



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.

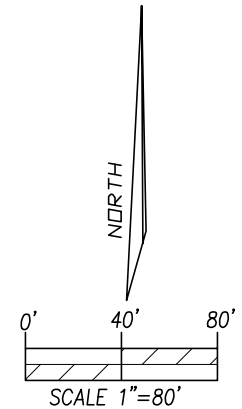
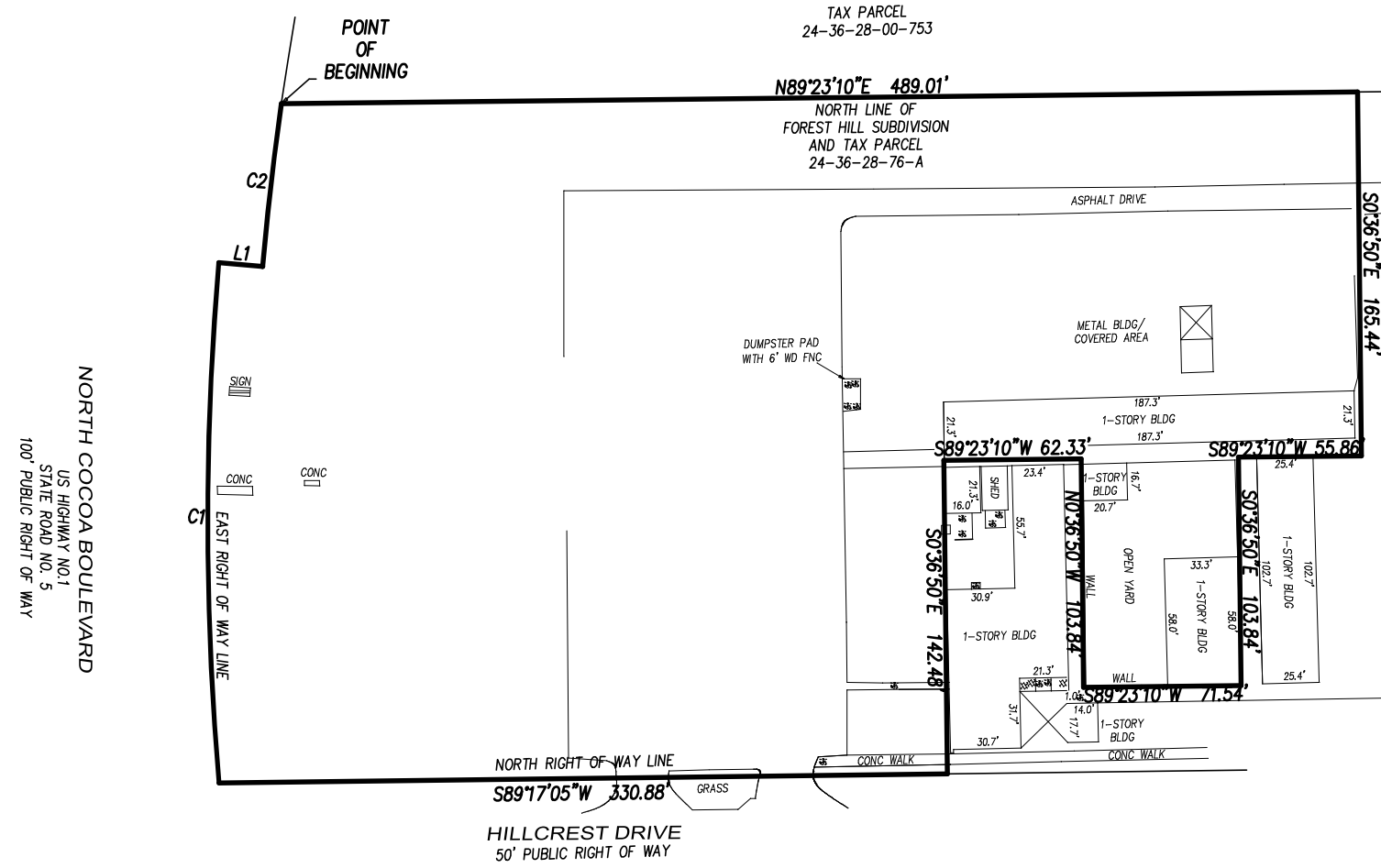
Sincerely,

A handwritten signature in black ink that reads "hannahfrench". The signature is written in a cursive, lowercase style.

