



September 8, 2023

**VIA FEDEX**

City of Cocoa  
Planning & Zoning Division  
Attn: Lucilene Ribeiro  
65 Stone Street  
Cocoa, FL 32922

**Re: Rezoning Application Package for 825 Forrest Avenue  
Parcel ID# 24-36-28-76-A**

Ms. Ribeiro:

Attached please find an application to rezone the above referenced property. As part of the application package, enclosed please find the following documents:

- Notarized Application, including Property Owner Letter of Authorization
- Application Fee, check for \$1,250 payable to the City of Cocoa
- List of Owners within 500'
- Warranty Deed
- Corporate Documents
- Sketch & Legal
- Legal Description

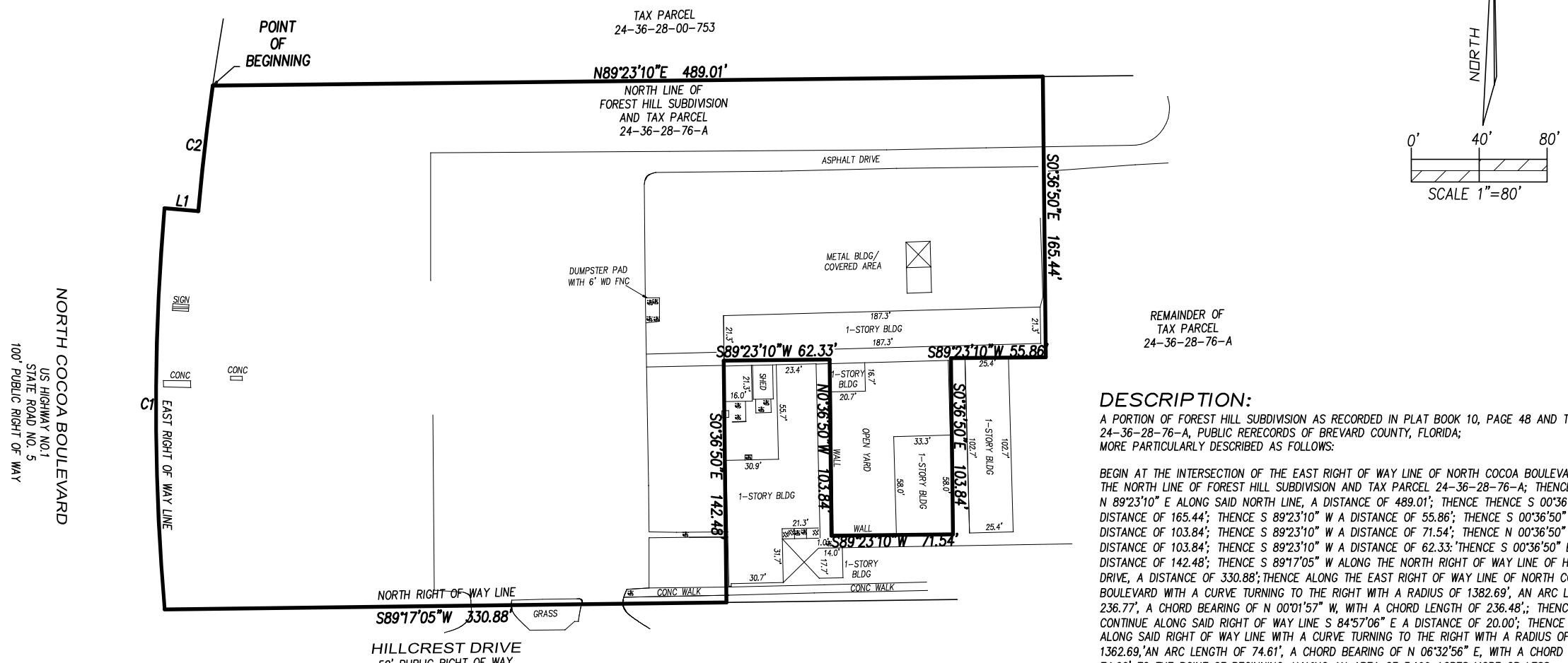
Your acknowledgement of this request is appreciated. As always, your attention in this matter is appreciated. If you would like any additional information, please do not hesitate to contact me.

Sincerely,

Hannah French

Enclosures

MAP OF LEGAL DESCRIPTION  
NOT A BOUNDARY SURVEY



LINE	BEARING	DISTANCE
L1	S84°57'06"E	20.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1382.69'	236.77'	236.48'	N00°17'57" W	9°48'40"
C2	1382.69'	74.61'	74.60'	N06°32'56" E	30°8'13"

CERTIFIED TO:

TO CHARITY PROPERTIES, LLC  
CHARITY CAPITAL, LLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
CIPPARONE & CIPPARONE, P.A.

LEGAL DATE: 1 JUNE 23

CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

EARL K. GORDON PROFESSIONAL LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA NO. LS 5363

GAI SURVEYORS

L.B. No. 7928

A. EARL GORDON, JR, PSM No. LS 2866  
EARL K. GORDON, PSM No. LS 5363

1 OLEANDER ST. COCOA, FL 32922  
(321) 806-3908 GAI@CFL.RR.COM



**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: Institutional
2. Proposed Zoning Category: RU-2-15 (western portion of the site)
3. Existing Future Land Use Category: Commercial (High Density Residential amendment in process)
4. Proposed Future Land Use Category (*if applicable*): High Density Residential in process

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

Company (if applicable): The Porchlight Foundation, Inc.

