LAND DEVELOPMENT REGULATION (LDR) AMENDMENT APPLICATION

ASSIGNED FILE NUMBER: LDRA- 19-09-03

PID # 2019060163 - 84885

APPLICANT: (PLEASE PRINT)	AGENT: (PLEASE PRINT)
C. KENNON HENDRIX +	
NAME PAMELA H. HENDRIX	NAME
COMPANY NAME	COMPANY NAME
6220 19TH ST S.W.	
ADDRESS	ADDRESS
VERO BEACH, FL 32968	
CITY, STATE, & ZIP	CITY, STATE, & ZIP
772-633-4366	
PHONE	PHONE
VOLKEN6973@gmail.com	
EMAIL ADDRESS	EMAIL ADDRESS
KEN HENDRIX	
CONTACT PERSON	CONTACT PERSON

SIGNATURE OF APPLICANT OR AGENT

I. (PROJECT/REQUEST DESCRIPTION)

CHAPTER(s)/SECTION(s) OF LAND DEVELOPMENT REGULATIONS PROPOSED FOR AMENDMENT: SEE ATTACHED

II. PURPOSE OF REQUEST: (attached additional sheets if necessary)

SEE ATTACHED

ATTACHMENT 6

III. JUSTIFICATION FOR REQUEST: (attach additional sheets if necessary)

SEE ATTACHED

The applicant is encouraged to seek a pre-application conference with the Community Development Department staff in order to resolve or avoid problems related with the LDR text amendment proposal.

IV. A check or money order made payable to Indian River County, or cash in the amount of $1,500.00 must accompany this application.

ATTACHMENT 6

III. JUSTIFICATION FOR REQUEST: (attach additional sheets if necessary)

SEE ATTACHED

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ATTACHMENT 6

ATTACHMENT TO THE LAND DEVELOPMENT REGULATION (LDR) AMMENDMENT APPLICATION SUBMITTED MARCH 15, 2016 BY

APPLICANTS: C. Kennon and Pamela H. Hendrix

ADDRESS: 6220 1st Street SW, Vero Beach, Florida

PHONE: 772-633-4366

EMAIL ADDRESS: volken6973@gmail.com

CONTACT PERSON: Ken Hendrix

(PROJECT REQUEST DESCRIPTION)

CHAPTER (s)/ SECTION (s) OF LAND DEVELOPMENT REGULATIONS PROPOSED FOR AMENDMENT:

CHAPTER 911, Section 911.06 (4) (d) (Uses) which provides as follows:

Commercial (cultivation, wholesaling, and off-site landscaping services allowed; no retail sales allowed on-site)

I. PURPOSE OF REQUEST:

This application seeks to require site plan approval for the uses permitted in the section of the code as described in I. above. Under the current code site plan approval is not required.

II. JUSTIFICATION FOR REQUEST:

The purpose and intent of 911.06 is stated as follows:

"Purpose and intent. The agricultural, rural fringe development, and RS-1, single-family districts, are established to implement the policies of the Indian River County Comprehensive plan for managing land that is not part of the designated urban service area of the county, as well as land within the urban service area which warrants a very low density designation, by providing areas suitable for agriculture, silviculture, and the conservation and management of open space, vegetative cover, natural systems, aquifer recharge areas, wildlife areas and scenic areas. *These districts are also intended to provide opportunities for residential uses at very low densities to promote housing opportunities in the county. These districts are further intended to permit activities which require non-urban locations and do not detrimentally impact lands devoted to rural and agricultural activities. Finally, the RFD, and RS-1 districts are intended to buffer active agricultural areas from urbanization."* (emphasis added)

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CKH 6/17

breadth

The ~~breath~~ and scope ~~of the off site~~ of the off-site landscaping services permitted under 911.06 is not described in the current code. When the breadth and scope of the off-site landscaping service becomes large enough it subsumes other interests sough to be encouraged to the extent that it defeats the other interests sought to be protected; to wit to provide *areas suitable for agriculture, silviculture, and the conservation and management of open space, vegetative cover, natural systems, aquifer recharge areas, wildlife areas and scenic areas and to provide opportunities for residential uses at very low densities to promote housing opportunities in the county.* This occurs when the off-site services require the use of the site for the management of a substantial number of employees who actually work off-site , the parking of the off-site employee's vehicles, the parking of the trucks and other vehicles used in the off-site service and the use of the site as a maintenance facility for equipment used off-site all of which substantially increase the density of the site and intensity of use beyond what was intended in the code.

