



BOARD OF COUNTY COMMISSIONERS

Application Pages  
21Z00018  
395 East LLC

**Planning and Development**

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

**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 # 21Z00018

Existing FLU: RES3 DIR Existing Zoning: SEU

Proposed FLU: NA Proposed Zoning: EU

**PROPERTY OWNER INFORMATION**

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

MAGUIRE, MICHAEL E 395 EAST, LLC  
Name(s) Company  
18 Marina Isles Blvd 304 Indian Harbour Bch FL 32937  
Street City State Zip Code  
3216268186  
Email Phone Cell

**APPLICANT INFORMATION IF DIFFERENT FROM OWNER:**

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

Alex Berkovich

6065 S. Tropical Trail Merritt Island FL 32952  
Name(s) Company  
Street City State Zip Code  
alex@drberkovich.com 9544481919  
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)
- ☐ 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: 6.33

Reason for Request:

Re-zone the property from SEU to EU

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]  
Signature of Property Owner or  
Authorized Representative

5/5/21  
Date

State of Florida

County of Brevard

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

this 5<sup>th</sup> day of, May, 20 21, personally appeared

Alex Berkovich, who is personally known to me or produced

DLB621000691880 as identification, and who did / did not take an oath.

Carrie Sue Martin  
Notary Public Signature

Seal



**Office Use Only:**

Accela No. 20Z 06018 Fee: 1,197.00 Date Filed: 5-5-2021 District No. 2

Tax Account No. (list all that apply) 2511450

Parcel I.D. No.

25 36 24 00 31  
Twp Rng Sec Sub Block Lot/Parcel

Planner: PB Sign Issued to: Code enforcement Notification Radius: 500

**MEETINGS**

**DATE**

**TIME**



P&Z

July 12, 2021

3:00 p.m.



PSJ Board

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NMI Board

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LPA

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BOA

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BCC

August 5, 2021

5:00

Wetland survey required by Natural Resources ☐ Yes



No

Initials P.B.

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:

Southwest corner of South Courtenay Parkway and Curry Dell Lane.

Description of Request:

Rezone from SE4 to E4