Name: **Hannah French**

Mailing Address: 1211 N. Westshore Blvd. Suite 802

City: Tampa State: FL Zip Code: 33607

PLATE NO. 813-725-3911

hfranch@theporchlightfoundation.org

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Digitized by srujanika@gmail.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): Charity Properties, LLC

Name: Paul Thonnard

Mailing Address: 11861 Westline Industrial Drive, Suite 150

City: St. Louis State: MO Zip Code: 63146

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

Mobile #: \_\_\_\_\_ E-mail: \_\_\_\_\_

## 7. Property Information:

Street Address and Location: 825 Forrest Avenue, Cocoa, FL 32922

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

2 4 - 3 6 - 2 8 - 7 6 - A [ ] [ ] [ ] [ ] [ ] [ ] - [ ] [ ] [ ] [ ] [ ] [ ] [ ]

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

\_\_\_\_\_

Land Area: \_\_\_\_\_ square feet or 5.88 acres

Existing Use(s) on Property: Matthew's Hope facility, Firm Foundation Preschool

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.

The overall site is currently zoned Institutional with a Special Exception. This application seeks to rezone a portion of the site to allow for applicant's proposed renovation of a portion of the existing facility and conversion to residential use.

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

The proposed rezoning is consistent with the adjacent properties' RU-2-15 designation.

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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.

Rezoning a portion of the site to RU-2-15 would not disproportionately impact public facilities as the zoning is less intense than the current designation.

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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.**

The site and proposed zoning is consistent with the surrounding area zoning designation and uses.

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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.**

The proposed rezoning is consistent with the proposed comprehensive plan designation. In addition, the property recently obtained a future land use amendment from Commercial to High Density Residential.

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**f. Whether or not changed or changing conditions make the passage of the proposed amendment necessary.**  
As the needs of the community have changed, the applicant is proposing to add low income housing to the property, and a partial rezoning is required to support this initiative.

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

The proposed rezoning will not adversely affect living conditions in the neighborhood because the adjacent properties have the same zoning designation.

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

The proposed rezoning will not create excessive traffic congestion or public safety concerns as the proposed rezoning is less intense than currently allowed.

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

The proposed rezoning and resulting use will not create a drainage problem and a site plan will be submitted to staff for review. The planned work does not affect the footprint of the existing building.

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

The proposed rezoning will not impact light or air to adjacent areas.

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

The proposed rezoning will not negatively impact property values as the zoning will be consistent with adjacent areas.

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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.**

The proposed rezoning will not impact adjacent properties.

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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.**

The proposed rezoning is being submitted through the established City procedures, including public notification process.

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

The proposed rezoning is necessary for the proposed additional use of multi-family housing.

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

The proposed rezoning is consistent with the zoning designation of the adjacent properties.

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

The property is already in operation by a non-profit organization which seeks to offer multi-family housing on the existing premises because it makes the most sense financially and operationally.

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**19. Signatures and Notarization.**

STATE OF Florida COUNTY OF Hillsborough. I, Hannah French  
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.

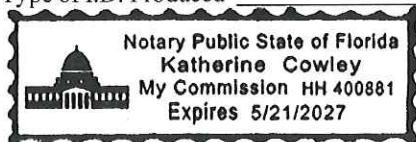
I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that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

Hannah French

(APPLICANT SIGNATURE)

Personally Known  OR Produced Identification

Type of I.D. Produced



Katherine Cowley

(Print, Type, or Stamp Commissioned Name of Notary Public)

Hannah French

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD Hillsborough

Sworn and subscribed to before me this 28th day of August, 20 23

**FOR OFFICE USE ONLY**

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

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

Signature from Planning & Zoning Division:

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

**PROPERTY OWNER**  
**LETTER OF AUTHORIZATION**



**APPLICATION REQUEST:**

Rezoning of property to RU-2-15 (western portion of the site)

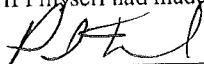
**AFFECTED PROPERTY:** List the Parcel/Tax IDs that are subject to this Letter of Authorization. If there are more than four Parcel/Tax IDs, complete additional Letters of Authorization containing the additional Parcels/Tax IDs.

2  4 -  3  6 -  2  8 -  7  6 -  A      .  -     .     
  -   -   -   -     .  -     .     
  -   -   -   -     .  -     .     
  -   -   -   -     .  -     .

STATE OF FLORIDA COUNTY OF BREVARD

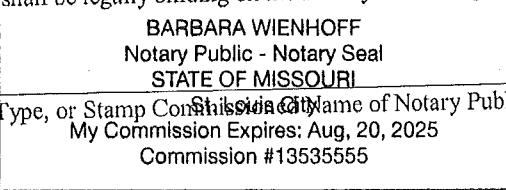
I, PAUL THONNARD of Charity Properties, LLC being first  
duly sworn, depose and say that I am the fee simple owner of the above-described property, and I hereby authorize

Hannah French of The Porchlight Foundation, Inc. to serve  
as agent on my behalf for the purpose of making and executing this application request. Also, I fully understand that any  
representation(s) made on my behalf, by my authorized representative, shall be legally binding on me and my aforesaid property  
as if I myself had made said representation(s).

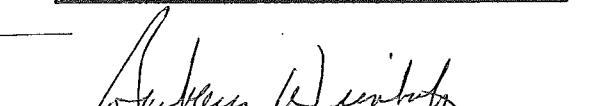
  
(OWNER SIGNATURE)

Personally Known  OR Produced Identification

Type of I.D. Produced Drivers license

  
BARBARA WIENHOFF  
Notary Public - Notary Seal  
STATE OF MISSOURI

(Print, Type, or Stamp Name of Notary Public)  
My Commission Expires: Aug, 20, 2025  
Commission #13535555

  
(NOTARY PUBLIC SIGNATURE)

STATE OF Missouri  
COUNTY OF St. Louis ss:

The foregoing instrument was acknowledged, subscribed, and sworn to before me this 25th day of July, 2023 by  
Paul Thonnard of Charity Capital, LLC, a Florida limited liability company