Allowing the exercise of site plan review would provide the opportunity to provide reasonable input to facilitate the continued use of the property for off-site services while insuring that the other interests set forth in the *purposes and intent* of section 911.06 are preserved. Examples of elements of use which would be subject reasonable regulation include the:

Extent and location impervious surfaces

Location and extent of the assembly of large numbers of employees

Location and extent of employee parking

Location and extent of parking and storage of vehicles and other equipment used to serve off-site customers

Reasonable planning for ingress and egress

Traffic impact

Extent, use and location of buildings erected to maintain and service vehicles and equipment used to serve off-site customers

Creation of landscape buffers to protect adjacent agricultural uses and residences.

These minimal regulations would in no way prevent the use of the property as intended in 911.06 and would greatly enhance the implementation of the *purpose and intent* of the section.

Respectfully submitted,

C. Kennon Hendrix

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Criteria for Off Site Landscape services

April 22, 2016

(?)Off site landscape services (special exception).

(a)Districts requiring special exception approval, (pursuant to the provisions of [section] 971.04): A-1 A-2 A-3 CG CH.

(b)Additional information requirements:

1. A complete site plan which includes floor plans and elevations for all barns houses or other structures and related improvements shall be provided, as well as the location of structures on adjacent properties;

2. A statement by the applicant on a form acceptable to the planning department identifying all types of services to be performed on and off the site and within all structures and houses including all types of equipment to be used or operated on and off site.

3. A statement by applicant on a form acceptable to the planning department on the number of employees to be assembled on site for the purpose of performing on and off site services and the location on the property where said employees will be marshalled or assembled on site in preparation for leaving and upon returning to the site which shall include the number and types of vehicles to be employed to transport employees to and from the site. Conditions may be imposed to limit the number of employees to that described by the applicant at the time the application is filed. The number of employees may not be increased without further application to the planning department.

4. A statement by applicant on a form acceptable to the planning department on the function of each employee who will perform services on and off site to facilitate off site landscaping services and the locations where such services will be performed. The scope of all functions to be performed by applicant's employees may not be expanded without further application to the planning department.

5. A complete site plan showing all methods and materials of construction of all parking on site as well as all roads, paths or other ways of travel which provide ingress and egress to and from the property and a description of the impact on traffic on the public roads leading to and from the property including the hours of operation during which such impact will occur.

(c)Criteria for offsite landscaping services:

1. Indoor facilities shall maintain a fifty (50) foot setback from adjacent properties and five hundred (500) feet from the nearest residence. Outdoor facilities such as vehicle parking and storage and all roads, paths and other ways of travel must maintain a minimum of fifty (50) feet separation distance from adjacent properties. Conditions may be imposed to ensure adequate mitigation or attenuation of

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noise impacts. Such conditions may include improvements that block or absorb sound, prohibitions or limitations on noise production, and restrictions on hours of operation;

2. No onsite or offsite landscaping service facilities shall be located on an agriculturally zoned site that abuts a property on which a residence is located, other than a residence on the subject property, on an agriculturally designated property having a parcel size less than two hundred thousand ~~(200,000)~~ 400,00 square feet;

CKH 6/17/19

3. Offsite and on site landscaping employees and personnel shall be supervised by management staff when on site and while entering and leaving the premises.

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Roland Deblois

Subject: FW: Planning and Zoning Commission Meeting, Thursday, January 23, 2020 - Accessory Landscaping Businesses in Agricultural Districts

Attachments: Request for Code Encorcement Investigation and Consideration in Upcoming Planning and Zoning Hearing - January 23, 2020.pdf

From: Ken Hendrix [mailto:volken6973@gmail.com]
Sent: Monday, January 20, 2020 5:20 PM
Subject: RE: Planning and Zoning Commission Meeting, Thursday, January 23, 2020 - Accessory Landscaping Businesses in Agricultural Districts

CAUTION: This message is from an external source. Please use caution when opening attachments or clicking links.

