



## ZONING MAP AMENDMENT APPLICATION (MAP ONLY)

Community Services Department  
Planning and Zoning Division  
65 Stone Street  
Cocoa, Florida 32922

Phone: (321) 433-8535  
Fax: (321) 433-8543  
Web: <http://www.cocoafl.org>

This form is divided into steps, which will help you prepare your application, provide supplemental items, and prepare for the Planning & Zoning Board and City Council hearings. A pre-application meeting with Staff is required.

For Office Use Only - Date Received

Please TYPE or PRINT this application neatly.

Stamp Only When Application is Fully Complete

1. Existing Zoning Category: C-P Commercial Parkway District \_\_\_\_\_

2. Proposed Zoning Category: C-N Neighborhood Commercial \_\_\_\_\_

3. Existing Future Land Use Category: MU Mixed Use \_\_\_\_\_

4. Proposed Future Land Use Category (if applicable): \_\_\_\_\_

5. Applicant Information: *\* NOTE: Applicant is the main contact, who must attend the meeting!*

Company (if applicable): Doty Solik Law \_\_\_\_\_

Name: Mary D. Solik, Esq. \_\_\_\_\_

Mailing Address: 121 S. Orange Ave STE 1500 \_\_\_\_\_

City: Orlando \_\_\_\_\_ State: FL \_\_\_\_\_ Zip Code: 32801 \_\_\_\_\_

Phone #: 407 378 7868 \_\_\_\_\_ Fax #: \_\_\_\_\_

Mobile #: 407 925 4738 \_\_\_\_\_ E-mail: [msolik@dotysoliklaw.com](mailto:msolik@dotysoliklaw.com) \_\_\_\_\_

6. Property Owner Information: *\* Check here if same as Applicant →*   
*\* If more than one owner, attach additional sheet with names and addresses.*

Company (if applicable): Biscaya Cocoa Holdings, LLC \_\_\_\_\_

Name: Pablo Camposano and Oded M. Kaiser \_\_\_\_\_

Mailing Address: 325 S Biscayne Blvd. Unit 3423 \_\_\_\_\_

City: Miami \_\_\_\_\_ State: FL \_\_\_\_\_ Zip Code: 33131 \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Mobile #: 786 326 7500 \_\_\_\_\_ E-mail: [omaxkaiser@gmail.com](mailto:omaxkaiser@gmail.com) \_\_\_\_\_

7. Property Information:

Street Address and Location: 301 S. Cocoa Blvd, Cocoa, FL Complete Parcel list attached \_\_\_\_\_

Parcel ID: \* If more than two Parcel IDs, attach additional sheet with Parcel IDs.

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Tax Account Numbers: \* If more than two Tax Account #s, attach additional sheet with Tax Account #s.

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Land Area: \_\_\_\_\_ square feet or 1.39 acres \_\_\_\_\_ acres

Existing Use(s) on Property: Property is vacant \_\_\_\_\_

Proposed Use(s) on Property: Commercial uses consistent with C-N Zoning \_\_\_\_\_

8. Please submit the following items in order complete the application:

- a.  Notarized application.
- b.  List of owners within 500 feet. A "radius map package" from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to request these materials with the Brevard County GIS Department that are available free of charge. Inquiries need to be emailed to [servicedesk@brevardfl.gov](mailto:servicedesk@brevardfl.gov) and forwarded to the City of Cocoa Planning and Zoning Department when available.
- c.  Application fee. Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. Public mail notice and legal advertising fees must also be paid a few weeks after application submittal. See Schedule of Fees, Charges and Expenses for applicable fees.
- d.  Proof of ownership. A copy of the most recent recorded warranty deed is required.
- e.  Letter of authorization. If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf. A sample "Letter of Authorization" form is available from the City.
- f.  Corporate documents. If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (<http://www.sunbiz.org/corpweb/inquiry/search.html>).
- g.  Certified boundary survey. Submit a certified survey showing all existing structures and all proposed structures.
- h.  Legal description. Submit a typed copy of the legal description. It may be submitted on a computer disk or by e-mail.
- i.  Additional information (optional). Submit any information that may be helpful in understanding the request. This may include a site plan drawing, photos, sketches, elevations, or letters from adjoining property owners.

9. Application filing deadline. The application filing deadline is on the first day of each month at 5:00 pm for public hearings that are held in the following month. For Zoning Map Amendment applications that are submitted concurrently with other applications, the earlier filing deadline shall apply.

10. **Application filing procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division.

***Public hearings process information – please read this!***

11. **Dates and locations of public hearings.** All zoning map amendments require one hearing in front of the Planning & Zoning Board and two hearings in front of the City of Cocoa Council.
12. **Board types.** The Planning & Zoning Board is an advisory board to the City Council and therefore is only authorized to make recommendations. City Council is an authoritative body and is able to make binding decisions.
13. **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the application. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.
14. **Preparing for the public hearings.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan.
15. **Exhibits at public hearings.** If photographs, documents, maps or other materials are provided to the Board/Council as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.
16. **Witnesses at public hearings.** For the purposes of making a decision on the application, the Board/Council shall only consider testimony of qualified witnesses. A witness is determined by the Board/Council and is generally based on:
- a. The witness has personal knowledge of the fact in which the witness will testify; and/or
  - b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
    1. *Layman witness:* Testimony of a witness other than an expert witness is qualified only if:
      - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
      - The opinions and inferences do not require any special knowledge, skill experience or training.
    2. *Expert witness.* Testimony of an expert witness is qualified only if:
      - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
      - The witness is adequately qualified to express an opinion on the matter.
17. **Planning & Zoning Board vs. City Council actions.** If the Planning & Zoning Board finds that the facts presented in the matter justify approval, it may recommend to approve the request, or a portion thereof, and it may specify any conditions deemed necessary to preserve the intent of the City of Cocoa Code. If the Board finds that the facts presented do not justify approval, it may recommend to deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held. Regardless of the outcome, the application will be forwarded to the City Council for consideration where a final decision can be made.