A PORTION OF THE FOREST HILL SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 48 AND TAX PARCEL 24-36-28-76-A, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NORTH COCOA BOULEVARD AND THE NORTH LINE OF FOREST HILL SUBDIVISION AND TAX PARCEL 24-36-18-76-A; THENCE N  $89^{\circ}23'10''$  E ALONG SAID NORTH LINE, A DISTANCE OF 489.01'; THENCE S  $00^{\circ}36'50''$  E A DISTANCE OF 165.44'; THENCE S  $89^{\circ}23'10''$  W A DISTANCE OF 55.86'; THENCE S  $00^{\circ}36'50''$  E A DISTANCE OF 103.84'; THENCE S  $89^{\circ}23'10''$  W A DISTANCE OF 71.54'; THENCE N  $00^{\circ}36'50''$  W A DISTANCE OF 103.84'; THENCE S A DISTANCE OF 62.33'; THENCE S  $00^{\circ}36'50''$  E A DISTANCE OF 142.48'; THENCE S  $89^{\circ}17'05''$  W ALONG THE NORTH RIGHT OF WAY LINE OF HILLCREST DRIVE, A DISTANCE OF 330.88'; THENCE ALONG THE EAST RIGHT OF WAY LINE OF NORTH COCOA BOULEVARD WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1382.69', AN ARC LENGTH OF 236.77', A CHORD BEARING OF N  $00^{\circ}01'57''$  W, WITH A CHORD LENGTH OF 236.48'; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S  $84^{\circ}57'06''$  E A DISTANCE OF 20.00'; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1362.69', AN ARC LENGTH OF 74.61', A CHORD BEARING OF N  $06^{\circ}32'56''$  E, WITH A CHORD LENGTH OF 74.60' TO THE POINT OF BEGINNING. HAVING AN AREA OF 3.199 ACRES MORE OR LESS.

MAP OF LEGAL DESCRIPTION  
NOT A BOUNDARY SURVEY

TAX PARCEL  
24-36-28-00-753

N89°23'10"E 489.01'