Dear Mr. DeBlois,

Thank you for supplying the package of documents that you intend to submit the planning and zoning at the upcoming meeting on January 23, 2020. However, I am concerned that the position of those who have appeared in opposition to the approach you recommend as not been presented. The public comments advanced by the residential property owners are not reflected in the minutes of either of the two agricultural committee meetings. It is clear that there continues to be opposition to the application of the ratio approach in determining what constitutes an accessory use. As further explanation I have attached a legal memorandum prepared by Brian Stevens of the Dean Mead law firm which fully explains the legal and factual position of the opposition.

While I am gratified that staff chose to utilize some of the recommendations contained in my LDR amendment request, nowhere in the minutes or in your description of my amendment does it include my statement that my LDR amendment was intended solely to address expansion of existing commercial landscaping operations. I have made it clear on more than one occasion at these meetings that it was not designed to be employed as a way to allow new commercial landscaping operations to locate in the A1 zoning district.

There continues to be a major disconnect between the arbitrary application of the ratio approach and staffs stated goal of allowing commercial landscaping businesses as an accessory use along side preexisting residential agriculture homesites.

Perhaps most distressing is the fact that staff has never mentioned section 971.08, Agricultural Businesses which would require a determination as to whether such businesses would more appropriately be located in a commercial or industrial zone. Mr. Stephens' attached legal memorandum specifically address is this point and any appropriate resolution of the current LDR amendment dispute would have to take this issue into account.

I trust this email with attachments will be supplied to Planning and Zoning along with the other documents.

Respectfully submitted,

C Kennon Hendrix
6220 1st Street SW
Vero Beach, Florida

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DEAN MEAD
ATTORNEYS AT LAW

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January 16, 2020

Environmental Planning and Code Enforcement Division &
Planning Division
Indian River County – Building A
1801 27th Street
Vero Beach, Florida 32960
Attn: Mr. Roland Deblois,
Interim Community Development Director

Re: Request for Code Enforcement Investigation and Consideration in Upcoming Planning and Zoning Hearing – January 23, 2020

Dear Indian River County Representatives,

This law firm represents Ken Hendrix. Mr. Hendrix lives at 6220 1st St. SW, Vero Beach, Florida 32968 in unincorporated Indian River County - his homestead. He has lived there since 1994. Timothy and Jodi Velde purchased the adjacent property located at 6300 1st St. SW, Vero Beach, Florida 32968, in 2014. The Veldes use the property for commercial purposes. The scope of their business was not fully and fairly disclosed to Mr. Hendrix or the County prior to the Veldes commencing their operations onsite. The operation of their business onsite violates Indian River County's code and amounts to a private nuisance. We have delivered this letter to you today to request that the County commence a code enforcement action to force the Veldes to cease further unlawful activities onsite.

In 2014, when they first purchased the property, the Veldes misrepresented their intended use of the site. They consistently represented that the property would be primarily used for a tree farm. The Veldes certified the same in writing in 2015 when submitting a Verification of Exemption Affidavit for Nonresidential Farm Building to Indian River County. On that form (which they submitted to assert that they ran a bona fide farming operation to avoid having to pay fees and otherwise comply with the County's building codes), they asserted that the building

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A Member of ALFA International – The Global Legal Network

that they proposed to erect would support the use of the land – which they asserted was "AG [a] Tropical Tree Farm". We have included a copy of that signed affirmation with this letter.

In reality, while the Veldes grow some trees onsite, they primarily use the land to support their offsite lawn, landscaping, and fertilizer business. It was only after they received some permissions from the County to operate as an alleged ag-operation did they move their full operation onsite. We have included pictures (taken from Mr. Hendrix's property) which show the full scope of the operation. At least ten fully enclosed trailers (in excess of 20 feet) filled with lawn care equipment, over ten heavy duty work trucks, numerous open trailers, and pre-packaged landscape materials litter the site. No person could reasonably argue that the tree farm (especially one of such a small size as operated by the Veldes) requires this amount of largely unrelated equipment (lawn mowers and enclosed trailers do not, for example, offer must support to a tree farm). The Veldes certainly are not the exception to the rule. That is because the Veldes are not operating a tree farming business; this is a commercial landscaping operation.

