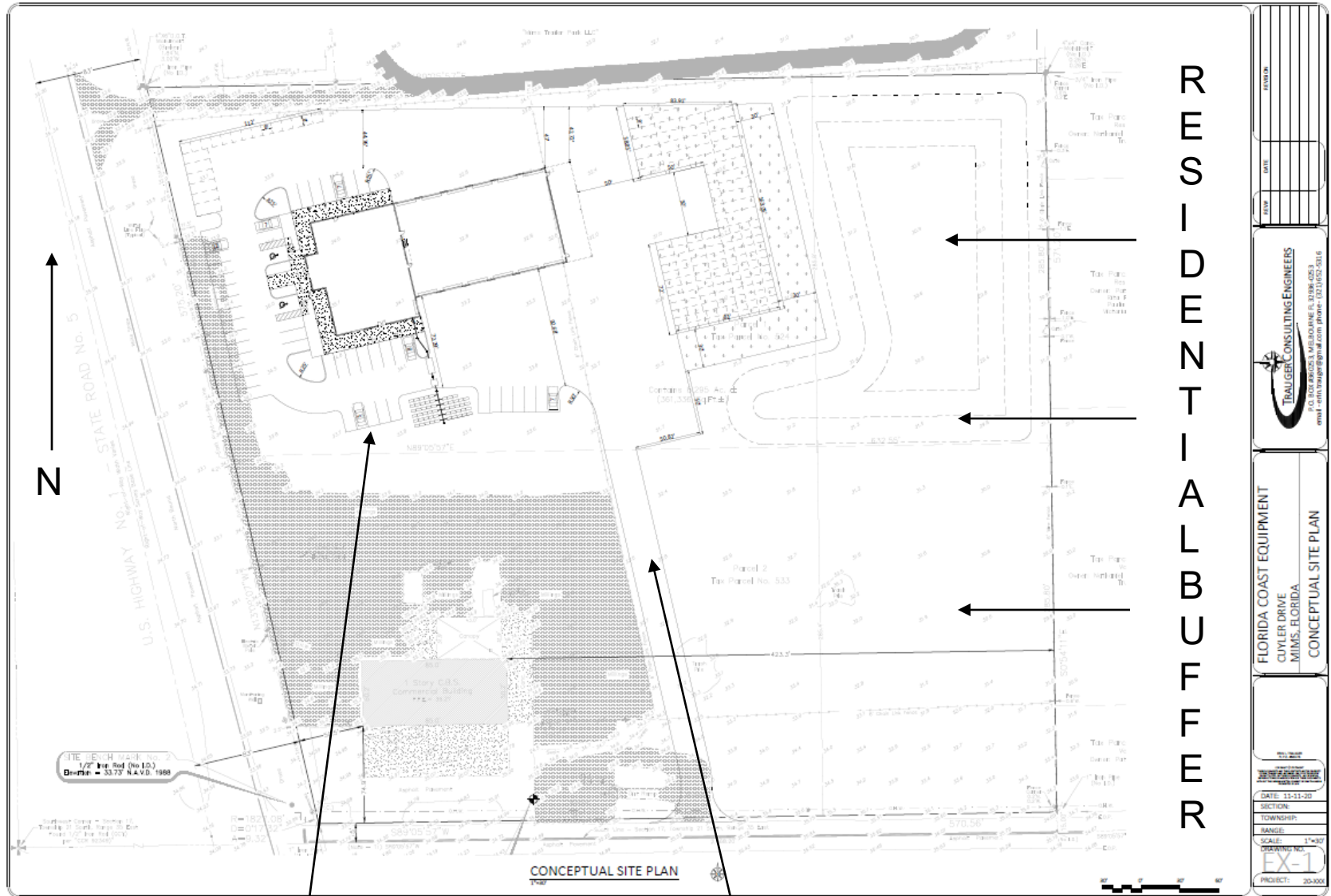
Existing Facility in Ft. Pierce, FL



## Site Specific Renderings:



