

**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:	Leopaldo Llonch, Jr.	Indian River MotorHaus 2.0 LLC	Schulke, Bittle & Stoddard, LLC
Complete Mailing Address:	3173 Dockside Drive Gainesville, GA 30501	1717 Indian River Blvd Ste 201, Vero Beach FL 32960	1717 Indian River Blvd Ste 201 Vero Beach FL 32960
Phone #: (including area code)		<b>772-770-9622</b>	<b>772-770-9622</b>
Fax #: (including area code)			
E-Mail:		jschulke@indianrivermotorhaus.com	jschulke@sbsengineers.com
Contact Person:	Leo Llonch	Joseph Schulke, P.E.	Joseph Schulke, P.E.
<b>Signature of Owner or Agent:</b>			
<b><u>Property Information</u></b>			
Site Address: 7420 Old Dixie Hwy, Vero Beach, FL 32967			
Site Tax Parcel I.D. #s: 32390300000300000016.0			
Subdivision Name, Unit Number, Block and Lot Number (if applicable) N/A			
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>7.91</b>		Acreage (net) to be Rezoned: <b>5.70</b>	
Existing Use on Site: <b>Undeveloped</b>			
Proposed Use on Site: <b>Indoor Parking and storage, garage condo / aka "man cave"</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	X	
2. Completed Rezoning Application Form (front page)	X	
3. Letter of Authorization from Current Owner(s) <b>OR</b> Current Owner is Applicant	X	
4. Verified statement (separate letter) naming every individual or entity having legal or equitable ownership in the property.	X	
5. One (1) Copy of the <b>current</b> Owner's Deed	X	
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.	X	
7. A justification of change statement and detailed intended use	X	
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:  <input checked="" type="checkbox"/> a legal description of the land to be rezoned <input checked="" type="checkbox"/> the size of the land to be rezoned <input checked="" type="checkbox"/> the public road right-of-way width of adjacent roads; and <input checked="" type="checkbox"/> 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 <b>OR</b> 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 27<sup>th</sup> Street  
Vero Beach, FL 32960

FROM: Leo Lonch  
(Property Owner) 3173 Dockside Drive  
Gainesville GA 30501

Property Tax I.D. #: 32390300000300000016.0

Property Address: 7420 Old Dixie Hwy 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 & Concurrency

Leo Lonch

Owners Name (Print)

10/30/2024  
Date

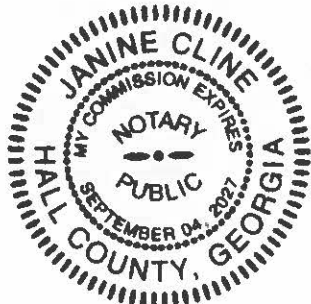
Leo Lonch  
Owners Signature

**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30 day of October, 2024 by Janine Cline.

Personally know  OR produced identification  License

(SEAL)



**NOTARY PUBLIC:**

Sign: Janine Cline

Printed Name: Janine Cline

Commission Number: W-00622620

Commission Expiration: 9/4/2027