The noise, odor, dust, and aesthetics of this operation greatly disturbs Mr. Hendrix's ability to enjoy his homestead – enough to constitute a private nuisance. More than that, however, the Velde's operation on this site violates Indian River County's code. The County Code does not permit this operation in the relevant zoning district.

Both Mr. Hendrix and the Veldes' properties are zoned A-1. The County designated these agricultural districts, according to County Code Section 911.06, to accommodate "rural fringe development" and land "which warrants a very low density designation . . . [for activities which] do not detrimentally impact lands devoted to rural and agricultural activities. . . ." The County did not intend for large scale commercial landscaping businesses to locate in this zone.

The County, as evidenced by the provisions of the zoning code, intended for large scale commercial landscaping businesses to locate in the general commercial zone. If, however, the County deemed the Veldes business as something other than a commercial landscaping operation, then, in order to permit it under the A-1 zone, the Veldes' business must fit into one of the designated uses allowed in that zone. Of those, only three could be reasonably said to describe the Veldes' business. Those are a tree farm, a general agricultural business, or a commercial nursery.

Of those three allowed businesses, a tree farm, though permitted in the A-1 zone, does not specifically allow for offsite landscaping services. So, if the Veldes (as they have in the past) wish to designate themselves as a tree farm, then they, summarily, are not permitted to conduct offsite landscaping services. Alternatively, agricultural businesses (which could include businesses that relate to plant growth and related commercial operations – perhaps including offsite landscaping businesses) are allowed (by special exception) and only after going through the steps outlines in section 971.08 of the Indian River County Code – requiring some review by the County to confirm that the nature of the business is appropriate for the A-1 zone and acquiring an approved site plan. No records exist to confirm that any such process was followed in this case, however. Therefore, the Veldes cannot rely on that designation, now, to assert their right to operate on the property. Lastly, the Veldes could argue that they are a commercial

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nursery which, per the zoning code and the County's interpretation of the same, would allow certain offsite landscaping services as long as those services were "accessory" to the nursery operation. Here again, however, those operations, given their scope, are not accessory. Thus, Veldes' current use of the land violates Indian River County's code.

The County's code defines an "Accessory Use" as

> [A] use which: (a) Is clearly incidental to, customarily found in association with, and serves a principal use; (b) Is *subordinate in purpose, area, and extent* to the principal use served; and (c) Is located on the same lot as the principal use, or on an adjoining lot in the same ownership as that of the principal use.

Accordingly, "accessory" uses must "serve" and be "subordinate to" the primary use – meaning that the two uses must be connected and one must be in service to the other. In this case, for example, the offsite landscaping services must be geared toward and servient to the nursery – focused on delivering and installing the nursery's stock. Any previous assertion that a use will be deemed "accessory" to the nursery so long as at least 51% of the land is used technically for the growth of trees or plants has no foundation in and does not comply with the plain language of the code. That misapplies and ignores the full definition of the term and is not appropriate. The County must look to the established definition of the term "accessory" and not apply some percentage of land used.

Here, despite the County regulations, the Veldes predominantly use the land to carry out their independent and offsite landscaping service. The Veldes' company (Tropical Property Management), the company through which they operate their business, boasts on its website that "Lawn Maintenance, Pest Control, Fertilization, Landscape Design and Landscaping Installation services are the core of our business." Three out of the five services listed, at least, have nothing to do with the nursery operation. Based on the traffic into and out of the site (as evidenced by the above referenced and enclosed pictures), it is clear that the offsite landscaping work actually keeps the business afloat and that the land primarily serves as a logistics center for the operation of that service. It does not appear that any significant connection exists between the nursery's stock and the landscaping services provided. The nursery is accessory to the landscaping service – not the other way around. Therefore, the Veldes have violated Indian River County's code.

Florida has always looked kindly upon bona fide farming operations – given, the agricultural sales tax and ad valorem tax exemptions as well as the regulatory insulation. These lucrative benefits tempt many to game the system – to create a guise of an authentic agricultural operation to reap otherwise undeserved monetary savings and legal benefits. Florida's local regulators and property appraisers have grown wise to the ploy, however. They have intensified efforts to ensure that these benefits are appropriately reserved only for bona fide agricultural operations.