18. In order to approve a zoning map amendment, the Planning & Zoning Board and City Council must consider and study the criteria listed below (as described in Appendix A, Article XXII, Section 1 (G)(1) of the City of Cocoa Code). Please provide your consideration of the following criteria and any pertinent data and evidence that may be useful to the Planning & Zoning Board and City Council. Use extra sheets if necessary.

a. Whether or not the proposed change is contrary to the established land use pattern.

No. The subject property is at the southwest corner of SR 520 and US1, both heavily traveled commercial corridors.

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b. Whether or not the proposed change would create an isolated district unrelated to adjacent and nearby districts.

No. adjacent and nearby properties all have commercial zoning.

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c. Whether or not the proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, access, etc.

No residential development is proposed. The subject property was previously improved with commercial uses and no new

Utility demands are created by the proposed change.

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**d. Whether or not existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

**No.**

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**e. Whether or not the proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan.**

**No. The rezoning is being requested to bring the subject property into compliance with the land use plan. The current Zoning is inconsistent with the MU Future Land Use designation.**

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**f. Whether or not changed or changing conditions make the passage of the proposed amendment necessary.**

**Yes. The change in the FLU designation of the property from Commercial to MU has rendered the current zoning Inconsistent with the FLU map.**

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**g. Whether or not the proposed change will adversely influence living conditions in the neighborhood.**

**No. The property has historically been developed with commercial uses and is separated from the nearest**

**Neighborhood by RR tracks.**

**h. Whether or not the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.**

**No.**

**i. Whether or not the proposed change will create a drainage problem.**

**No. The subject property was previously developed with commercial uses without code compliant stormwater**

**Management. Any new development will have to meet current code standards for drainage.**

**j. Whether or not the proposed change will seriously reduce light and air to adjacent areas.**

No.

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**k. Whether or not the proposed change will adversely affect property values in the adjacent areas.**

No. The proposed change is to a less intense commercial zoning than the current zoning.

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**l. Whether or not the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.**

No.

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**m. Whether or not the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.**

No.

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**n. Whether or not there are substantial reasons why the property cannot be used in accord with existing zoning.**

Yes. The current zoning is inconsistent with the FLU designation on the subject property. The property cannot be

Used at all until the inconsistency is corrected.

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**o. Whether or not the change suggested is out of scale with the needs of the neighborhood.**

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p. Whether or not it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

Without the change the property owners are deprived of any use of their property.

19. Signatures and Notarization.

STATE OF FLORIDA COUNTY OF ORANGE I, MARY D. SOLIK being first duly sworn, depose and say that:

- I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.
- I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

Mary D. Solik  
(APPLICANT SIGNATURE)

 **Machele Rowe**  
 Comm. #GG949073  
 Expires: May 18, 2024  
 Bonded Thru Aaron Notary

(Print, State Seal, Stamp, Commissioned Name of Notary Public)

Personally Known  OR Produced Identification

Type of I.D. Produced \_\_\_\_\_

Machele Rowe  
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 13<sup>th</sup> day of DECEMBER, 20 23

FOR OFFICE USE ONLY

Fee of \$ \_\_\_\_\_ in cash  or check  (No. \_\_\_\_\_) payable to the "City of Cocoa".

Receipt Number: \_\_\_\_\_

Date: \_\_\_\_\_

Signature from Planning & Zoning Division:  
\_\_\_\_\_

**BISCAYA COCOA HOLDINGS, LLC**

Parcel List

24-36-33-31-A-5

24-36-33-31-C-1

24-36-33-31-D-11

24-36-33-31-D-12

24-36-33-31-D-13

24-36-33-31-C-2

24-36-33-31-\*-R.1

24-36-33-31-\*-R.2

24-36-33-31-\*-R.3

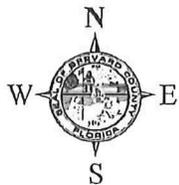
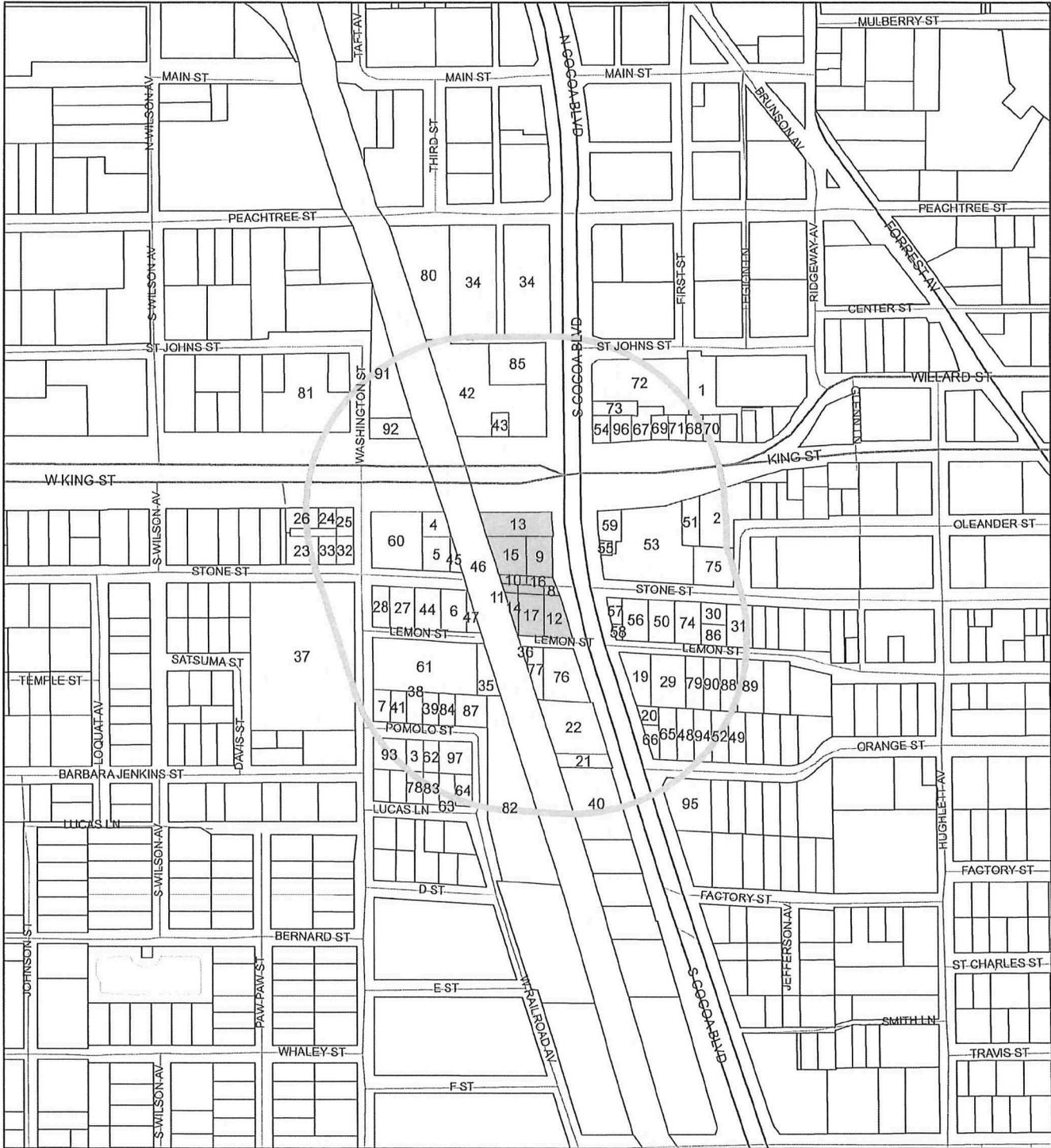
24-36-33-31-\*-R.4