# Preliminary Site Layout (Proposal):

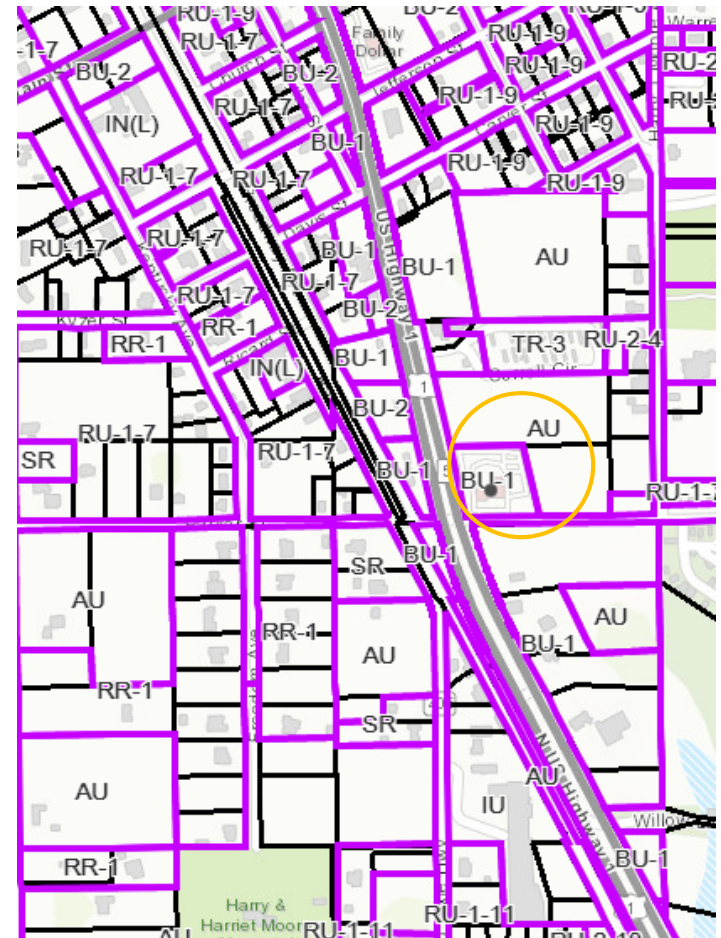
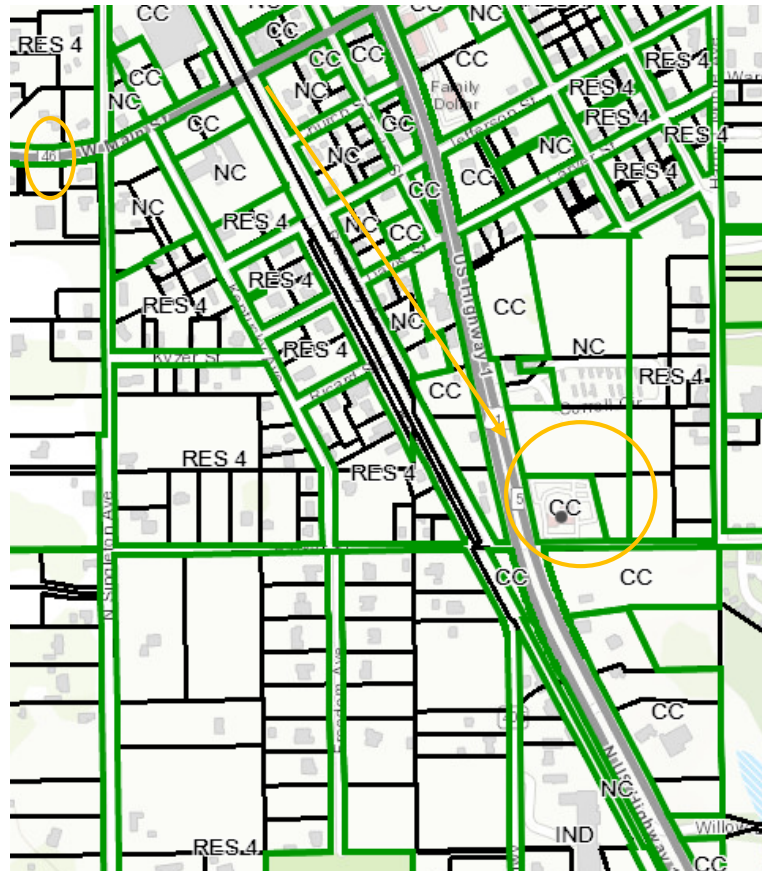