Hannah French

Enclosures

MAP OF LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY



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.

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"

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

BEARINGS BASED ON NORTH AMERICAN DATUM OF 1983

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

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

Phone #: 813-725-3911 Fax #: _____

Mobile #: _____ E-mail: hfrench@theporchlightfoundation.org

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

Parcel ID:

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

$$\square\square-\square\square-\square\square-\square\square-\square\square\square\square\square\square.\square-\square\square\square\square.\square\square$$

Tax Account Numbers:

Land Area: _____ square feet or 5.88 acres

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

Proposed Use(s) on Property: Matthew's Hope facility, Firm Foundations Preschool, multi-family residential units

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 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.

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.

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.

- 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.

- 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.

- 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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

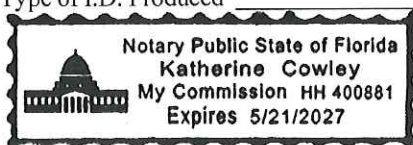
I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that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

Hannah French
(APPLICANT SIGNATURE)

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

Personally Known ☒ OR Produced Identification ☐

Type of I.D. Produced _____



[Signature]
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD HILLSBOROUGH

Sworn and subscribed to before me this 25th day of August, 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:

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					.		-					.		
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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).

[Signature]
(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 Consistent with Name of Notary Public)
My Commission Expires: Aug, 20, 2025
Commission #13535555

[Signature]
(NOTARY PUBLIC SIGNATURE)

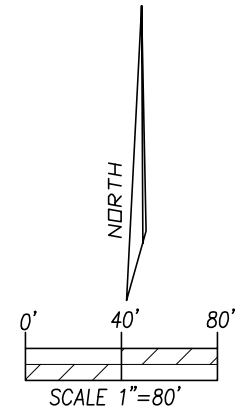
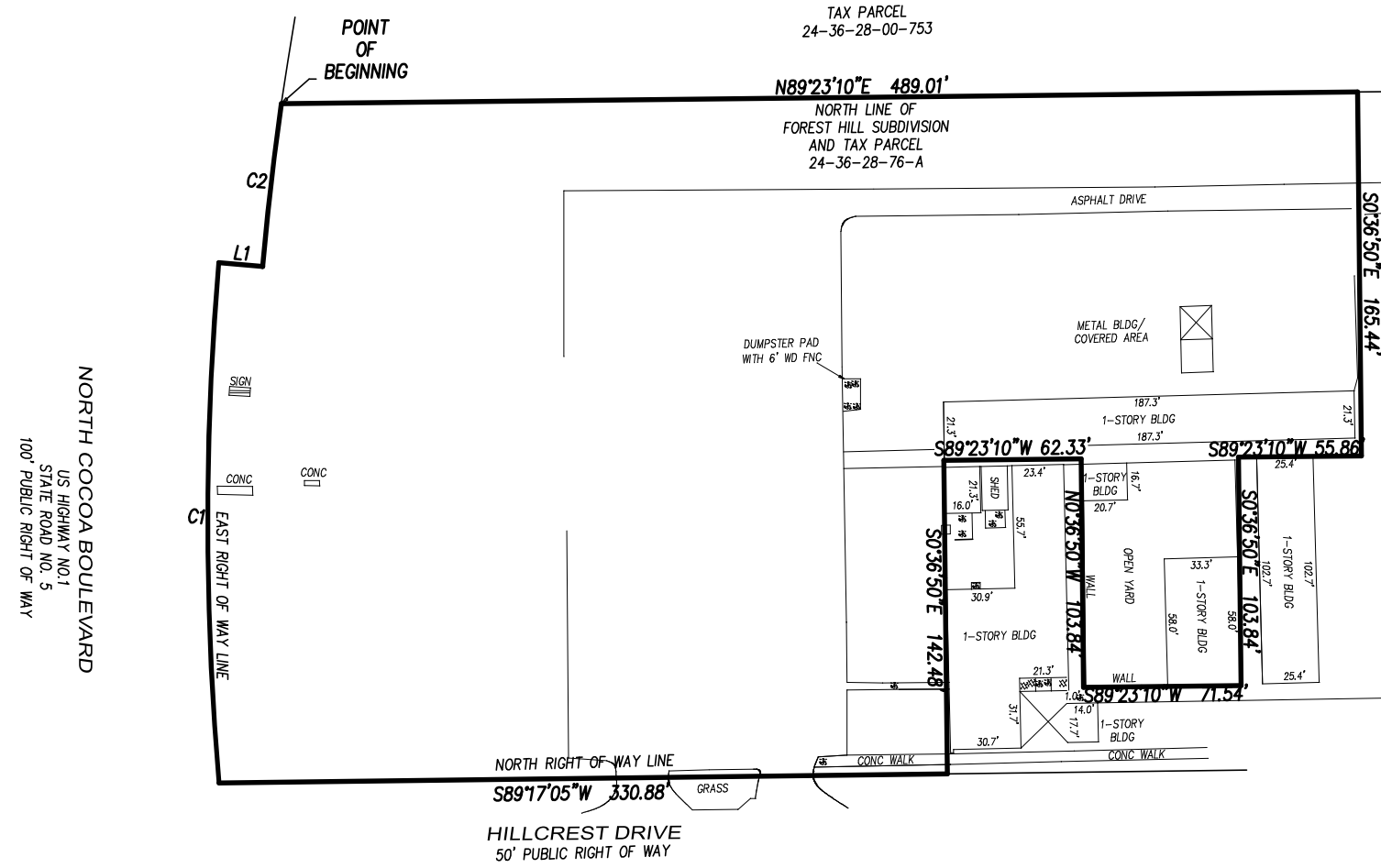
STATE OF Missouri
COUNTY OF St Louis ss:

