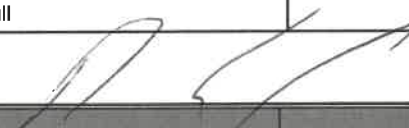


**APPLICATION FORM  
REZONING REQUEST (RZON)  
INDIAN RIVER COUNTY**

**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>2004050052-97160</u>			
	Current Owner	Applicant (Contract Purchaser)	Agent
Name:	HF Properties, LLC.	Same as Property Owner	Mills, Short & Associates
Complete Mailing Address:	979 Beachland Blvd. Vero Beach Fl 32963		700 22nd Place, Suite 2C Vero Beach FL 32960
Phone #: (including area code)	<b>772-473-4185</b>		<b>772-226-7282</b>
Fax #: (including area code)			
E-Mail:	Neil.hockenhill@northsouth.net		Wmills@MillsShortAssociates.com
Contact Person:	Neil Hockenhill		Wesley Mills, P.E.
<b>Signature of Owner or Agent:</b> 			
<b><u>Property Information</u></b>			
Site Address: 7155 U.S. Highway 1, Vero Beach FL 32967			
Site Tax Parcel I.D. #s: <u>32390300000500000002.0</u>			
Subdivision Name, Unit Number, Block and Lot Number (if applicable) _____			
Existing Zoning District: <b>CG</b>		Existing Land Use Designation: <b>C/I</b>	
Requested Zoning District: <b>CH</b>			
Total (gross) Acreage of Parcel: <b>5.55</b>		Acreage (net) to be Rezoned: <b>5.55</b>	
Existing Use on Site: <b>Vacant</b>			
Proposed Use on Site: <b>TBD</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>			

**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: HF PROPERTIES, LLC  
(Property Owner) 979 BEACHLAND BLVD.  
VERO BEACH, FL 32963

Property Tax I.D. #: 32390300000500000002.0

Property Address: 7155 U.S. HWY 1, VERO BEACH FL 32967  
7255

The undersigned is hereby authorized J. WESLEY MILLS 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

Neil Hocken Hull  
Owners Name (Print)

9-19-24  
Date

[Signature]  
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 19 day of SEPT, 20 24 by NEIL HOCKEN HULL.

Personally know  OR produced identification

(SEAL)

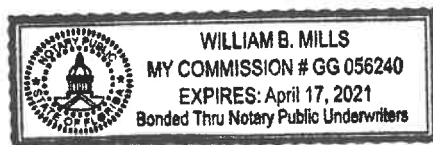
**NOTARY PUBLIC:**

Sign: [Signature]

Printed Name: William B. Mills

Commission Number: \_\_\_\_\_

Commission Expiration: \_\_\_\_\_



# Mills, Short & Associates

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CERTIFICATION OF AUTHORIZATION 30698

September 16, 2024

RECEIVED

SEP 17 2024

Indian River County  
Planning & Development Services

Mr. Christopher Balter  
Chief of Long-Range Planning  
Community Development Department  
1801 27th Street  
Vero Beach, FL 32960

Subject: HF Properties, LLC.  
7155 U.S. Highway 1, Vero Beach Florida 32967  
Rezoning request and justification statement

Dear Mr. Balter:

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

1. Completed Rezoning Request (RZON) application (\$3,000.00)
2. Concurrency Determination application (\$150.00)
3. An electronic copy of the legal description of the property in Word format will be emailed to the appropriate County Staff
4. State of Florida Division of Corporations information regarding HF Properties, LLC.
5. Title Commitment for Title Insurance
6. Warranty Deed
7. Signed and sealed copy of the survey (a CAD file will be emailed to the appropriate County Staff)
8. Two Checks for payment of the aforementioned permit fees
9. Traffic Impact Analysis: N/A. Enclosed is a traffic statement. It has been our experience in the 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 are similar and do not result in an increase in traffic generation.

## Justification Statement:

The applicant is seeking to rezone approximately 6 acres of land from General Commercial (CG) to Heavy Commercial (CH) to accommodate a more intensive commercial use. This rezoning request aligns with Indian River County's strategic goal of promoting economic growth and development.

### **Compatibility with Surrounding Land Uses**

The subject property is strategically located, bordered by industrial and commercial uses, making the proposed Heavy Commercial zoning a suitable fit. The CH designation will allow for a broader range of commercial activities, enhancing the area's economic vitality.