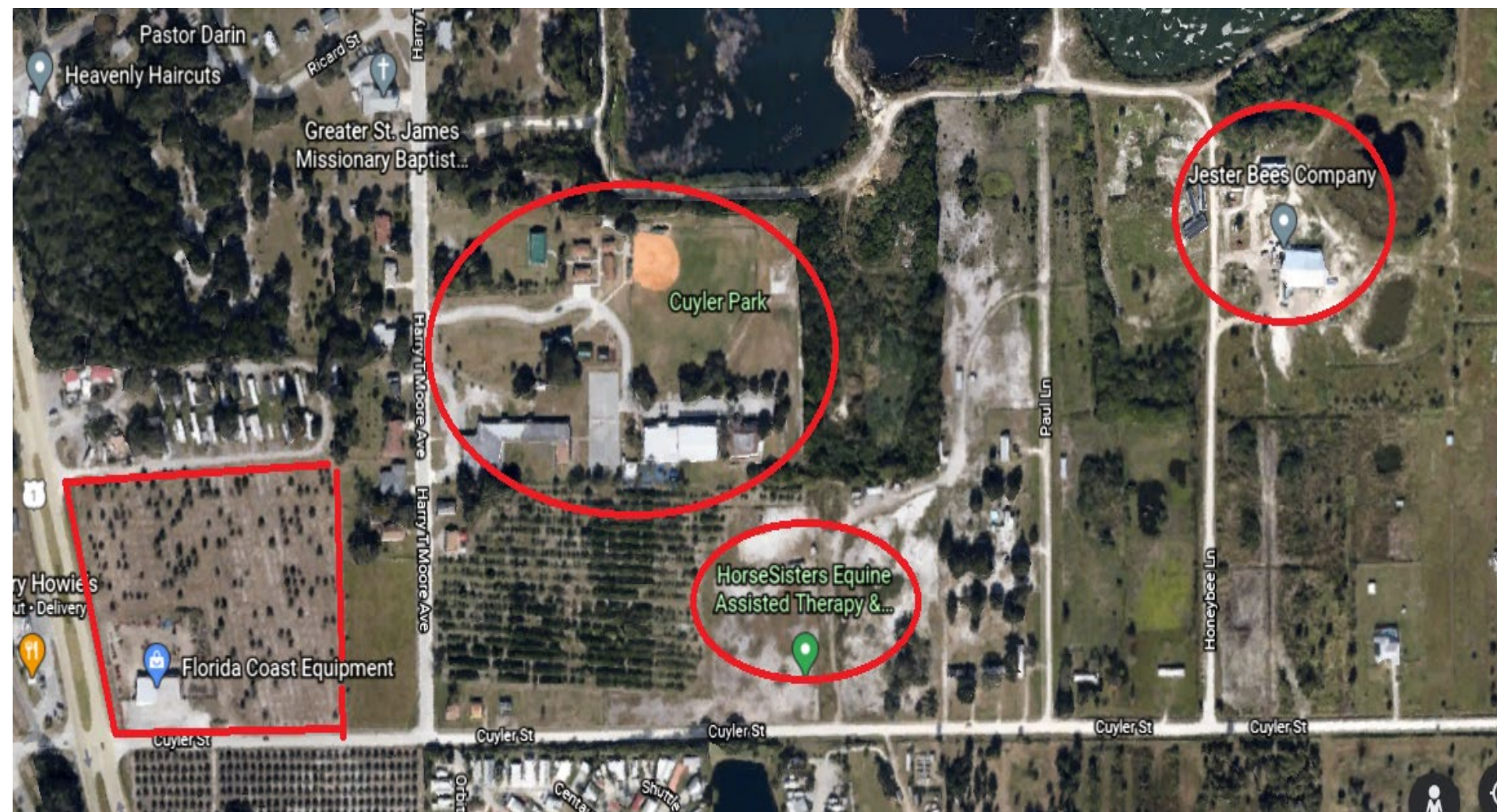
## Compatibility: (Continuation of Existing Use)

### Mims Small Area Study – Spring 2007

- ✓ Commercial Development Focus South of SR 46
- ✓ Agricultural, Rural/Small Town Feel & Uses Preserved
- ✓ Desire to Create Local Jobs