24-36-33-31-\*-R.5

# RADIUS MAP

BISCAYA COCOA HOLDINGS LLC

Mary\_Solik\_500



1:4,800 or 1 inch = 400 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 12/7/2023

-  Buffer
-  Subject Property
-  Notify Property
-  Parcels

58-70 57TH ROAD REALTY LLC  
33 MATINECOCK AVE  
PORT WASHINGTON NY 11050-2102

ADRENALINE ARCHITECTS LLC  
453 KING ST  
COCOA FL 32922-7621

AS INVESTMENTS LLC  
10549 MERE PKWY  
ORLANDO FL 32832-6153

AUSTIN, DANIEL, JR  
935 BOWING LN  
ROCKLEDGE FL 32955-4015

AUSTIN, DANIEL, JR  
1113 HICKORY LN  
COCOA FL 32922-6719

BELL, CHRISTINE  
360 POMOLO ST  
COCOA FL 32922-7447

BISCAYA COCOA HOLDINGS LLC  
325 S BISCAYNE BLVD, APT 3423  
MIAMI FL 33131-2476

BREVARD STONE INC  
403 S COCOA BLVD  
COCOA FL 32922-

BROWN, GEORGE L JR TRUSTEE  
555 KING ST W  
COCOA FL 32922-

BROWN, GEORGE L, JR  
555 W KING ST  
COCOA FL 32922-7421

BRYANT, JANIE B  
BRYANT, PURVETTE A  
1139 TARPON DR  
ROCKLEDGE FL 32955-

BRYANT, PURVETTE A  
1820 BARRINGTON CIR  
ROCKLEDGE FL 32955-3062

BZDUN, MIECZSLAW  
1908 RANCH ESTATE DR  
ORLANDO FL 32825-8407

CASITA ENTERPRISES LLC  
750 GLENGARRY DR  
MELBOURNE FL 32940-1866

CATCHINGS, MARY E  
7107 CLAYMORE AVENUE  
HYATTSVILLE MD 20782-

COCOA LODGE 55 F&AM  
PO BOX 7  
COCOA FL 32923-0007

COCOA LODGE NO 55 F & AM INC  
C/O PHILLIP J WILSON  
PO BOX 7  
COCOA FL 32923-0007

COCOA, CITY OF  
65 STONE STREET  
COCOA FL 32922-

COWHAM, RAYMOND  
14 PINE GLEN RD  
HILLSBOROUGH NH 03244-4522

DAWSON, BEULAH J  
PO BOX 341  
COCOA FL 32923-0341

DRAKE, WILLIE LEE III  
356 POLOMO ST  
COCOA FL 32922-

EAST FLORIDA MOTOR SALES INC  
4650 HIGHWAY 520  
COCOA FL 32926-2333

EAST FLORIDA MOTORS SALES INC  
4650 HIGHWAY 520  
COCOA FL 32926-2333

EVERETT, ROBERT W  
EVERETT, MAE E ET AL  
16243 SW 107TH PLACE  
MIAMI FL 33157-

FINK, MARK H  
61 S BALDWIN AVE, UNIT 1162  
SIERRA MADRE CA 91025-7055

FLORIDA EAST COAST RAILWAY LLC  
7150 PHILIPS HWY  
JACKSONVILLE FL 32256-6802

FLORIDA, STATE OF (DOT)  
719 S WOODLAND BLVD  
DELAND FL 32720-

GREENWOOD, ALECK J  
640 BREVARD AVE #201  
COCOA FL 32922-

Mary\_Solik\_500  
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GREENWOOD, ALECK J  
PO BOX 1077  
COCOA FL 32923-1077