Historically, regulators hesitated to take any regulatory enforcement action against land users who had at least some semblance of an agricultural operation on their land because of Florida's Right to Farm Act. Florida's Right to Farm Act, codified at Section 823.14, Florida

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Statutes (along with related statutory sections from Chapter 163, collectively, the "**FRFA**"), was drafted to protect certain of Florida's agricultural operations from frivolous nuisance actions and redundant county and municipal regulation. The FRFA's protections, however, do not extend so far as to totally forbid all regulation and oversight of agricultural activities in the state. Local governments do still have the power to regulate agricultural operations within their boundaries. That regulatory power arises in three main areas. Prior to exploring those areas, however, municipalities should note that the FRFA applies to protect only "bona fide" farming operations. Thus, as a preliminary matter, local governments should determine if the operation they seek to regulate even qualifies as a bona fide farming operation. If it does not, then the government body may freely enforce any regulation it deems appropriate (and otherwise lawful) against such operation.

Bona fide farming operations, in the context of the FRFA and in determining agricultural tax designations, have been defined to include only those operations in which the agricultural operation is the "primary . . . most significant activity on the land . . . [being] real, actual, and of a genuine nature – not a sham . . . ." Any alleged agricultural operation that is not the primary use of the land or has been undertaken under false pretenses or under some disguised and illegitimate effort to get an otherwise non-qualifying business/landuse the special benefits that genuine agricultural operations otherwise enjoy does not qualify for the protections of the FRFA. Local governments may freely regulate those sham businesses.

Here, as noted above, the Veldes have created an issue not in operating the nursery per se but, rather, in the operation of the independent commercial landscaping business. That business has no significant nexus with the land or the products created by the only arguable agricultural operation on the land – the nursery/plant farm. The Veldes' business is not a bona fide farming operation worthy of protection by the FRFA.

Even where an operation is deemed a bona fide farming operation, however, local governments can still regulate those businesses in three key ways. Specifically, a local government is allowed to (i) enforce existing ordinances which predate the effective date of the FRFA, (ii) in certain cases when the farm is in close proximity to an existing homestead, both enforce and adopt newer ordinances which directly restrict operational activities that would be considered excessive or injurious to health and welfare, and (iii) in any event, enforce its existing ordinances and adopt new ordinances which, although they would impact land on which bona fide farm operations are occurring, do not directly impact the operational activity of the actual farm operation.

The FRFA's limitation on government regulation is found in subsection (6) of the Act. It states in relevant part:

> It is the intent of the Legislature to eliminate duplication of regulatory authority over farm operations as expressed in this subsection. Except as otherwise provided for in this section and s. 487.051(2), and notwithstanding any other provision of law, a local government may not adopt any ordinance, regulation, rule, or policy to prohibit, restrict, regulate, or otherwise limit an activity of a

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> bona fide farm operation on land classified as agricultural land pursuant to s. 193.461, where such activity is regulated through implemented best management practices or interim measures developed by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or water management districts and adopted under chapter 120 as part of a statewide or regional program.

Florida Statutes Section 823.14(6) (2019).

As for the first exception, the plain language of the statute does not forbid the enforcement of existing ordinances. The ability to enforce these types of ordinances has been confirmed by Florida's case law.

The most noteworthy of such cases arises out of Florida's 4th District Court of Appeals. See Wilson v. Palm Beach County, 62 So.3d 1247 (Fla. 4th DCA 2011). This case ultimately holds that while subsection (6) of the FRFA may prohibit the adoption of new ordinances which restrict farming operations, subsection (6) does not prohibit the enforcement of local ordinances which were in existence prior to June 16, 2000 – which was, at that time, the effective date of FRFA Section (6). Id. at 1250. The court goes on to further hold that even those local ordinances which were adopted after the effective date, may be enforced on a farm operation so long as those ordinances did not interfere or require substantial modification to the farm operation – that is, were unrelated to the farming efforts. Id. at 1251.