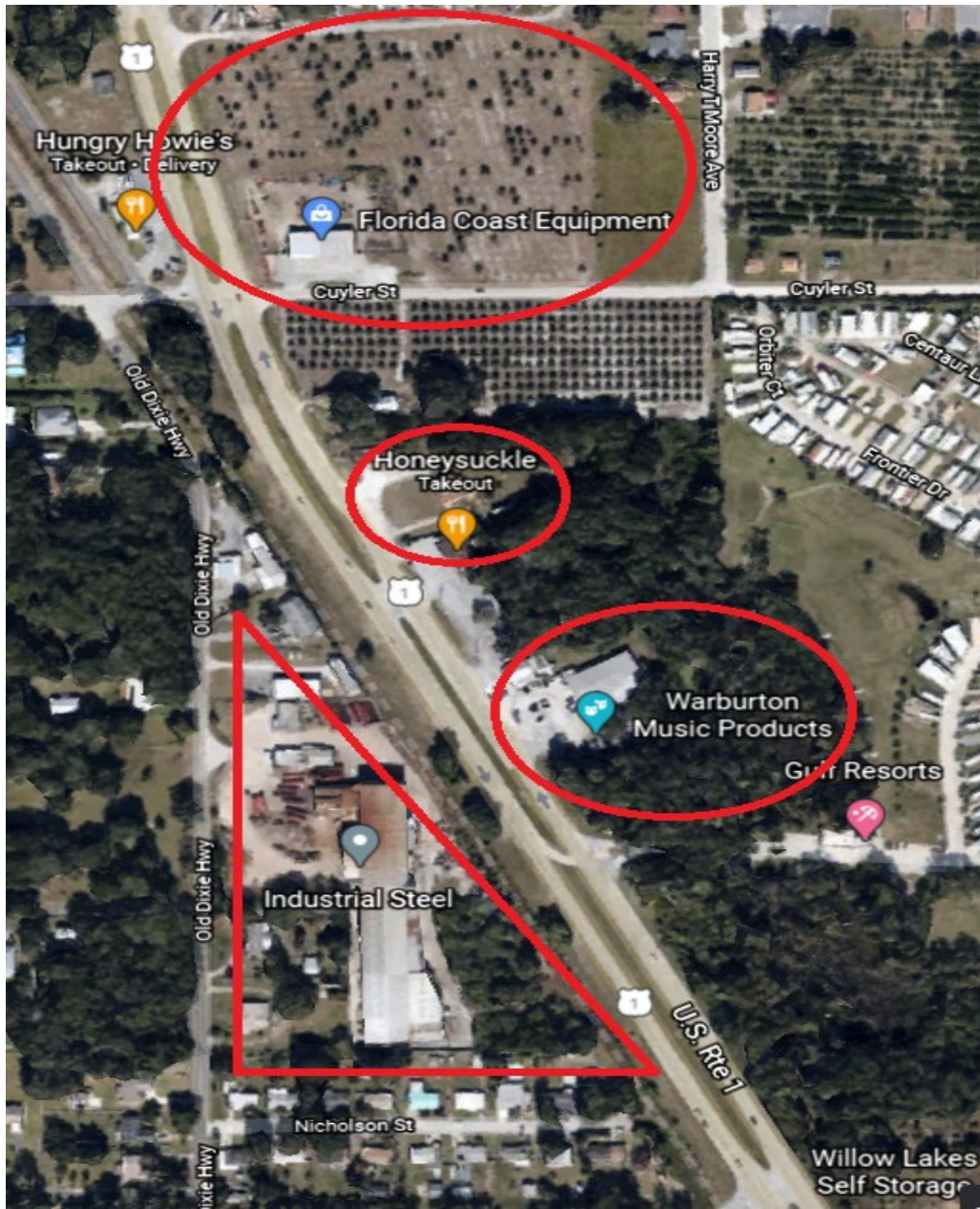


## Existing Uses to East (Commercial and Residential):





## Existing Uses South (Commercial/Industrial):





## Existing Uses West (Commercial/Residential):





## Existing Uses North (Commercial (Minor Residential):



Conclusion – We request approval because:

- ❖ Continuation of Existing Use
- ❖ Compatibility with Future Plans, Citizen's Requests, and Existing Uses
- ❖ Investment, Value, Jobs