HACIENDAS LLC  
750 GLENGARRY DRIVE  
MELBOURNE FL 32940-1866

IBRAHIM & HAROON REALESTATE INC  
1910 ROCKLEDGE BLVD  
ROCKLEDGE FL 32955-

JORDAN, JOHN A  
1783 HAZELTON NW ST NW  
PALM BAY FL 32907-7072

KABBOORD PROPERITES INC  
3201 N ATLANTIC AVE  
COCOA BCH FL 32931-

KABBOORD PROPERTIES II LLC  
3201 N ATLANTIC AVE  
COCOA BEACH FL 32931-3406

KABBOORD PROPERTIES INC  
3201 N ATLANTIC AVE  
COCOA BCH FL 32931-

KABBOORD, DAVID WAYNE  
KABBOORD, JOHN JAMES  
3201 N ATLANTIC AVE  
COCOA BEACH FL 32931-3406

KABBOORD, JOHN J, JR  
KABBOORD, DAVID W  
3201 N ATLANTIC AVE  
COCOA BEACH FL 32931-3406

KABBOORD, WILLIAM D  
3201 N ATLANTIC AVE  
COCOA BEACH FL 32931-3406

LEGEND REALTY DEVELOPMENT  
CORPORATION  
543 PALM DR  
HALLANDALE BEACH FL 33009-6533

LEVENSALE, TIMOTHY  
LEVENSALE, ARLET  
PO BOX 542349  
MERRITT ISLAND FL 32954-2349

MAPP, DOUGLAS O'NEAL  
BULLOCK, SYLVIA LEE  
880 GLADIOLA CIR, APT 356  
ROCKLEDGE FL 32955-6258

MARILYN AARNOLD TRUST  
1102 EGRET LAKE WAY  
MELBOURNE FL 32940-6862

MAROTTO, JOHN  
4370 COQUINA AVE  
TITUSVILLE FL 32780-6524

METROPOLITAN BAPTIST CHURCH  
474 KING ST  
COCOA FL 32922-7622

METROPOLITAN BAPTIST CHURCH INC  
474 KING ST  
COCOA FL 32922-

METROPOLITAN BAPTIST CHURCH OF  
COCOA INC  
474 KING ST  
COCOA FL 32922-

METROPOLITAN BAPTIST CHURCH OF  
COCOA INC  
PO BOX 758  
COCOA FL 32923-0758

METROPOLITAN BAPTIST CHURCH OF  
COCOA INC  
474 KINGS ST  
COCOA FL 32922-

MOUNT MORIAH AFRICAN METHODIST  
EPISCOPAL CHURCH  
223 OLEANDER ST  
COCOA FL 32922-

MOUNT MORIAH AFRICAN METHODIST  
EPISCOPAL CHURCH OF COCOA INC  
223 OLEANDER ST  
COCOA FL 32922-7695

NEGRI PROPERTY LLC  
401 S COCOA BLVD  
COCOA FL 32922-7699

NEGRI, GERALD M  
780 BUTTONWOOD DR  
MERRITT ISLAND FL 32953-4611

NICOLE LEANN INVESTMENTS LLC  
668 WING TER  
DELTONA FL 32725-7038

NORBURY, VONNAY  
1007 MONTCLAIR RD  
COCOA FL 32922-6355

PRICE, THOMAS J JR  
ABRUZZO-PRICE, THERESA TRUSTEES  
1996 US HIGHWAY 1 S  
ROCKLEDGE FL 32955-

R & R COCOA LLC  
246 MCLEAN PT  
WINTER HAVEN FL 33884-4135

RAILROAD AVENUE WAREHOUSE  
COMPLEX LLC  
626 OLD DIXIE HWY SW  
VERO BEACH FL 32962-4536

Mary\_Solik\_500  
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RICH, CHEVAYA D  
704 GEORGIA AVE N  
COCOA FL 32922-

RIVERA, MANUEL ANTONIO TORO  
1456 FLEDGLING CT  
ORLANDO FL 32837-8112

ROSCHMAN PARTNERS  
6300 NE 1ST AVE STE 300  
FORT LAUDERDALE FL 33334-

ROSSIELLO, DOMINIC  
750 GLENGARRY DR  
MELBOURNE FL 32940-1866

RUIZ, MANUEL C  
6 WESTVIEW LN  
COCOA BEACH FL 32931-2621

SANDS REVOCABLE TRUST  
1370 WAR EAGLE BLVD  
TITUSVILLE FL 32796-1530

SHAND, TANIA A  
SHAND, ITSELDA M  
1901 VERMONT AVE NW  
WASHINGTON DC 20001-

STONE, JANORISE TRUSTEE  
516 KING ST  
COCOA FL 32922-4501

STONE, RICHARD E  
STONE, DAISY  
516 W KING ST  
COCOA FL 32922-4501

TOWERBRIDGE INC  
773 CITRUS COVE DR  
WINTER GARDEN FL 34787-5221

TR CORP/GREATER ST PAUL BAPTIST  
CHURCH OF COCOA FLORIDA INC  
213 STONE ST  
COCOA FL 32926-

WHEALY HOLDINGS LLC  
2758 TRAILS AT HIDDEN HBR  
MERRITT ISLAND FL 32952-4175

WILLIAM D KABBOORD TRUST  
3201 N ATLANTIC AVE  
COCOA BEACH FL 32931-3406

WILLIAMS, LASCELLE B  
WILLIAMS, EVELYN M  
345 POMOLO ST  
COCOA FL 32922-7446

This instrument prepared by  
and after Recording return to:  
Charles H. Ratner, Esq., President  
Charles Ratner, P.A.,  
605 Lincoln Road, Suite 210  
Miami Beach, FL 33139

Folio No. 24-36-33-31-0000C.0-0002.00  
Folio No. 24-36-33-31-0000C.0-0001.00  
Folio No. 24-36-33-31-0000A.0-0005.00

(For Recorder's Use Only)

## **TRUSTEE'S WARRANTY DEED**

(301 & 305 S. Cocoa Blvd., Cocoa, FL 32922)

THIS TRUSTEE'S WARRANTY DEED, dated as of March 10<sup>th</sup>, 2017, between EVA IRENE CRUMB, AN UNMARRIED WIDOW, INDIVIDUALLY AND AS TRUSTEE OF THE EVA IRENE CRUMB REVOCABLE TRUST DATED JULY 17, 2014 both with an address of PO Box 8489, Cocoa FL 34942 (collectively "Grantor"), and BISCAYA COCOA HOLDINGS, LLC, a Florida limited liability company, with an address of 444 Brickell Avenue, Suite 417, Miami, FL 33131 ("Grantee").

Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration paid by Grantee, receipt of which is acknowledged, grants, bargains, sells and conveys to Grantee the real property situate, lying and being in Brevard County, Florida, located at 301 & 305 S. Cocoa Blvd., Cocoa, FL 32922 legally described as follows ("Property"):

### **SEE EXHIBIT "A" FOR LEGAL DESCRIPTION**

**TOGETHER WITH** (i) any and all structures and improvements on the Property; (ii) all right, title, and interest, if any, of Grantor in any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances, and other rights and benefits belonging to, running with the owner of, or in any way related to the Property; any or all of the foregoing, if applicable.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**SUBJECT TO:** real estate taxes for 2017 and subsequent years, comprehensive land use plans, zoning and other restrictions, regulations and prohibitions imposed by governmental authorities, and conditions, restrictions, limitations, reservations, declarations, easements, dedications and agreements of record (collectively "Permitted Exceptions"), all without intent to reimpose the same.

And the GRANTOR does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

[Signature Page to Follow]



## EXHIBIT "A" LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Brevard, State of Florida, and is described as follows:

### **PARCEL 1:**

Lot 1, Block C, less road right-of-way, LAPHAM'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, Page 6, Public Records of Brevard County, Florida.

### **PARCEL 2:**

That part of Lots 5, 6 and 7, in Block A, LAPHAM'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, Page 6, Public Records of Brevard County, Florida, together with the area formerly contained in Oleander Street, all as described in Official Records Book 441, Page 336 and Official Records Book 460, Page 589, all of the Public Records of Brevard County, Florida.

### **Also known as:**

That portion of Lots 5, 6 and 7, Block "A", LAPHAM'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, Page 6, Public Records of Brevard County, Florida, lying South of the road right of way of State Road No. 520 and East of the right of way line of the Florida East Coast Railway, together with the area formerly contained in Oleander Street, all as described in Official Records Book 441, Page 336 and Official Records Book 460, Page 589, all of the Public Records of Brevard County, Florida.

### **PARCEL 3:**

Lot 2, Block C, LAPHAM'S SUBDIVISION, according to the plat thereof, recorded in Plat Book 2, Page 6, Public Records of Brevard County, Florida; excepting, however, all land adjoining said Lot on the North and embraced within the area of that portion of Oleander Street which has been vacated.

Also: Begin at the Southeast corner of Lot 3, Block C, LAPHAM'S SUBDIVISION, according to the plat thereof, recorded in Plat Book 2, Page 6, Public Records of Brevard County, Florida; thence run along the South line of said Lot West to the East side of the right-of-way of the Florida East Coast Railway, thence run the East side of said railroad right-of-way Northwesterly to the North line of said Lot 3, thence run the North line of said Lot 3 East to the Northeast corner thereof, thence run the East line of said Lot South to the point of beginning, excepting, however, all land adjoining said Lot on the North and embraced within the area of that portion of Oleander Street which has been vacated.

### **PARCEL 4:**

A portion of vacated Stone Street as shown in City of Cocoa Resolution No. 2016-103, recorded in Official Record Book 7724, Page 150 in the Public Records of Brevard County, Florida, more particularly described as follows:

The North half of the following described parcel abutting said Parcels 1 and 3:

That portion of Stone Street (said street being an un-named 50 foot wide right-of-way dedicated by "LAPHAM'S SUBDIVISION", recorded in Plat Book 2, Page 6 and re-dedicated as Magnolia Street by "SUNNYSIDE ADDITION TO COCOA, FLORIDA", recorded in Plat Book 2, Page 34, both of the Public Records of Brevard County, Florida), which lies west of the west right-of-way line of U.S. Highway No. 1 and east of the east right-of-way line of the Florida East Coast Railway (a 100 foot wide right-of-way), more particularly described as follows: Begin at the Southeast corner of Lot 1, Block "C" of "LAPHAM'S SUBDIVISION" recorded in Plat Book 2, Page 6 of the Public Records of Brevard County, Florida, (said point being on the west right-of-way line of U.S. Highway No.1 as defined by Florida Department of Transportation Right of Way Maps, Section 70020, W.P.I. 5110519, F.P. 237592-1, dated 7/30/04), thence run west, along the north right-of-way line of Stone Street, a distance of 156 feet, more or less, to a point on the east right-of-way line of the Florida East Coast Railway; thence southeasterly, along said east right-of-way line, a distance of 53.5 Feet, more or less, to a point on the south right-of-way line of said Stone Street; thence east, along said south right-of-way, a distance of 160 FEET, more or less, to an intersection with the west right-of-way line of U.S. Highway No. 1 (a variable width right-of-way) as defined by the aforesaid Florida Department of Transportation Right of Way Maps; thence northwesterly, a distance of 55 Feet, more or less to the Point of Beginning.

This instrument prepared by:  
And after recording return to  
Charles H. Ratner, Esq., President  
Charles Ratner, P.A.,  
200 S. Biscayne Boulevard  
Suite 3200  
Miami FL 33131

Folio No. 24-36-33-31-0000D.0-0012.00

(For Recorder's Use Only)

**MEMBER'S DISTRIBUTION GENERAL WARRANTY DEED**  
(BISCAYA STONE STREET 2, LLC)

**THIS GENERAL WARRANTY DEED**, dated as of May 23, 2016 between **BISCAYA STONE STREET 2, LLC**, a Florida limited liability company, with an address at 444 Brickell Avenue, Suite 417, Miami, FL 33131 ("Grantor") and **BISCAYA COCOA HOLDINGS, LLC**, a Florida limited liability company, its sole Member, with an address at 444 Brickell Avenue, Suite 417, Miami, FL 33131 ("Grantee").

Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration paid by Grantee, receipt of which is acknowledged, distributes, grants, bargains, and conveys to Grantee the real property situate, lying and being in Brevard County, Florida, located at **341 Stone Street, Cocoa, FL 32922** legally described as follows ("Property"):

**Lot 12, Block D of LAPHAM'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page 6, of the Public Records of Brevard County, Florida.**

**TOGETHER WITH** (i) any and all structures and improvements on the Property; (ii) all right, title, and interest, if any, of Grantor in any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances, and other rights and benefits belonging to, running with the owner of, or in any way related to the Property; any or all of the foregoing, if applicable.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**SUBJECT TO:** real estate taxes for 2016 and subsequent years, comprehensive land use plans, zoning and other restrictions, regulations and prohibitions imposed by governmental authorities, all without intent to reimpose the same.

**AND**, Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to transfer and convey the Property and the Grantor does hereby fully warrant the title to said land and Property, and will defend the same against lawful claims of all persons whomsoever.

**NOTE TO RECORDER AND TAX ASSESSOR:** *This is a Distribution General Warranty Deed of unencumbered real property from a single member Limited Liability Company to its sole member in the process of the Grantor LLC winding up its affairs, and is given for nominal consideration. The beneficial interest in and to the Grantee member and the Property remains the same before and after this Conveyance, and this Deed does not represent any change in the beneficial ownership of the Property. Accordingly, no documentary stamps other than nominal stamps are due in connection with this Deed.*



This instrument prepared by:  
And after recording return to  
Charles H. Ratner, Esq., President  
Charles Ratner, P.A.,  
200 S. Biscayne Boulevard  
Suite 3200  
Miami FL 33131

Folio No. 24-36-33-31-0000D.0-0013.00

(For Recorder's Use Only)

**MEMBER'S DISTRIBUTION GENERAL WARRANTY DEED**  
(BISCAYA STONE STREET 3, LLC)

**THIS GENERAL WARRANTY DEED**, dated as of May 23, 2016 between **BISCAYA STONE STREET 3, LLC**, a Florida limited liability company, with an address at 444 Brickell Avenue, Suite 417, Miami, FL 33131 ("Grantor") and **BISCAYA COCOA HOLDINGS, LLC**, a Florida limited liability company, its sole Member, with an address at 444 Brickell Avenue, Suite 417, Miami, FL 33131 ("Grantee").

Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration paid by Grantee, receipt of which is acknowledged, distributes, grants, bargains, and conveys to Grantee the real property situate, lying and being in Brevard County, Florida, located at **347 Stone Street, Cocoa, FL 32922** legally described as follows ("Property"):

**Lot 13, Block D of LAPHAM'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page 6, of the Public Records of Brevard County, Florida.**

**TOGETHER WITH** (i) any and all structures and improvements on the Property; (ii) all right, title, and interest, if any, of Grantor in any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances, and other rights and benefits belonging to, running with the owner of, or in any way related to the Property; any or all of the foregoing, if applicable.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**SUBJECT TO:** real estate taxes for 2016 and subsequent years, comprehensive land use plans, zoning and other restrictions, regulations and prohibitions imposed by governmental authorities, all without intent to reimpose the same.

**AND**, Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to transfer and convey the Property and the Grantor does hereby fully warrant the title to said land and Property, and will defend the same against lawful claims of all persons whomsoever.

**NOTE TO RECORDER AND TAX ASSESSOR:** *This is a Distribution General Warranty Deed of unencumbered real property from a single member Limited Liability Company to its sole member in the process of the Grantor LLC winding up its affairs, and is given for nominal consideration. The beneficial interest in and to the Grantee member and the Property remains the same before and after this Conveyance, and this Deed does not represent any change in the beneficial ownership of the Property. Accordingly, no documentary stamps other than nominal stamps are due in connection with this Deed.*



This instrument prepared by:  
And after recording return to  
Charles H. Ratner, Esq., President  
Charles Ratner, P.A.,  
200 S. Biscayne Boulevard  
Suite 3200  
Miami FL 33131

Folio No. 24-36-33-31-0000D.0-0011.00

(For Recorder's Use Only)

**MEMBER'S DISTRIBUTION GENERAL WARRANTY DEED**  
(BISCAYA STONE STREET 1, LLC)

**THIS GENERAL WARRANTY DEED**, dated as of May 23, 2016 between **BISCAYA STONE STREET 1, LLC**, a Florida limited liability company, with an address at 444 Brickell Avenue, Suite 417, Miami, FL 33131 ("Grantor") and **BISCAYA COCOA HOLDINGS, LLC**, a Florida limited liability company, its sole Member, with an address at 444 Brickell Avenue, Suite 417, Miami, FL 33131 ("Grantee").

Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration paid by Grantee, receipt of which is acknowledged, distributes, grants, bargains, and conveys to Grantee the real property situate, lying and being in Brevard County, Florida, located at **337 Stone Street, Cocoa, FL 32922** legally described as follows ("Property"):

**Lot 11, Block D of LAPHAM'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page 6, of the Public Records of Brevard County, Florida, LESS road right-of-way.**

**TOGETHER WITH** (i) any and all structures and improvements on the Property; (ii) all right, title, and interest, if any, of Grantor in any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances, and other rights and benefits belonging to, running with the owner of, or in any way related to the Property; any or all of the foregoing, if applicable.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**SUBJECT TO:** real estate taxes for 2016 and subsequent years, comprehensive land use plans, zoning and other restrictions, regulations and prohibitions imposed by governmental authorities, all without intent to reimpose the same.

**AND**, Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to transfer and convey the Property and the Grantor does hereby fully warrant the title to said land and Property, and will defend the same against lawful claims of all persons whomsoever.