Regarding the second exception, Florida's case law (specifically, Pasco County v. Tampa Farm Service, Inc., 573 So. 2d 909 (Fla. 2nd DCA1990)) and Florida's Office of the Attorney General (specifically, in AGO 2006-07 – authored by, then Attorney General, Charlie Crist) have each confirmed that local governments can regulate farm operations which are in close proximity to previously existing and adjacent homesteads to prevent the operations from becoming a more excessive operation – degrading the character of the community and the welfare of its citizens. In relevant part, then Attorney General Crist stated as follows:

> If a determination is made that [the farm operation] was adjacent to an existing homestead . . . on March 15, 1982, and the [farm operation] has changed to a "more excessive" operation that involves a significant or substantial degradation in the locale, the county may enforce regulations applicable to those changes.

Fla. AGO 2006-07 (Fla.A.G.), 2006 WL 584547.

As to the third exception, common sense dictates that, just because an actor is carrying out certain farm activities on agricultural lands, the FRFA does not grant the actor a license to do whatever that actor wants on his land. The FRFA is geared toward avoiding duplication of regulation – not eliminating all regulation. While the FRFA's subsection (6) clearly forbids the adoption of new regulations, that restriction is only in reference to the unnecessary duplication of additional restrictions on the same subject matter already covered by the implemented regulations or management practices adopted by FDEP, FDACS, or the applicable water

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management district. Local governments are free to regulate non-farm related activities on lands within their boundaries. Florida's Attorney General's Office has, again, confirmed this power. See, AGO 2009-26, dated June 15, 2009.

In that opinion, the county attorney for Citrus County inquired whether a county could enforce its regulations related to setbacks, the Florida Building Code, and permitting as to a barn which had been erected on a Citrus County resident's property. The property was zoned agricultural, and a bona fide farm operation was being conducted on the property. The barn contained areas for farm equipment storage, but, importantly, it also contained two bedrooms, a bathroom, and a kitchen – which were being used by the farm operator's family and guests. Citrus County argued that it should be able to regulate construction like that of this particular barn – despite the protection of the FRFA.

The Attorney General's opinion agreed and concluded that although the FRFA protected farm operations, "the prohibition against local ordinances that limit or restrict an activity of a bona fide farm operation on land that is classified as agricultural would not preclude application of zoning regulations that do not have such an intent or effect." Id at pg. 4 of 6. The opinion further concluded that a farm operation "would be subject to a zoning compliance permit to the extent such a permitting requirement does not prohibit, restrict, regulate, or otherwise limit an activity of the farm." Id.

Thus, it is clear that, despite the protections of the FRFA, local governments do have the power to regulate bona fide and quasi-farm operations. In sum, when evaluating these types of matters, every local government should first make a determination as to whether the operation even qualifies as a bona fide farming operation – as opposed to a sham or guise operation seeking to inappropriately avail itself of the benefits associated with true ag-operations. If a sham, then the local government may freely regulate the same. Even if the operation is legitimate, however, the local government may still (i) enforce ordinances which predate the effective date of the FRFA, (ii) adopt and enforce new ordinances which regulate nuisance activities when the farm operates next to an existing homestead, and (iii) enforce any regulation that, although it may affect the land on which the farm operates, does not actually infringe on the farm operations and/or are not duplicative of matters already addressed by FDEP, FDACS, or the relevant water management distirct.

With respect the Veldes, we request that a code enforcement action be undertaken. From the record, no evidence exists to support the argument that the Veldes' primary use of the land is a bona fide agricultural operation. Therefore, the protective statutes like the FRFA do not tie the County's hands in this matter. Even if the FRFA were applicable, however, the scope of the code enforcement investigation requested should only involve determining whether the offsite landscaping is indeed supporting and inferior to the nursery/tree farm's operation – that is, whether the use is truly accessory and therefore permitted. The questions, issues, and applicable regulations inherent in such investigation do not affect any regulations implemented on nurseries by FDACS, FDEP, or the applicable water management district. Thus, the County's

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enforcement of its regulations would not be deemed inappropriate – as the enforcement of unnecessarily duplicative regulations.

Regards,

Brian M. Stephens

BMS:mm
C: Commissioner – District 3, Indian River County, Tim Zorc (via regular mail)
Indian River County Attorney (via regular mail)
Ken Hendrix (via email)

ATTACHMENT 6

(No Fee)

INDIAN RIVER COUNTY/CITY OF VERO BEACH
BUILDING DIVISION
1801 27th Street. Vero Beach, FL 32960 772 266-1260

Verification of Exemption Affidavit for Nonresidential Farm Building

Note: This exemption is applicable only for property with Agricultural Classifications determined or as applied by the Indian River County Property Appraiser.