NORTH LINE OF  
FOREST HILL SUBDIVISION  
AND TAX PARCEL  
24-36-28-76-A

## ASPHALT DRIVE

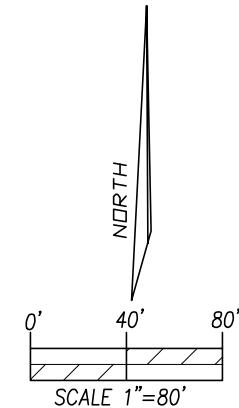
30 JUNE 1944

REMAINDER OF  
TAX PARCEL  
24-36-28-76-

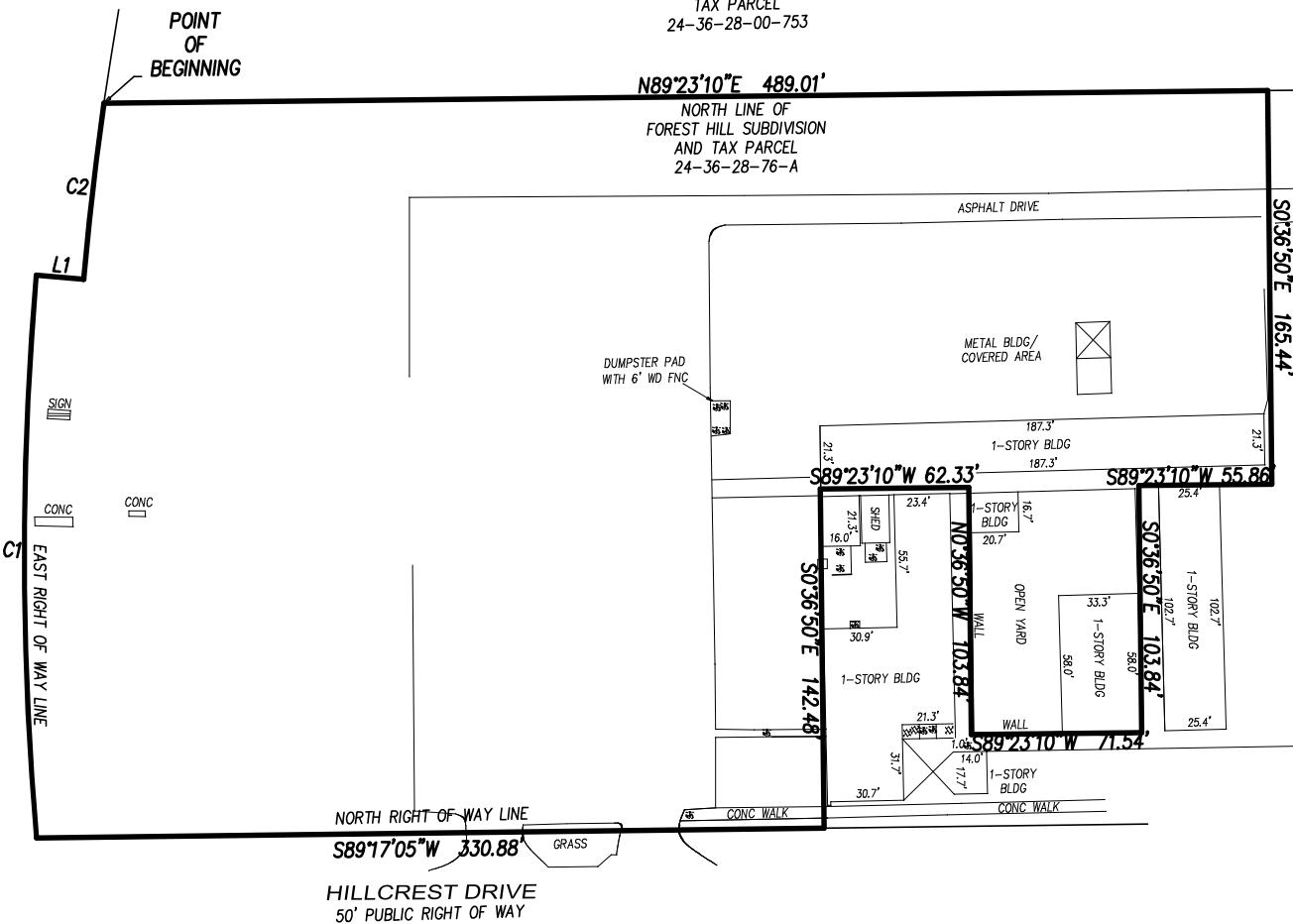
**DESCRIPTION:**

A PORTION OF FOREST HILL SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 48 AND TAX PARCEL 24-36-28-76-A, PUBLIC RERECORDS OF BREVARD COUNTY, FLORIDA;  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NORTH COCOA BOULEVARD AND THE NORTH LINE OF FOREST HILL SUBDIVISION AND TAX PARCEL 24-36-28-76-A; THENCE N 89°23'10" E ALONG SAID NORTH LINE, A DISTANCE OF 489.01'; THENCE THENCE S 00°36'50" E A DISTANCE OF 165.44'; THENCE S 89°23'10" W A DISTANCE OF 55.86'; THENCE S 00°36'50" E A DISTANCE OF 103.84'; THENCE S 89°23'10" W A DISTANCE OF 71.54'; THENCE N 00°36'50" W A DISTANCE OF 103.84'; THENCE S 89°23'10" W A DISTANCE OF 62.33'; THENCE S 00°36'50" E A DISTANCE OF 142.48'; THENCE S 89°17'05" W ALONG THE NORTH RIGHT OF WAY LINE OF HILLCREST DRIVE, A DISTANCE OF 330.88'; THENCE ALONG THE EAST RIGHT OF WAY LINE OF NORTH COCOA BOULEVARD WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1382.69', AN ARC LENGTH OF 236.77', A CHORD BEARING OF N 00°01'57" W, WITH A CHORD LENGTH OF 236.48'; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S 84°57'06" E A DISTANCE OF 20.00'; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1362.69', AN ARC LENGTH OF 74.61', A CHORD BEARING OF N 06°32'56" E, WITH A CHORD LENGTH OF 74.60' TO THE POINT OF BEGINNING, HAVING AN AREA OF 3,199 ACRES MORE OR LESS.



NORTH COCOA BOULEVARD  
US HIGHWAY NO. 1  
STATE ROAD NO. 5  
100' PUBLIC RIGHT OF WAY



## BEARINGS BASED ON NORTH AMERICAN DATUM OF 1983

LINE	BEARING	DISTANCE
L1	S84°57'06"E	20.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1382.69'	236.77'	236.48'	N0°01'57"W	9°48'40"
C2	1362.69'	74.61'	74.60'	N6°32'56"E	3°08'13"

**CERTIFIED TO:**

TO CHARITY PROPERTIES, LLC  
CHARITY CAPITAL, LLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
CIPPARONE & CIPPARONE, P.A.

LEGAL DATE: 1 JUNE 2

### CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

EARL K. GORDON PROFESSIONAL LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA NO. LS 5363

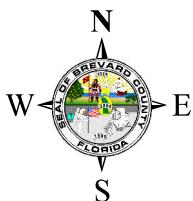
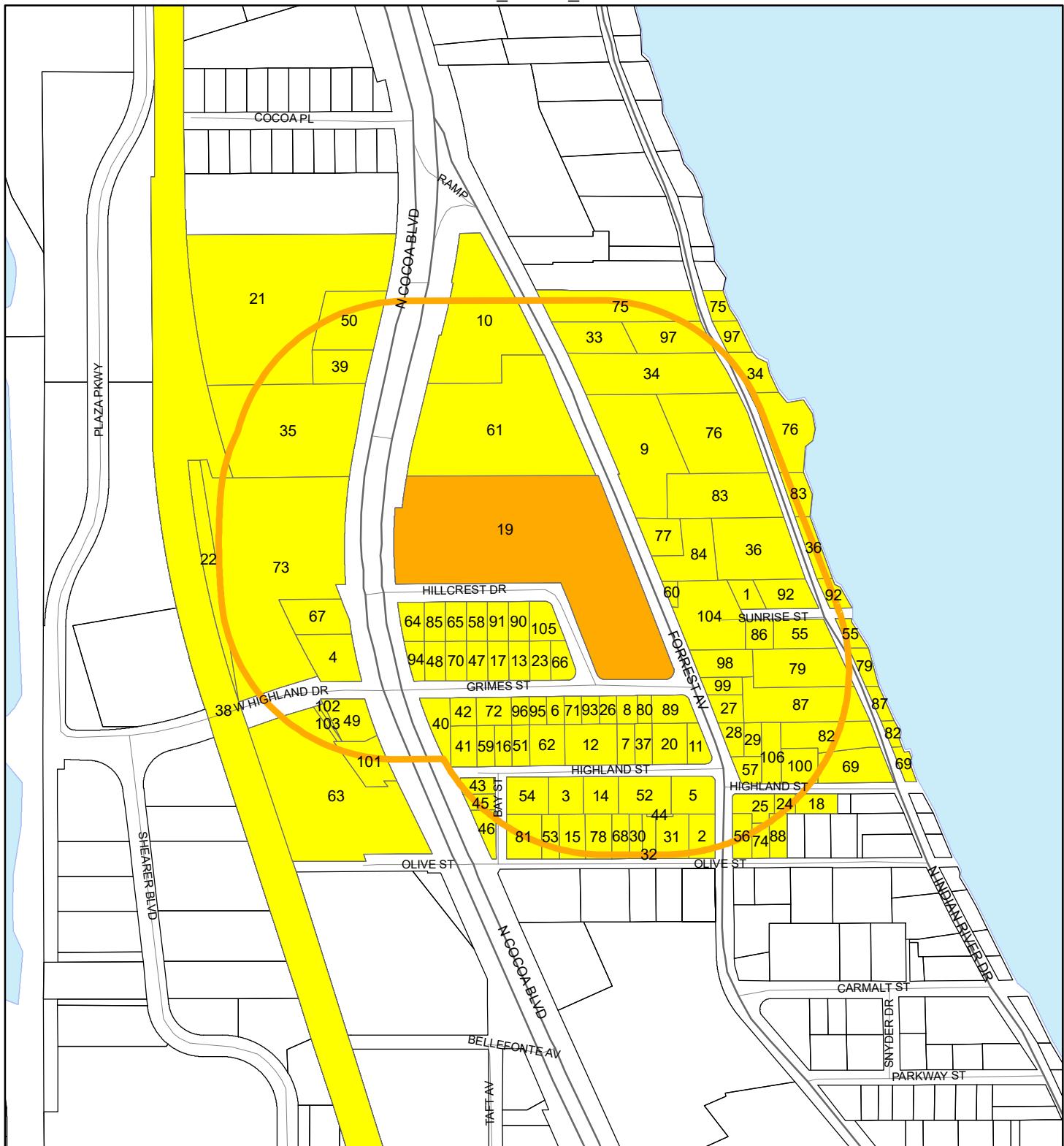
GAI SURVEYORS