**NOTE TO RECORDER AND TAX ASSESSOR:** *This is a Distribution General Warranty Deed of unencumbered real property from a single member Limited Liability Company to its sole member in the process of the Grantor LLC winding up its affairs, and is given for nominal consideration. The beneficial interest in and to the Grantee member and the Property remains the same before and after this Conveyance, and this Deed does not represent any change in the beneficial ownership of the Property. Accordingly, no documentary stamps other than nominal stamps are due in connection with this Deed.*





**BISCAYA COCOA HOLDINGS, LLC**

Parcel List

24-36-33-31-A-5

24-36-33-31-C-1

24-36-33-31-D-11

24-36-33-31-D-12

24-36-33-31-D-13

24-36-33-31-C-2

24-36-33-31-\*-R.1

24-36-33-31-\*-R.2

24-36-33-31-\*-R.3

24-36-33-31-\*-R.4

24-36-33-31-\*-R.5



Department of State / Division of Corporations / Search Records / Search by Entity Name /

## Detail by Entity Name

Florida Limited Liability Company  
BISCAYA COCOA HOLDINGS, LLC

### Filing Information

**Document Number** L15000184312  
**FEI/EIN Number** 81-1824590  
**Date Filed** 10/29/2015  
**Effective Date** 10/29/2015  
**State** FL  
**Status** ACTIVE

### Principal Address

325 S Biscayne Blvd  
Unit-3423  
Miami, FL 33131

Changed: 03/15/2021

### Mailing Address

325 S Biscayne Blvd  
Unit-3423  
Miami, FL 33131

Changed: 03/15/2021

### Registered Agent Name & Address

CHARLES RATNER, P.A.  
605 LINCOLN ROAD  
SUITE 210  
MIAMI BEACH, FL 33139

Address Changed: 04/10/2017

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

KAISER, ODED M  
325 S Biscayne Blvd  
Unit-3423  
Miami, FL 33131

Title MGR

CAMPOSANO, PABLO A  
8525 SW 54 CT  
MIAMI, FL 33143

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2021	03/15/2021
2022	01/27/2022
2023	03/30/2023

**Document Images**

<a href="#"><u>03/30/2023 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/27/2022 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/15/2021 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/21/2020 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/30/2019 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/03/2018 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/10/2017 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/30/2016 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>10/29/2015 -- Florida Limited Liability</u></a>	<a href="#">View image in PDF format</a>

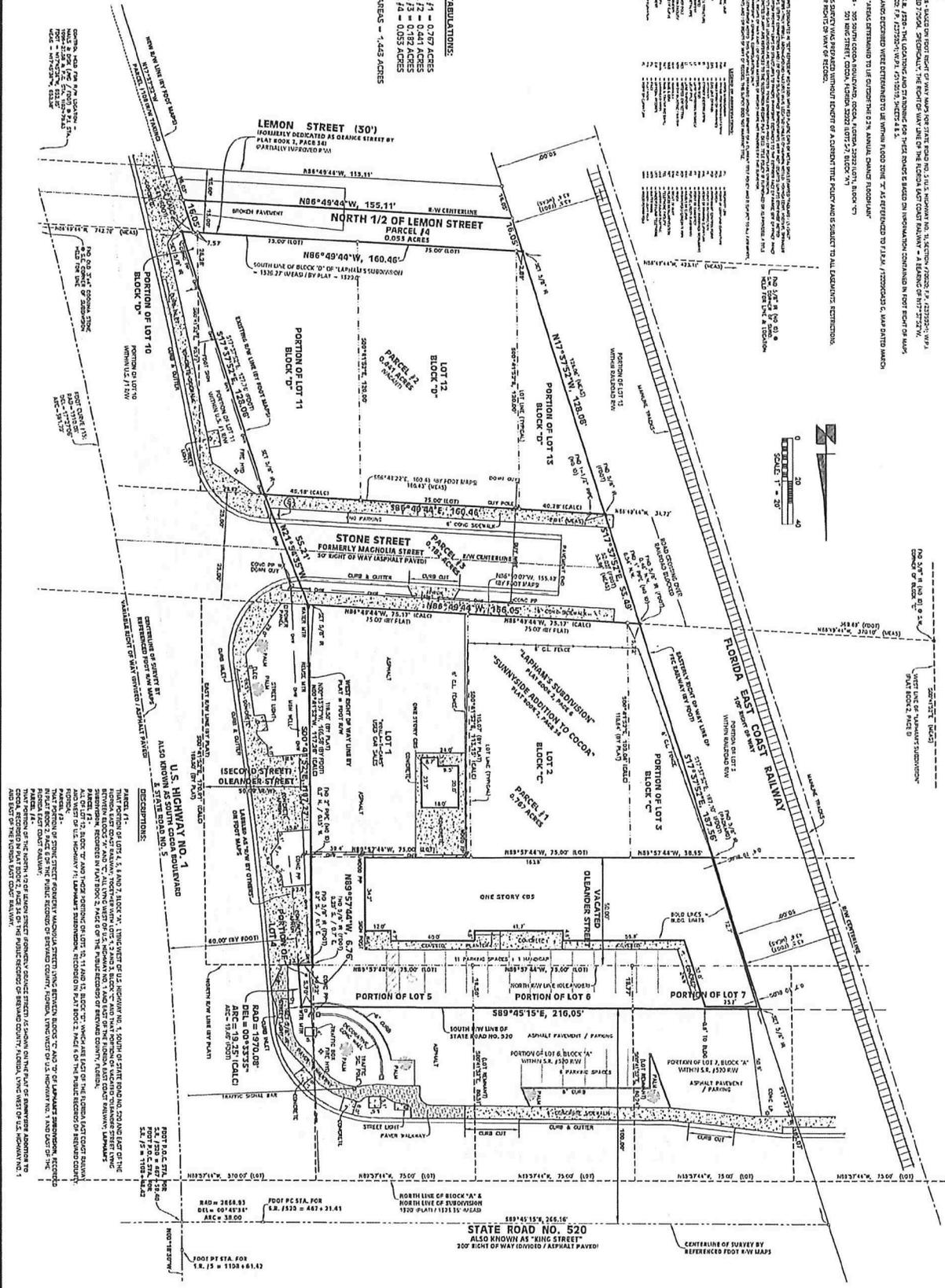
**SURVEY NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
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 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

**GENERAL NOTES:**

1. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 471, F.S.  
 2. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 471, F.S.  
 3. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 471, F.S.  
 4. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 471, F.S.  
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 9. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 471, F.S.  
 10. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 471, F.S.