This is to certify that I, TIMOTHY L. VELDE AND JODI L. VELDE am exempt from the requirements for a Building Permit under Florida Statutes 553.73(10) (c), Florida Building Code 101.2, Indian River County Ordinance 401.14. The proposed construction, as depicted on the attached site plan is to be a nonresidential farm building on a farm.

Property Owners Name: TIMOTHY L. VELDE AND JODI L. VELDE
Address of Property: 6300 1ST STREET SW VERO BEACH, FL. 32968
Mailing Address: P.O. BOX 650395 VERO BEACH, FL 32965
Phone Number: (772) 562-1800 Email: timjodi@bellsouth.net
Legal Description: INDIAN RIVER FARMS CO SUBS PBS 2-25 W 20.29 A OF E 30.29 A OF TRACT 14, LESS POR FOR ADDL E W AS DESC IN OR BK 1070 PG 1260.
Parcel #: 33-39-17-00001-0140-00002.0 Block: _____ Lot: _____
Specific Directions to Job Site: OWNER / BUILDER
*Contractor: DBA: _____ Name: _____
License Number: _____ Comp Card Number: _____
Address: _____
City/State/Zip Code: _____
Phone: _____ Fax: _____ Cell: _____
Type of Structure: 1 ENCLOSED BARN / 1 OPEN POLE BARN / 1 MODULAR OFFICE
Use of Structure: AG TROPICAL TREE FARM
Use of Site: AG
Zoning District: _____ Future Land Use: _____ Flood Zone: _____ Map #: _____
Setbacks: North Side Proposed: _____ South Side Proposed: _____
East Side Proposed: _____ West Side Proposed: _____

Additional permits may be required from other governmental entities.

Sub- Contractor Information:

Electrical Contractor:
DBA: _____ License Holders Name: _____
State License Number: _____ Comp Card Number: _____
Plumbing Contractor:
DBA: _____ License Holders Name: _____
State License Number: _____ Comp Card Number: _____
Mechanical Contractor:
DBA: _____ License Holders Name: _____
State License Number: _____ Comp Card Number: _____

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(No Fee)

INDIAN RIVER COUNTY/CITY OF VERO BEACH
BUILDING DIVISION
1801 27th Street, Vero Beach, FL 32960 772 266-1260

Roofing Contractor:
DBA: _____ License Holders Name: _____
State License Number: _____ Comp Card Number: _____
Gas Contractor:
DBA: _____ License Holders Name: _____
State License Number: _____ Comp Card Number: _____

I certify that all the foregoing information is accurate and that all work will be conducted and completed in compliance with all applicable laws regulating construction and zoning. This structure will not be utilized for habitation or as a dwelling.

_____ TIMOTHY L. VELDE
(Owner's Signature) (Printed Name)

State of Fl.
County of IND. RIV.
Sworn to and Subscribed before me, the 9TH Day of MARCH, 2015 by
_____ who is personally known to me or has produced
_____ as identification.
(Type of Identification)

