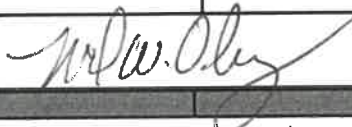


**APPLICATION FORM
REZONING REQUEST (RZON)
INDIAN RIVER COUNTY**

ATTACHMENT 3

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>223020007-96591</u> <u>ZC-612</u>			
	Current Owner	Applicant (Contract Purchaser)	Agent
Name:	Patriot Response Group, LLC	Same As Owner	Schulke, Bittle & Stoddard, LLC
Complete Mailing Address:	2770 Indian River Blvd #501		1717 Indian River Blvd, Ste 201
Phone #: (including area code)	772-538-4008		772-770-9622
Fax #: (including area code)			
E-Mail:	molveyjr@patriotrg.com		jschulke@sbsengineers.com
Contact Person:	Michael Olvey		Joseph Schulke, P.E.
Signature of Owner or Agent: 			
Property Information			
Site Address: 6955 US Highway 1 Vero Beach, FL 32967		<u>7046 + 7086</u>	
Site Tax Parcel I.D. #s:			
<u>32390300000500000017.0</u>		<u>4.21 acres</u>	
<u>32390300000500000016.0</u>		<u>3 acres</u>	
<u>32390300000500000015.0</u>		<u>2.70 acres</u>	
<u>= 9.91 acres</u>			
Subdivision Name, Unit Number, Block and Lot Number (if applicable)			
Existing Zoning District: CG		Existing Land Use Designation: C/I	
Requested Zoning District: CH			
Total (gross) Acreage of Parcel: 9.91		Acreage (net) to be Rezoned: 9.91	
Existing Use on Site: Undeveloped			
Proposed Use on Site: Commercial warehousing, outside storage & administrative offices			
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	X	✓
2. Completed Rezoning Application Form (front page)	X	✓
3. Letter of Authorization from Current Owner(s) OR Current Owner is Applicant	X	✓
4. Verified statement (separate letter) naming every individual or entity having legal or equitable ownership in the property.	X	NA
5. One (1) Copy of the current Owner's Deed	X	✓
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.	X	✓
7. A justification of change statement and detailed intended use	X	✓
8. One (1) SEALED 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"> ✓ a legal description of the land to be rezoned ✓ the size of the land to be rezoned ✓ the public road right-of-way width of adjacent roads; and ✓ a north arrow 	X	✓
9. Electronic version (MS Word is preferable) of the legal description	X	
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.	X	
11. Copy of Approved Concurrency Certificate OR Copy of filed application for Concurrency Certificate, including traffic study, if applicable	X	✓

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: Patriot Response Group, LLC
(Property Owner) 2770 Indian River Blvd #501
Vero Beach, FL 32960

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

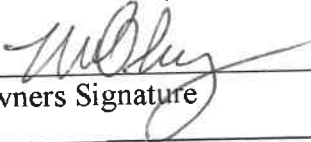
Property Address: 6955 US Highway 1, Vero Beach, FL 32967

The undersigned is hereby authorized Joseph Schulke, 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

Michael Olvey, Jr.
Owners Name (Print)

4.1.24
Date

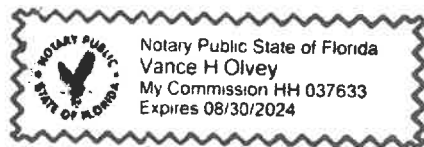

Owners Signature

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**


The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of April, 20 24 by Michael Olvey, Jr.

Personally know OR produced identification _____

(SEAL)



NOTARY PUBLIC:

Sign: 

Printed Name: Vance H Olvey

Commission Number: HH037633

Commission Expiration: 8/30/24

12:08

May 6, 2024

Ryan Sweeney, Chief
Indian River County
Planning & Development Services Department
1801 27th Street, Building A
Vero Beach, FL 32960

RECEIVED

MAY 06 2024

Indian River County
Planning & Development Services

**Subject: Patriot Response Group, LLC
6955, 7045 & 7085 US Hwy 1
Rezoning request and justification statement**

Dear Mr. Sweeney:

Enclosed for your review and approval, please find the following items relating to the above referenced project:

- Completed Rezoning Request (RZON) application (\$3,000.00)
- Concurrency Determination application (\$150.00)
- An electronic copy of the legal description of the property in Word format will be emailed to the appropriate County Staff
- State of Florida Division of Corporations information regarding Patriot Response Group, LLC
- Title Insurance Policy
- Warranty Deed
- Signed and sealed copy of the survey (a CAD file will be emailed to the appropriate County Staff)
- Check in the amount of \$3,150.00
- Traffic Impact Analysis: N/a. Enclosed is a traffic statement. It has been our experience in past applications that changes in zoning from CG to CH do not warrant the need for a traffic analysis, because the use assumptions for most common uses in CG and CH result in a significant reduction in traffic generation.

Justification Statement:

On March 21st, 2024, we met with staff to discuss the possible rezoning of this site to CG or CH. Christopher Balter indicated that the site is surrounded by more intense zoning districts and staff could support a zoning change to CH. (The site is surrounded by CH to the East and South, IG to the West, and CG to the North). The applicant desires to change the zoning district to CH. The current zoning of CG permits primarily office and retail uses and excludes uses such as construction/ trades uses; warehousing; and boat, RV, and automotive repair/storage. Due to changes in the economy and employment practices and retail business services, the typical CG uses are not favorable for development and business opportunities. For example:

- Economic factors and the COVID epidemic have created a new employee work reality – office employees commonly work remotely (from home). The Vero/IRC

market already has a glut of office space, and this new reality in the workplace has created even less need for office space

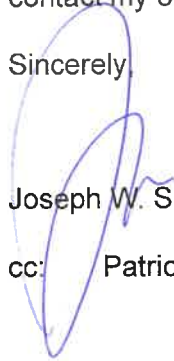
- Technology (internet/cell phones) and the COVID epidemic have created a new retail business model where everything from meals, groceries, home furnishings and supplies can be delivered to your front door. Traditional retail business space is in less demand

The applicant believes the additional uses permitted in the CH district that are not permitted in the CG district are often uses that are not affected, or less affected by these trends, such as:

- Warehousing and storage facilities
- Automotive storage, and repair
- Production and distribution facilities
- Building/contractors trades
- Landscape services

Consequently, due to changes in the economy, employment practices, and retail business services, the new zoning district is necessary in order to develop this site at the highest and best use. If you have any questions or require additional information, please do not hesitate to contact my office.

Sincerely,



Joseph W. Schulke, P.E.

cc: Patriot Response Group, LLC