LB No 7928

A. EARL GORDON, JR, PSM No. LS 2866  
EARL K. GORDON, PSM No. LS 5363  
1 OLEANDER ST. COCOA, FL 32922  
(321) 806-3908 GAI@CFL.RR.COM

# RADIUS MAP

CHARITY PROPERTIES LLC  
Hannah French 2421181



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: 8/28/2023

- Buffer
- Subject Property
- Notify Property
- Parcels

711 FORREST AVENUE LAND TRUST  
10402 POINTVIEW CT  
ORLANDO FL 32836-3739

AKRIDGE, PHILIP K II  
AKRIDGE, CRYSTAL L  
1855 SPICEBERRY CIR E  
JACKSONVILLE FL 32246-7002

ALLISON, KEITH  
705 N COCOA BLVD  
COCOA FL 32922-7508

B Z BOOKS LLC  
PO BOX 873  
COCOA FL 32923-0873

BENNETT, MOLLIE  
117 GRIMES ST  
COCOA FL 32922-7518

BENNETT, STEVEN R  
2702 DIXIE CT  
COCOA FL 32922-7021

BOLES, PENNY J  
109 GRIMES ST  
COCOA FL 32922-

BREVARD PROFESSIONAL 3 LLC  
626 OLD DIXIE SW HWY  
VERO BEACH FL 32962-4536

BRINTLE, JACOB SPENCER  
100 HIGHLAND ST  
COCOA FL 32922-7523

BRUNEL, ANNIE  
631 N INDIGO RD  
ALTAMONTE SPRINGS FL 32714-3112

CALDERON, EDUARDO  
120 GRIMES ST  
COCOA FL 32922-

CANNON, CHRISTOPHER W  
121 HIGHLAND ST  
COCOA FL 32922-

CARMICLE, LINDA  
2229 SALEM DR  
COCOA FL 32926-5626

CARVER, ALONZO III  
146 HIGHLAND ST  
COCOA FL 32922-

CASILLAS, BASILIO  
124 GRIMES ST  
COCOA FL 32922-7519

CATALFAMO, ANDREW PHILIP  
CATALFAMO, BARBARA SUE  
21 HIGHLAND ST  
COCOA FL 32922-7520

CHARITY PROPERTIES LLC  
11861 WESTLINE INDUSTRIAL  
DR, STE 150  
SAINT LOUIS MO 63146-3300

CHILTON, CAROLYN L  
DANFORD, TERRY A  
104 HIGHLAND ST  
COCOA FL 32922-

COCOA SE INDUSTRIAL LLC  
2303 W MOREHEAD ST, STE 200  
C/O SAFENEST STORAGE HOLDINGS LLC  
CHARLOTTE NC 28208-5185

COCOA, CITY OF  
65 STONE ST  
COCOA FL 32922-7982

COLEMAN INVESTMENTS LLC  
1311 BEDFORD DR  
MELBOURNE FL 32940-1975

DELANEY & SON INC  
25 OLIVE ST  
COCOA FL 32922-7555

DRAKE, GARY L  
DRAKE, SUSAN E  
111 GRIMES ST  
COCOA FL 32922-

DRAKENSBERG HOLDINGS LLC  
1085 W MORSE BLVD, STE 200  
WINTER PARK FL 32789-3796

DUDLEY, TERRY M  
DUDLEY, KATHLEEN M  
111 OLIVE ST  
COCOA FL 32922-7557

DUDLEY, TERRY M  
DUDLEY, KATHLEEN M TRUSTEES  
111 OLIVE ST  
COCOA FL 32922-

ELLINGTON, DOROTHY W  
ELLINGTON, FRANCES C CO-TRUSTEES  
PO BOX 001048  
COCOA FL 32923-1048

ELLINGTON, DOROTHY W TRUSTEE  
ELLINGTON, FRANCES C TRUSTEE  
837 N INDIAN RIVER DR  
COCOA FL 32922-

Hannah\_French\_2421181  
Page2

EXTRA CLOSET OF BOYNTON DELRAY  
LTD, THE  
807 N COCOA BLVD  
COCOA FL 32922-7599

FADELY, VERA HUGHLETT  
809 INDIAN RIVER DR N  
COCOA FL 32922-

FAGG, CHARLES O JR TRUSTEE  
112 HIGHLAND ST  
COCOA FL 32922-

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

FLORIDA RENTALS LLC  
C/O DAVID BURTON  
313 CLERMONT DR  
KISSIMMEE FL 34759-

FLORIDA, STATE OF (DOT)  
719 S WOODLAND BLVD  
DELAND FL 32720-6834

FLORIDA, STATE OF (DOT)  
R/W RECORDS MGMT MS 551 ATTN:  
S FORGUSON  
719 S WOODLAND BLVD - MS 551  
DELAND FL 32720-6834

