

**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 - _____			
	Current Owner	Applicant (Contract Purchaser)	Agent
Name:	Theta Capital Partners LLC	Theta Capital Partners LLC	Schulke, Bittle & Stoddard, LLC
Complete Mailing Address:	1175 19th St Vero Beach, FL 32960	1175 19th St Vero Beach, FL 32960	1717 Indian River Boulevard Suite 201 Vero Beach, Florida 32960
Phone #: (including area code)	<b>904-571-0701</b>	<b>904-571-0701</b>	<b>772-770-9622</b>
Fax #: (including area code)	n/a	n/a	<b>772-770-9496</b>
E-Mail:	ericcolbytaylor@gmail.com	ericcolbytaylor@gmail.com	jschulke@sbsengineers.com
Contact Person:	Eric Taylor	Eric Taylor	Joseph Schulke
<b>Signature of Owner or Agent:</b> _____			
<b><u>Property Information</u></b>			
Site Address: 6955, 7045 & 7085 US Hwy 1 Vero Beach, Florida 32960			
Site Tax Parcel I.D. #s: -32390300000500000015.0, 32390300000500000016.0, and 32390300000500000017.0			
Subdivision Name, Unit Number, Block and Lot Number (if applicable)			
Existing Zoning District: <b>CL</b>		Existing Land Use Designation: <b>C/I</b>	
Requested Zoning District: <b>CG</b>			
Total (gross) Acreage of Parcel: <b>10.37 acres</b>		Acreage (net) to be Rezoned: <b>10.37 acres</b>	
Existing Use on Site: <b>UNDEVELOPED</b>			
Proposed Use on Site: <b>UNDETERMINED</b>			
<b>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.</b>			

## 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	Included	
2. Completed Rezoning Application Form (front page)	Included.	
3. Letter of Authorization from Current Owner(s) <b>OR</b> Current Owner is Applicant	A letter of authorization is included.	
4. Verified statement (separate letter) naming every individual or entity having legal or equitable ownership in the property.	See title policy.	
5. One (1) Copy of the <b>current</b> Owner's Deed	Included.	
6. A Current Owner's Title Policy <b>OR</b> A Certificate of Title from a Title Company <b>OR</b> An attorney's written opinion evidencing fee ownership of the property.	A current owners title policy is included.	
7. A justification of change statement and detailed intended use	See cover letter.	
8. One (1) <b>SEALED</b> boundary survey of the area to be rezoned. The boundary survey shall include, but not be limited to the following:  <ul style="list-style-type: none"> <li>☛ a legal description of the land to be rezoned</li> <li>☛ the size of the land to be rezoned</li> <li>☛ the public road right-of-way width of adjacent roads; and</li> <li>☛ a north arrow</li> </ul>	Included.	
9. Electronic version (MS Word is preferable) of the legal description	Included.	
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.	An AutoCAD (.dwg) of a digital map file of the boundary is provided.	
11. Copy of Approved Concurrency Certificate <b>OR</b> Copy of filed application for Concurrency Certificate, including traffic study, if applicable	Copy of filed application for concurrency certificate, including traffic study	

**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 27<sup>th</sup> Street  
Vero Beach, FL 32960

FROM: Theta Capital Partners LLC  
(Property Owner) 1175 19th Street Vero Beach,  
Florida 32960

Property Tax I.D. #: 32390300000500000015.0, 32390300000500000016.0, 32390300000500000017.0

Property Address: 6955, 7045 & 7085 US Hwy 1 Vero Beach, Florida 32967

The undersigned is hereby authorized \_\_\_\_\_ 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

Eric Taylor  
Owners Name (Print)

1/31/23  
Date

  
Owners Signature

**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31 day of January, 20 23 by Eric Taylor.

Personally know  OR produced identification  \_\_\_\_\_

(SEAL)

NOTARY PUBLIC:  
Sign:   
Printed Name: Brian McGowan  
Commission Number: HH 320914  
Commission Expiration: 10-11-26