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.

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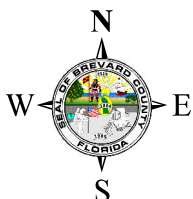
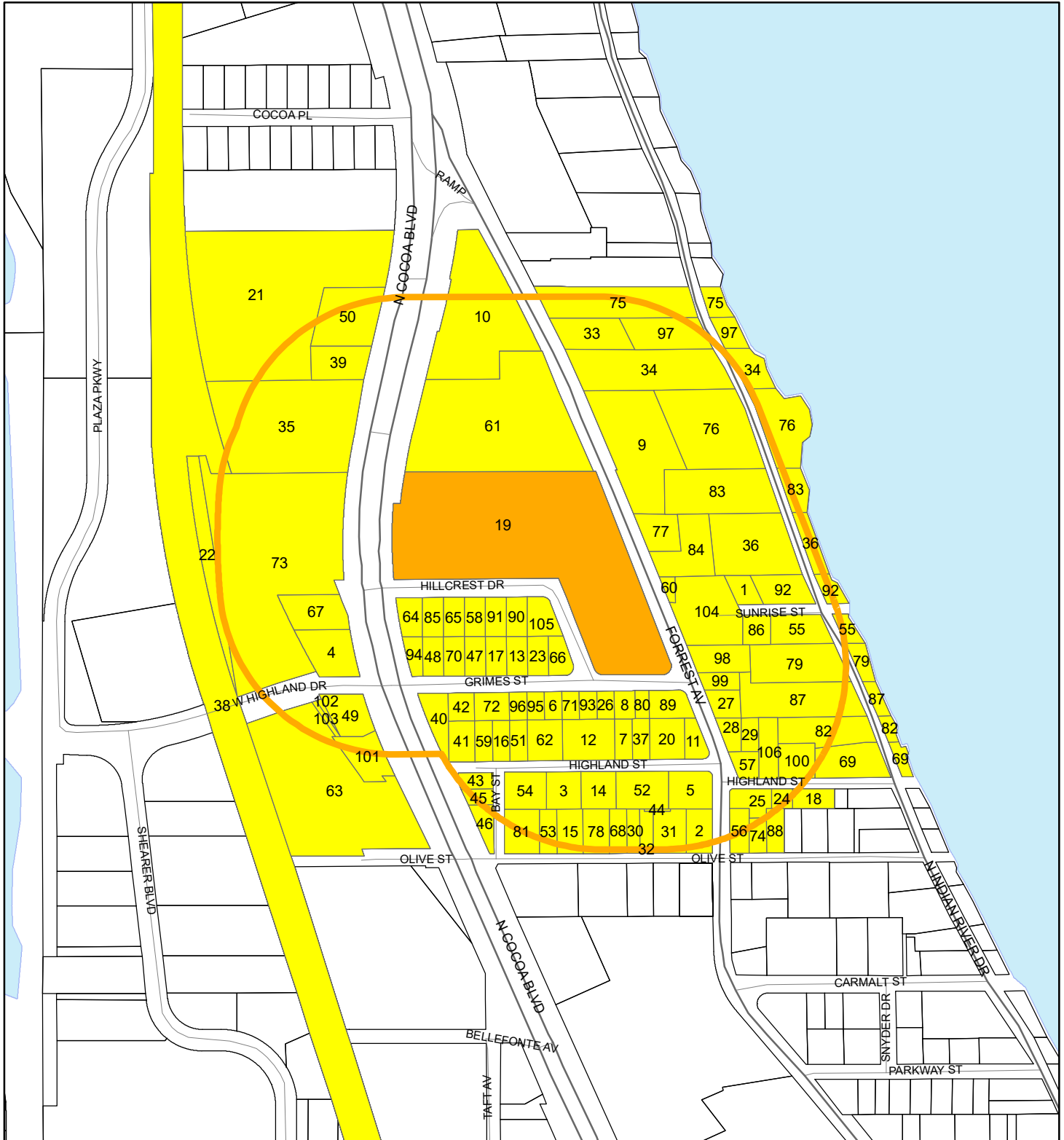
BEARINGS BASED ON NORTH AMERICAN DATUM OF 1983

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

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-

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
STARNES 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

Hannah_French_2421181
Page4

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 & Cipparone, 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.

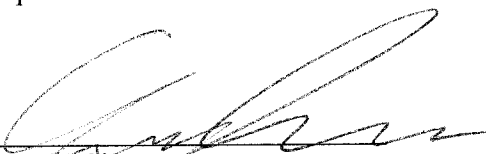
TO HAVE AND TO HOLD, the same in fee simple forever.

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.

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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

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

By: Charlotte Ort
Charlotte Ort, President and Director


Witness #2 Signature
Print Name: Alanya Mitchell

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..

[SEAL]



Notary Public, State of _____

Printed Name of Notary _____

My Commission Expires: _____

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EXHIBIT ALegal 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.

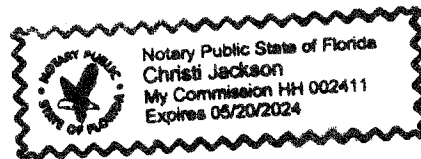
William Stephen Hart
Co- Pastor

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

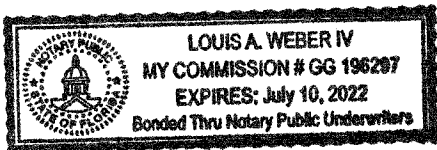
I, **REVEREND DIONNE C. HAMMOND**, as District Superintendent of the Atlantic Central District of the Florida Annual Conference of the United Methodist Church hereby consent to the above conveyance and certify that such conveyance is in compliance with the requirements of the *Book of Discipline* of 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 9th 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.



Louis A. Weber
 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 INDUSTRIAL DR STE 150
ST. LOUIS, MO 63146

Mailing Address

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

Annual Reports

Report Year	Filed Date
2023	02/27/2023

Document Images

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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

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

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01/13/2020 -- Domestic Non-Profit	View image in PDF format