_____ _____
Signature of Notary Public Print, Type or Stamp of Notary

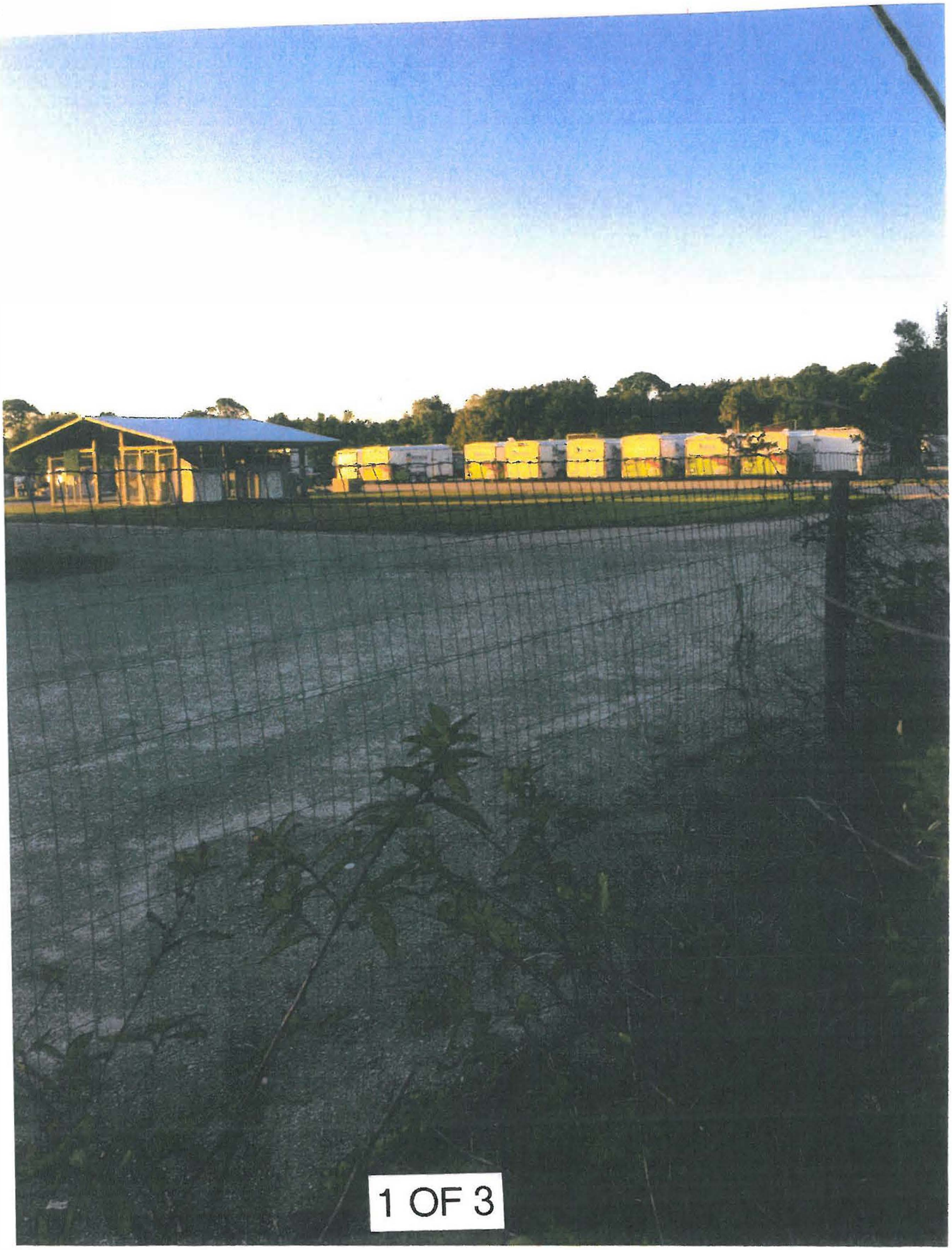
JAMES F. KNAPP MY COMMISSION EXPIRES April 17, 2016 EE 190510 Bonded thru Troy Fain Insurance NOTARY PUBLIC, STATE OF FLORIDA

Notes:
1. *To qualify as an owner/builder, the owner of the property must personally appear at the Building Division and sign this application. (FS §489.103.7)
2. Change of Use or Occupancy may require after the fact building permits with demonstrated code compliance including, but not limited to, destructive testing and inspections.
3. If requested by the applicant, plan review and inspections will be completed upon approval of a permit application and payment of required fees creating a permanent record of the construction completed for future use.
4. Construction Industry Licensing Laws, Mechanic's Lien Law, and Insurance Requirements
There are no exemptions from state and county construction industry licensing law, mechanic's lien law, insurance requirements and worker's compensation law.

Planning Division
Approved: ☑
Disapproved: ☐
Reason: Zoned A-1
_____
Reviewed By: Sean Rohani
Date: 2/27/15

Building Division
Approved: ☒
Disapproved: ☐
Reason: _____
_____
Reviewed By: _____
Date: 3/9/15

ATTACHMENT 6



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2 OF 3


OPICAL
562-1800
ROPICAL
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