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

FLORIDA, STATE OF (DOT)  
ATTN: S FORGUSON R/W RECORDS  
MGMT - MS 5  
719 S WOODLAND BLVD  
DELAND FL 32720-6834

FORD, THOMAS A  
128 GRIMES ST  
COCOA FL 32922-

G J F INVESTMENTS LLC  
PO BOX 562774  
ROCKLEDGE FL 32956-2774

GJF INVESTMENTS LLC  
941 WHETSTONE PL  
ROCKLEDGE FL 32955-4414

GLENN'S TIRE & REPAIR SERVICE  
OF COCOA INC  
811 N COCOA BLVD  
COCOA FL 32922-7510

GOLDMINE INVESTMENT ENTERPRISES  
LLC  
4730 S FORT APACHE RD STE 300  
LAS VEGAS NV 89147-7947

GORDON, WADE E  
113 HIGHLAND ST  
COCOA FL 32922-

GREENWOOD, ALECK  
PO BOX 1077  
COCOA FL 32923-1077

GREENWOOD, ALECK JAMES  
PO BOX 1077  
COCOA FL 32923-1077

HARRIMAN, MARJORIE M TRUSTEE  
717 N INDIAN RIVER DR  
COCOA FL 32922-7529

HARRIS, AMANDA  
1324 CLYDE MEMORIAL AVE  
LAKELAND FL 33805-3927

HARTMAN, CHRISTIAN  
HARTMAN, DAVID NELSON  
600 MANATEE BAY DR  
CAPE CANAVERAL FL 32920-4321

HOARD, DAVID D  
127 HILLCREST DR  
COCOA FL 32922-7524

HOLLAND, HAILEY  
LACEY, BRIAN  
1814 LANKCASHIRE CT  
ROCKLEDGE FL 32955-6722

HOLMQUIST, MAX A  
HOLMQUIST, JOHN P  
385 ISLAND OAKS PL  
MERRITT ISLAND FL 32953-4834

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

INDIAN RIVER OAKS LLC  
211 N INDIAN RIVER DR  
COCOA FL 32922-7732

INLAND PLYWOOD COMPANY  
107 W FRANKLIN ST  
ELKHART IN 46516-3214

JACKSON, NICOLE MARIE  
26 S FERNWOOD DR  
ROCKLEDGE FL 32955-2912

JUDY C HOWERY TRUST  
131 HILLCREST DR  
COCOA FL 32922-7524

JUST FOR YOUR CREATIVE DESIGN LLC  
111 HILLCREST DR  
COCOA FL 32922-7524

KADROVACH, PATRICIA L  
KADROVACH, DAVID F  
535 SUNRISE DR  
CASSELBERRY FL 32707-

KAMUS, PAUL AL  
KAMUS, MARY KATHERINE  
116 OLIVE ST  
COCOA FL 32922-

KLEBS, BRADLEY W  
KLEBS, VIVIAN  
702 SW COLEWOOD LN  
NORMANDY PARK WA 98166-3938

KNIGHT, VERNON L  
KNIGHT, RAYMOND N JR  
651 BIRD ISLAND DR  
COCOA FL 32926-

KOSSIVER, DAVID G  
KOSSIVER, LINDA S  
115 GRIMES ST  
COCOA FL 32922-7518

LACEY, HAILEY HOLLAND  
LACEY, BRIAN  
127 GRIMES ST  
COCOA FL 32922-7518

LIFE STORAGE LP  
6467 MAIN ST  
WILLIAMSVILLE NY 14221-5856

LINDA S MOORE TRUST  
38 OLIVE ST  
COCOA FL 32922-7556

MADSEN, ERIK  
COLLINS, MADISON  
453 E 14TH ST, APT 3B  
NEW YORK NY 10009-2826

MARY EVELYN COWART TRUST  
JOE A COWART JR TRUST  
450 JILLOTUS ST  
MERRITT ISLAND FL 32952-5241

MINCEY, DARRAYL  
2365 COX RD  
COCOA FL 32926-3523

MOSRIE, MONA TRUSTEE  
1291 TROON WAY  
ROCKLEDGE FL 32955-

NEFF, PAUL  
NEFF, MARY JANE  
713 INDIAN RIVER DR N  
COCOA FL 32922-

NIEDDU, GRANT RYAN  
NIEDDU, MARISSA ELENA  
PO BOX 2115  
LAKELAND FL 33806-2115

PAVALOCK, JILL  
138 OLIVE ST  
COCOA FL 32922-7558

PERRY MELVIN ROGERS & BETTY  
STARNE ROGERS REVOCABLE TRUST  
709 N INDIAN RIVER DR  
COCOA FL 32922-7529

PETERSON, DENNIS M  
PETERSON, DIANE  
817 INDIAN RIVER DR N  
COCOA FL 32922-

POMAR, ALDO M  
SOLIS-POMAR, NILDA C  
828 FORREST AVE  
COCOA FL 32922-7517

PRINCE, DTOINE  
PRINCE, CRYSTAL  
135 HILLCREST DR  
COCOA FL 32922-7524

PRUSAS, BARBARA J  
7 SUNRISE ST  
COCOA FL 32922-

PULLIAM, MEGAN  
711 N INDIAN RIVER DR  
COCOA FL 32922-7529

RACHIELE, MARIA  
32 OLIVE ST  
COCOA FL 32922-

RAFAEL FAMILY TRUST II  
2511 N HOWARD AVE  
TAMPA FL 33607-2616

REID, ORAL CHARLES  
481 RILEY NE AVE NE  
PALM BAY FL 32907-2317

RENSHAW, LESLIE LEE  
8406 CANAVERAL BLVD  
CAPE CANAVERAL FL 32920-2614

RIDDLE, SETH A  
RIDDLE, MARIA A  
1757 CROGHAN DR  
MELBOURNE FL 32940-6014

ROBERT A MAJEWSKI & DEBORAH  
C MAJEWSKI REVOCABLE TRUST  
2 VERMONT AVE  
ROCKLEDGE FL 32955-2920

ROBINSON, SHERA  
2979 W KING ST  
COCOA FL 32926-

ROMANO, LEE A  
ROMANO, PATRICIA  
1410 WEKIVA DR  
MELBOURNE FL 32940-6981

ROMANO, LEE ALAN  
ROMANO, PATRICIA  
1410 WEKIVA DR  
MELBOURNE FL 32940-6981

SALE, JOYCE M  
SALE, GERALD F  
841 N INDIAN RIVER DR  
COCOA FL 32922-7530

SPACE COAST RENTAL LLC  
PO BOX 0549  
SHARPES FL 32959-0549

SWINSON, ROY CHARLES  
430 BREAKWATER DR, APT 26  
MERRITT ISLAND FL 32952-3337

THISTLE, JAMES R TRUSTEE  
PO BOX 561131  
ROCKLEDGE FL 32956-1131

WEISBERG, MATTHEW M  
ALIANO, KAITLYN MARY  
12 SUNRISE ST  
COCOA FL 32922-7536

WELCH, MICHAEL BERNARD  
WELCH, MARK ANDREW  
115 HILLCREST DR  
COCOA FL 32922-7524

WILSON, JACKIE  
WILSON, GEORGE S  
34 HIGHLAND ST  
COCOA FL 32922-

THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:  
Calvin F. Harding, Jr., Esquire  
Cipparone & Cipparoni, P.A.  
1525 International Parkway, Suite 1071  
Lake Mary, FL 32746