**SKETCH OF SURVEY**



**BOUNDARY SURVEY FOR:**  
**BISCAVA COCA HOLDINGS, LLC**

DATE: 7/20/15  
 DRAWN BY: RMP  
 CHECK BY: DVS  
 NOTES FILE: JOB # 15-110

**r.m. packard** SURVEYING & MAPPING  
 197 BOUGAINVILLE DRIVE / SUITE "D"  
 ROCKLEDGE, FLORIDA 32955  
 TEL 888-833-8555 FAX 888-833-8552  
 FLORIDA LICENSE # 12541

PROPERTY CLERK THAT THIS DOCUMENT HAS BEEN RECORDED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 471, F.S. FOR PUBLIC RECORD. THIS DOCUMENT IS SUBJECT TO THE FLORIDA PUBLIC RECORDS ACT, CHAPTER 119, F.S. FOR PUBLIC RECORD. THIS DOCUMENT IS SUBJECT TO THE FLORIDA PUBLIC RECORDS ACT, CHAPTER 119, F.S. FOR PUBLIC RECORD.

RECORDED BY: RMP  
 DATE: 7/20/15  
 BOOK: 1512 PAGE: 181

## LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Brevard, State of Florida, and is described as follows:

**PARCEL 1 :**

Lot 1, Block C, less road right-of-way, LAPHAM'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, Page 6, Public Records of Brevard County, Florida.

**PARCEL 2:**

That part of Lots 5, 6 and 7, in Block A, LAPHAM'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, Page 6, Public Records of Brevard County, Florida, together with the area formerly contained in Oleander Street, all as described in Official Records Book 441, Page 336 and Official Records Book 460, Page 589, all of the Public Records of Brevard County, Florida.

**Also known as:**

That portion of Lots 5, 6 and 7, Block "A", LAPHAM'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, Page 6, Public Records of Brevard County, Florida, lying South of the road right of way of State Road No. 520 and East of the right of way line of the Florida East Coast Railway, together with the area formerly contained in Oleander Street, all as described in Official Records Book 441, Page 336 and Official Records Book 460, Page 589, all of the Public Records of Brevard County, Florida.

**PARCEL 3:**

Lot 2, Block C, LAPHAM'S SUBDIVISION, according to the plat thereof, recorded in Plat Book 2, Page 6, Public Records of Brevard County, Florida; excepting, however, all land adjoining said Lot on the North and embraced within the area of that portion of Oleander Street which has been vacated.

Also: Begin at the Southeast corner of Lot 3, Block C, LAPHAM'S SUBDIVISION, according to the plat thereof, recorded in Plat Book 2, Page 6, Public Records of Brevard County, Florida; thence run along the South line of said Lot West to the East side of the right-of-way of the Florida East Coast Railway, thence run the East side of said railroad right-of-way Northwesterly to the North line of said Lot 3, thence run the North line of said Lot 3 East to the Northeast corner thereof, thence run the East line of said Lot South to the point of beginning, excepting, however, all land adjoining said Lot on the North and embraced within the area of that portion of Oleander Street which has been vacated.

**PARCEL 4:**

A portion of vacated Stone Street as shown in City of Cocoa Resolution No. 2016-103, recorded in Official Record Book 7724, Page 150 in the Public Records of Brevard County, Florida, more particularly described as follows:

The North half of the following described parcel abutting said Parcels 1 and 3:

That portion of Stone Street (said street being an un-named 50 foot wide right-of-way dedicated by "LAPHAM'S SUBDIVISION", recorded in Plat Book 2, Page 6 and re-dedicated as Magnolia Street by "SUNNYSIDE ADDITION TO COCOA, FLORIDA", recorded in Plat Book 2, Page 34, both of the Public Records of Brevard County, Florida), which lies west of the west right-of-way line of U.S. Highway No. 1 and east of the east right-of-way line of the Florida East Coast Railway (a 100 foot wide right-of-way), more particularly described as follows: Begin at the Southeast corner of Lot 1, Block "C" of "LAPHAM'S SUBDIVISION" recorded in Plat Book 2, Page 6 of the Public Records of Brevard County, Florida, (said point being on the west right-of-way line of U.S. Highway No.1 as defined by Florida Department of Transportation Right of Way Maps, Section 70020, W.P.I. 5110519, F.P. 237592-1, dated 7/30/04), thence run west, along the north right-of-way line of Stone Street, a distance of 156 feet, more or less, to a point on the east right-of-way line of the Florida East Coast Railway; thence southeasterly, along said east right-of-way line, a distance of 53.5 Feet, more or less, to a point on the south right-of-way line of said Stone Street; thence east, along said south right-of-way, a distance of 160 FEET, more or less, to an intersection with the west right-of-way line of U.S. Highway No. 1 (a variable width right-of-way) as defined by the aforesaid Florida Department of Transportation Right of Way Maps; thence northwesterly, a distance of 55 Feet, more or less to the Point of Beginning.

2

Together with:

Lot 11, Block D of LAPHAM'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page 6, of the Public Records of Brevard County, Florida, LESS road right-of-way.

Lot 12, Block D of LAPHAM'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page 6, of the Public Records of Brevard County, Florida.

Lot 13, Block D of LAPHAM'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page 6, of the Public Records of Brevard County, Florida.