


**APPLICATION FORM
REZONING REQUEST (RZON)
INDIAN RIVER COUNTY**

Each application must be complete when submitted and must include all required attachments. An incomplete application will not be processed and will be returned to the applicant.

Assigned Project Number: RZON - <u>2001080114 = 97736</u> ZC-625			
	Current Owner	Applicant (Contract Purchaser)	Agent
Name:	7750 Oslo Road, LLC		KMA Engineering & Surveying
Complete Mailing Address:	701 Columbia Blvd. Titusville, Fl. 32780		3001 Industrial Ave. 2 Fort Pierce, Fl. 34946
Phone #: (including area code)	321-607-9950		772-569-5505
Fax #: (including area code)			
E-Mail:	wknight@knightarmco.com		blaine@kmafl.com
Contact Person:	William Knight		Blaine Bergstresser, P.E.
Signature of Owner or Agent: 			
<u>Property Information</u>			
Site Address: 7750 9th St SW			
Site Tax Parcel I.D. #s: 33382400001015000001.1			
Subdivision Name, Unit Number, Block and Lot Number (if applicable)			
Existing Zoning District: IL and A-1		Existing Land Use Designation: C/I	
Requested Zoning District: CH			
Total (gross) Acreage of Parcel: 17.31		Acreage (net) to be Rezoned: 3.73	
Existing Use on Site: Industrial			
Proposed Use on Site: Commercial			
THE APPLICANT MUST ATTEND A PRE-APPLICATION CONFERENCE WITH LONG-RANGE PLANNING SECTION STAFF PRIOR TO APPLYING IN ORDER TO RESOLVE OR AVOID PROBLEMS CONNECTED WITH THE REZONING REQUEST.			

REZONING APPLICATION CHECKLIST

Please attach the following items to this application. Do not ignore any of the items. Indicate "N/A" if an item is not applicable.

ITEMS	Applicant's Checklist	Staff Checklist
1. Fee: \$3,000.00	✓	
2. Completed Rezoning Application Form (front page)	✓	✓
3. Letter of Authorization from Current Owner(s) OR Current Owner is Applicant	✓	✓
4. Verified statement (separate letter) naming every individual or entity having legal or equitable ownership in the property.	✓	✓
5. One (1) Copy of the current Owner's Deed	✓	✓
6. A Current Owner's Title Policy OR A Certificate of Title from a Title Company OR An attorney's written opinion evidencing fee ownership of the property.	✓	✓
7. A justification of change statement and detailed intended use	✓	
8. One (1) SEALED boundary survey of the area to be rezoned. The boundary survey shall include, but not be limited to the following: <input type="checkbox"/> a legal description of the land to be rezoned <input type="checkbox"/> the size of the land to be rezoned <input type="checkbox"/> the public road right-of-way width of adjacent roads; and <input type="checkbox"/> a north arrow	✓	✓
9. Electronic version (MS Word is preferable) of the legal description	✓	
10. Provide a digital map file of the boundary Survey provided in Item 8 above in either AutoCAD (.dwg) or Esri Shape file (.shp) format.	N/A	
11. Copy of Approved Concurrency Certificate OR Copy of filed application for Concurrency Certificate, including traffic study, if applicable	✓	N/A per CS

Checked by RJM

NOTE: ITEMS 2-6 MUST INDICATE THE SAME OWNERSHIP OF THE SUBJECT PROPERTY.

Revised: September 19, 2022

**Indian River County
Future Land Use Map Amendment/Rezoning
Authorization Form**

TO: Planning Division
Indian River County
1801 27th Street
Vero Beach, FL 32960

FROM: Will Knight
(Property Owner) 7750 Oslo Road, LLC
701 Columbia Blvd.
Titusville, FL 32780

Property Tax I.D. #: 33382400001015000001.1

Property Address: 7750 9th St. SW

The undersigned is hereby authorized Blaine Bergstresser, P.E. to act as agent and/or make application to Indian River County for the above referenced property for the following applications (please mark the appropriate box):

- ☐ Future Land Use Amendment
☒ Rezoning

C. REED KNIGHT, JR
Owners Name (Print)

10/30/2024
Date

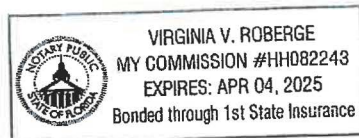
[Signature]
Owners Signature

STATE OF FLORIDA
COUNTY OF ~~INDIAN RIVER~~ BREVARD
VVR

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of OCTOBER, 2024 by C. CHARLES REED KNIGHT, JR.