Parcel ID: 24-36-28-76-A

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made effective the 5th day of May, 2022 by **GRACE UNITED METHODIST CHURCH OF MERRITT ISLAND, INC.**, a Florida not for profit corporation, whose address is 65 Needle Boulevard, Merritt Island, Florida 32953 (hereinafter called "Grantor") to **CHARITY PROPERTIES, LLC**, a Florida limited liability company, whose address is 11861 Westline Industrial Drive, Suite 150, St. Louis, Missouri 63146 (hereinafter called "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH** that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Brevard County, Florida, more fully described as follows:

See Exhibit "A" attached hereto and incorporated herein

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

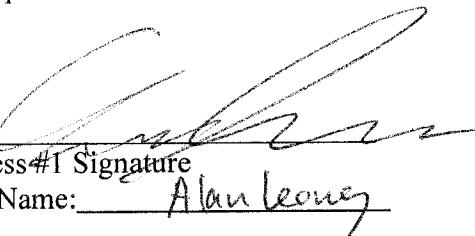
**TO HAVE AND TO HOLD**, the same in fee simple forever.

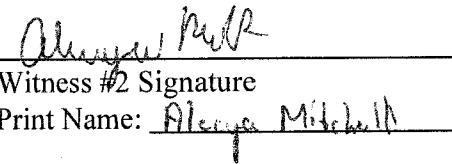
**THE GRANTOR** hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor. This conveyance is subject to taxes for the year 2022 and thereafter and easements, reservations and restrictions of record, but this reference shall not act to reimpose the same.

-2-

IN WITNESS WHEREOF, the said Grantor has caused this deed to be signed and sealed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
Witness #1 Signature  
Print Name: Alan Leoney

  
Witness #2 Signature  
Print Name: Alicea Mitchell

GRACE UNITED METHODIST  
CHURCH OF MERRITT ISLAND, INC.,  
a Florida not for profit corporation

By:   
Charlotte Ort, President and Director

STATE OF CALIFORNIA §  
§  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me, by means of  physical presence or  online notarization on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Charlotte Ort, as President and Director of Grace United Methodist Church of Merritt Island, Inc., a Florida not for profit corporation, on behalf of said corporation, who  is personally known or  has produced a driver's license as identification..

[S E A L]

SEE ATTACHED  
CALIFORNIA  
CERTIFICATE

Notary Public, State of \_\_\_\_\_

Printed Name of Notary

My Commission Expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of San Francisco )

On 5/3/2022 before me, )

Date

*Alan Leong*

Notary Public

personally appeared Charlotte Ort

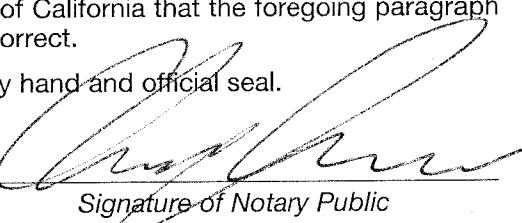
Here Insert Name and Title of the Officer

Name(s) of Signer(s)

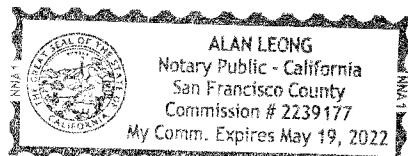
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**Title or Type of Document: Special Warranty Deed Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

 Corporate Officer — Title(s): \_\_\_\_\_ Corporate Officer — Title(s): \_\_\_\_\_ Partner —  Limited  General Partner —  Limited  General Individual  Attorney in Fact Individual  Attorney in Fact Trustee  Guardian or Conservator Trustee  Guardian or Conservator Other: \_\_\_\_\_ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

-3-

**EXHIBIT A**

Legal Description

All of Block A, Lots 1 through 4, Lots 23 through 36, LESS AND EXCEPT Highway right of way, FOREST HILL SUBDIVISION, according to the plat thereof as recorded in Plat Book 10, Page 48, Public Records of Brevard County, Florida, AND part of vacated Dyal Road, as described in Official Records Book 618, Page 1049, Public Records of Brevard County, Florida.

AND

Part of Tract 1, Park Hill, according to the plat thereof as recorded in Plat Book 8, Page 25, Public Records of Brevard County, Florida, and described in Official Records Book 720, Page 366, Public Records of Brevard County, Florida, being more particularly described as follows:

Part of Government Lot 4, Section 28, Township 24 South, Range 36 East, more particularly described as follows: Commence at the Northwest corner of said Government Lot 4 and run South on the West line of said Government Lot 4 a distance of 398.7 feet to a point which is the Point of Beginning of the land herein described; thus for a first course run North 89 degrees 40 minutes 20 seconds East a distance of 273.08 feet, more or less, to the West line of Forrest Avenue; thus run South 21 degrees 20 minutes East on the West line of Forrest Avenue a distance of 136.04 feet to a point; thus run South 89 degrees 40 minutes 20 seconds West a distance of 321.83 feet, more or less to the West line of said Government Lot 4; thus run North on the West line of said Government Lot 4 a distance of 127 feet, more or less to the Point of Beginning.