### **Alignment with Zoning Intent and Comprehensive Plan**

The current CG zoning is too restrictive, limiting the property's potential for more intensive commercial development. The CH zoning aligns with the County's goals of promoting economic growth, job creation, and increased tax base. The Indian River County Comprehensive Plan emphasizes the importance of supporting diverse economic development, and this rezoning will contribute to that vision.

**Community Impact**

The proposed rezoning will attract new businesses, create jobs, and stimulate local economic growth, benefiting the community. The CH zoning will also allow for more flexible and adaptive reuse of the property, ensuring its long-term viability.

**Traffic Impact and Infrastructure**

A traffic statement has been prepared, analyzing the site under its most intense uses for both the current CG and proposed CH zoning classifications. The analysis indicates that the proposed Heavy Commercial development will generate similar traffic demand as the current General Commercial use, with potentially slightly less traffic due to the more efficient use of the property. Therefore, no significant increase in traffic demand is anticipated, and the existing infrastructure is sufficient to support the proposed development.

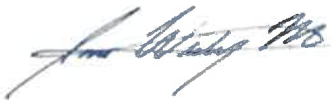
**Conclusion**

The proposed rezoning of 6 acres from General Commercial to Heavy Commercial is a strategic decision that promotes economic growth, job creation, and increased tax base. The CH zoning designation will facilitate the creation of a thriving commercial hub, benefiting the community and contributing to the County's long-term goals. We respectfully request that the Indian River County Planning and Zoning Board approve this rezoning application.

We would like to thank you and the Long-Range Planning Staff for your time and assistance with this rezoning application. If there are any further questions or a need for clarification, please do not hesitate to contact me.

Sincerely,

MILLS, SHORT & ASSOCIATES, LLC.



J. Wesley Mills, P.E.  
Principal

**I. INTRODUCTION**

Mills, Short & Associates, was retained to prepare a traffic statement for the proposed rezoning for the subject site has been evaluated following the Indian River County Land Development Regulations. This analysis shows that the proposed rezoning from General Commercial District (CG) to Heavy Commercial (CH) on 6.0 acres of undeveloped land will not be expected to generate additional daily or peak hour traffic. Therefore, the proposed rezoning will be in compliance with the Indian River County Land Development Regulations.

Please see below a comparison of traffic and net trip increase below.

**TRIP GENERATION**

LAND USE	ITE CODE	DAILY	UNIT	AM PEAK HOUR	PM PEAK HOUR
Shopping Center (>150k)	820	37.01	per 1,000 S.F.	2.87	4.09
General Light Industrial	110	4.87	Per 1,000 S.F.	0.91	0.80

Land Use	Intensity	Daily Traffic	AM Peak Hour	PM Peak Hour
<b>Current Zoning: General Commercial District (CG)</b>				
Retail (ITE Code 820)	60,112 SF	2,225	173	246
<b>Net Current Zoning</b>		<b>2,225</b>	<b>173</b>	<b>352</b>
<b>Current Zoning: General Commercial District (CG)</b>				
General Light Industrial (ITE Code 110)	130,680	636	119	105
<b>Net Proposed Zoning</b>		<b>636</b>	<b>119</b>	<b>105</b>
<b>Net Traffic Impact</b>		<b>(1,589)</b>	<b>(54)</b>	<b>(247)</b>

General Commercial District: FAR 0.23

Heavy Commercial District: FAR 0.50

\* ITE Trip Generation Rates: ITE 11<sup>th</sup> Edition

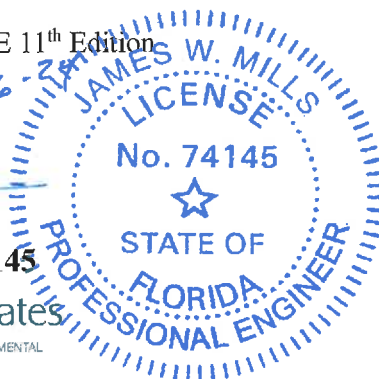
**J. Wesley Mills, P.E.**

Florida Registration No. 74145

**Mills, Short & Associates**

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CERTIFICATION OF AUTHORIZATION 30698



700 22<sup>nd</sup> Place, Suite 2C  
 Vero Beach, Florida 32960  
 772.226.7282