Personally know ☒ OR produced identification ☐

(SEAL)



NOTARY PUBLIC:

Sign: [Signature]

Printed Name: VIRGINIA V. ROBERGE

Commission Number: HH082243

Commission Expiration: APRIL 04, 2025

7750 Oslo Road, LLC

Affidavit of Ownership

State of FLORIDA

County of BREVARD

I, C. Reed Knight, Jr., declare, to the best of my knowledge and belief, the information herein is true, correct and complete; and that the ownership percentage breakdown of 7750 Oslo Road, LLC is as follows:

C. Reed Knight, Jr. – 2%

C. Reed Knight, III 2009 Gift Trust – 24.5%

Sarah Knight Talkington 2009 Gift Trust – 24.5%

Jacob R. Knight 2009 Gift Trust – 24.5%

William P. Knight 2009 Gift Trust – 24.5%

Executed this 30th day of OCTOBER, 2024



C. Reed Knight, Jr.

Authorized Member of 7750 Oslo Road, LLC

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF BREVARD, ss:

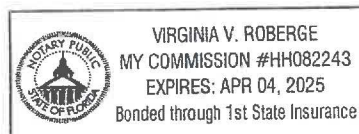


Notary Public

NOTARY PUBLIC

Title

My commission expires



701 Columbia Boulevard, Titusville, FL 32780

- recording - \$18.50
- doc. stamps - \$.70

Parcel ID No: 33382400001015000001.1

QUIT-CLAIM DEED

THIS INDENTURE is executed this 23rd day of December, 2014 by C. REED KNIGHT, JR., whose address is 701 Columbia Boulevard, Titusville, Florida 32780 (hereinafter referred to as "Grantor"), in favor of 7750 OSLO ROAD, LLC, a Delaware limited liability company, whose address is 701 Columbia Boulevard, Titusville, Florida 32780 (hereinafter referred to as "Grantee").

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS in hand paid and received and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confirmed and as sufficient inducement to execute this instrument, does hereby grant, transfer, and convey to the said Grantee, and Grantee's successors and assigns forever, the following described property, to-wit:

See EXHIBIT "A" attached hereto and incorporated herein by reference.

TOGETHER WITH all tenements, hereditaments, and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD unto Grantee and Grantee's legal representatives, successors, and assigns.

Grantor swears and affirms that the above described property is not, has never been, and does not abut or lie adjacent to Grantor's homestead and residential property. The above described property is commercial property.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year set forth below.

Signed, sealed, and delivered in the presence of:

"GRANTOR"

William Knight
(Name: William Knight)

VIRGINIA V. ROBERGE
(Name: VIRGINIA V. ROBERGE)

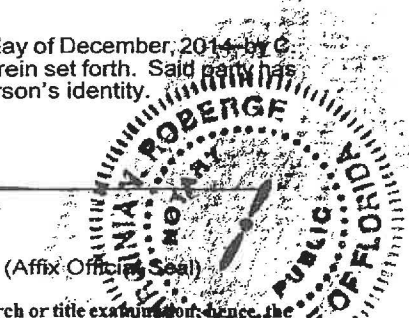
C. REED KNIGHT, JR.
C. REED KNIGHT, JR.

STATE OF FLORIDA)
COUNTY OF BREVARD)

The foregoing instrument was acknowledged and sworn before me this 23rd day of December, 2014 by C. REED KNIGHT, JR., who executed the foregoing instrument for the uses and purposes therein set forth. Said party has produced a current Florida driver's license as identification, and I have confirmed said person's identity.