AND

Tract 2, Park Hill, according to the plat thereof as recorded in Plat Book 8, Page 25, Public Records of Brevard County, Florida, and described in Official Records Book 114, Page 449, Public Records of Brevard County, Florida, being more particularly described as follows:

Begin on the West line of Government Lot 4, Section 28, Township 24 South, Range 36 East, 525.75 Feet South of the Northwest corner of said Government Lot 4; thence run East 321.83 feet to the West line of the right of way of U.S. Highway #1; thence run South 21 degrees 20 minutes 00 seconds East along said U.S. Highway #1 right of way to the Northeast corner of Block A, Forest Hill Subdivision, according to plat thereof recorded in Plat Book 10, Page 48, Public Records of Brevard County, Florida; thence run South 89 degrees 40 minutes, 20 seconds West 389.08 feet to the west line of said Government Lot 4; thence run North along said West line of Government Lot 4, 176.40 feet to the Point of Beginning; all lying and being in Government Lot 4, Section 28, Township 24 South, Range 36 East, in Brevard County, Florida.

AND

Commence at the Southeast corner of Lot 23, FOREST HILL SUBDIVISION, according to plat thereof recorded in Plat Book 10, Page 48, Public Records of Brevard County, Florida, and for a first course, run Easterly along the North line of Hillcrest Drive, according to said plat, a distance of 165.55

-4-

feet to the Westerly line of Lot 4 of said subdivision; thence, for a second course, run Northwesterly along the Westerly line of said Lot 4 a distance of 4.45 feet to the Northwesterly corner of said Lot 4; thence, for a third course, run South 89 degrees 40 minutes 20 seconds West a distance of 164.13 feet to the East line of said Lot 23; thence for a fourth course, run South along the East line of said Lot 23 a distance of 4.25 feet to the Point of Beginning.

CONSENT OF PASTOR

I, William Stephen Hart, Co- Pastor of **GRACE UNITED METHODIST CHURCH OF MERRITT ISLAND, INC.**, a Florida not for profit corporation, hereby consent to the above conveyance.

William Stephen Hart

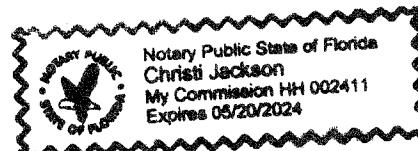
Co- Pastor

STATE OF FLORIDA

COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of March, 2022, by William S Hart, as Co- Pastor of **Grace United Methodist Church of Merritt Island, Inc.**, a Florida not for profit corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

Christi Jackson  
Notary Signature  
Print Name: Christi Jackson  
My Commission Expires: 5/20/2024



### CONSENT OF DISTRICT SUPERINTENDENT

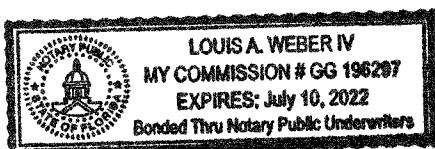
I, REVEREND DIONNE C. HAMMOND, as District Superintendent of the Atlantic Central District of the Florida Annual Conference of the United Methodist Church hereby consent to the above conveyance and certify that such conveyance is in compliance with the requirements of the *Book of Discipline* of the United Methodist Church.

Rev. *Dionne C. Hammond*  
REVEREND DIONNE C. HAMMOND  
District Superintendent

STATE OF FLORIDA

COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1 day of March, 2022, by REVEREND DIONNE C. HAMMOND, as District Superintendent of the Atlantic Central District of the Florida Annual Conference of the United Methodist Church, who is personally known to me or has produced as identification.



*LAW*  
Notary Signature  
Print Name: *Louis A. Weber*  
My Commission Expires: *July 10, 2022*



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## Detail by Entity Name

Florida Limited Liability Company  
CHARITY PROPERTIES, LLC

### Filing Information

**Document Number** L22000022836  
**FEI/EIN Number** 87-4619263  
**Date Filed** 01/21/2022  
**State** FL  
**Status** ACTIVE

### Principal Address

11861 WESTLINE INDUSTRICAL DR STE 150  
ST. LOUIS, MO 63146

### Mailing Address

11861 WESTLINE INDUSTRICAL DR STE 150  
ST. LOUIS, MO 63146

### Registered Agent Name & Address

CIPPARONE & CIPPARONE, PA  
1525 INTERNATIONAL PKWY STE 1071  
LAKE MARY, FL 32746

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

THONNARD, PAUL  
11861 WESTLINE INDUSTRICAL DR STE 150  
ST. LOUIS, MO 63146

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	02/27/2023

### Document Images

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<a href="#">01/21/2022 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
THE PORCHLIGHT FOUNDATION, INC.

### Filing Information

**Document Number** N20000000322  
**FEI/EIN Number** 84-4281642  
**Date Filed** 01/13/2020  
**State** FL  
**Status** ACTIVE

### Principal Address

1211 N Westshore Blvd  
Suite 802  
TAMPA, FL 33607

Changed: 02/18/2022

### Mailing Address

1211 N Westshore Blvd  
Suite 802  
TAMPA, FL 33607

Changed: 02/18/2022

### Registered Agent Name & Address

SMITH, PHILLIP A  
1211 N Westshore Blvd  
Suite 802  
TAMPA, FL 33607

Address Changed: 02/18/2022

### Officer/Director Detail

#### **Name & Address**

Title D

SMITH, PHILLIP A  
1211 N Westshore Blvd  
Suite 802  
TAMPA, FL 33607

Title D

SMITH, COLLEEN L  
1211 N Westshore Blvd  
Suite 802  
TAMPA, FL 33607

Title D

HERRING, NICK  
1211 N Westshore Blvd  
Suite 802  
TAMPA, FL 33607

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2021	04/09/2021
2022	02/18/2022
2023	01/24/2023

**Document Images**

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<a href="#">01/13/2020 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>