V. S. 12
NOTARY PUBLIC, STATE OF FLORIDA



Note from the scrivener: this instrument has been prepared by the scrivener without the benefit of a title search or title examination; hence, the scrivener assumes no liability by statute or by or under the common law of the State of Florida for any errors in this instrument, whether as to the party or parties or as to the property described herein or otherwise, or for matters that appear in the chain of title of and for the above described property that are or may become liens or encumbrances upon the above described property. Further, the scrivener has not provided legal advice either to the Grantor or to the Grantee regarding tax implications or tax liabilities or the impact upon existing title insurance coverage, if any, arising out of the conveyance effected by this instrument.

Ownership and Encumbrance Property Information Report

Issuer: Attorneys' Title Fund Services, Inc.
Recipient: Collins Brown Barkett, Chartered

Treasure Coast
590 NW Peacock Blvd., Suite 12
Port Saint Lucie, FL 34986
(800)344-6645
(866)303-4708

Fund File Number: 1578681

Agent's File Reference: 24-388.001

Effective Dates: *From* December 24, 2014 at 8:00 A.M.

To October 23, 2024 at 11:00 PM

This title search commences from the date of the last outstanding institutional first mortgage on the property. If there is no outstanding mortgage, the search commences with the date record title vested in the current record owner.

Description of Real Property Situated in Indian River County, Florida,

See Exhibit A

Apparent Title Vested in:

7750 Oslo Road, LLC, a Delaware limited liability company by Quit Claim Deed recorded in O.R.
Book 2812, Page 700, Public Records of Indian River County, Florida.

This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

Ad Valorem tax information is not provided.

Prepared Date: October 24, 2024

Prepared by: Kathy Haberkorn

Phone Number: (800) 344-6645 x6517

Email Address: KHaberkorn@TheFund.com

Ownership and Encumbrance Property Information Report

Attorneys' Title Fund Services, Inc.

Fund File Number: 1578681

ENCUMBRANCES

1. Resolution No. R-23-37 recorded in O.R. Book 3674, Page 2122, Public Records of Indian River County, Florida;
2. For Information : Lis Pendens recorded in O.R. Book 3535, Page 559; Order of Taking recorded in O.R. Book 3586, Page 1986, Public Records of Indian River County, Florida.

A 20-year name search has been performed on parties acquiring an interest within the time period covered by this search.

This Title Search is prepared and furnished for information only. It is not an opinion of title and may not be used as a title base for the issuance of a title insurance commitment and/or policy, nor should it be used for the preparation of foreclosure proceedings or other litigation.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Ownership and Encumbrance Property Information Report

Attorneys' Title Fund Services, INC..

Exhibit A

Fund File Number: 1578681

The West 20 acres of Tract 15, Section 24, Township 33 South, Range 38 East, according to the last general plat of lands of Indian River Farms Company filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, Page 25; said land now lying and being in Indian River County, Florida. Less ROW in O.R. Book 110, Page 57, O.R. Book 820, Page 2265 and O.R. Book 3586, Page 1986.



ENGINEERING & SURVEYING

KMA Engineering & Surveying

3001 Industrial Ave 2
Fort Pierce, FL 34946
772-569-5505

February 18, 2025

Justification of Change Statement

7750 9th St. SW

The 17.31 acre parcel, 33382400001015000001.1, is currently zoned light industrial(IL) and A-1. We propose rezoning of 3.73 acres from A-1 to Commercial Heavy (CH). Currently there is an existing building within the A-1 zoning designation on the parcel. Rezoning the 3.73 acres allows the building to be utilized for commercial use while still allowing an A-1 buffer between the industrial zoned land and the A-1 parcels to the north.

The proposed use of the property is an aluminum tower manufacturing facility. The business receives aluminum tubing, and they weld them together to create different types of radio towers. They have in-house engineering which will design a product per a client's request. This will range from the telescoping towers you see on news vans to towers utilized by the military for radio signals. They also construct trailers that contain portable towers which range from solar powered towers to military spec units. They will do all electrical and mechanical construction in house. They receive parts from different manufacturers and construct the different products in their shop.