

**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.

2C-620

Assigned Project Number: RZON - <u>99070136-96957</u>			
	Current Owner	Applicant (Contract Purchaser)	Agent
Name:	Schwerin Realty Corp., c/o Warren Schwerin	PAC Vero II Townhomes, LLC	MBV Engineering, Inc.
Complete Mailing Address:	756 Beachland Blvd, Vero Beach, fl 32963	730 Bonnie Brae Street, Winter Park, FL 32789	1835 20th Street, Vero Beach, fl 32960
Phone #: (including area code)	772-231-4343	407-628-3065	772-569-0035
Fax #: (including area code)	772-234-5213		
E-Mail:	Bbarkett@verolaw.com	tlc@paclanddevelopment.com	rebeccag@mbveng.com
Contact Person:	Bruce Barkett	Tom Cavanaugh	Rebecca Grohall
Signature of Owner or Agent:			
<u>Property Information</u>			
Site Address: 1805 41st Street, western half plus the unopened right of way (Abandonment being applied for separately by property owner)			
Site Tax Parcel I.D. #s: 32-39-26-00000-7000-00005.0 (The western portion)			
Subdivision Name, Unit Number, Block and Lot Number (if applicable) Please see the attached survey			
Existing Zoning District: CG		Existing Land Use Designation: C/I	
Requested Zoning District: MED			
Total (gross) Acreage of Parcel: +/- 8.0 ac		Acreage (net) to be Rezoned: +/- 8.0 ac	
Existing Use on Site: Vacant			
Proposed Use on Site: All uses allowed under MED			
<p>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.</p>			

**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: WARREN SCHNERIN REALTY CORP.
(Property Owner) 667 OCEAN ROAD
VERO BEACH 32963

Property Tax I.D. #: 50068 Property

Address: 1805 4th ST. VERO BEACH.

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

WARREN L. SCHNERIN
Owners Name (Print)

5/17/2024.
Date

Warren L. Schnerin
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 17 day of MON, 2024 by Amy M Tavener.

Personally know ☒ OR produced identification
☒ Personally

(SEAL)



NOTARY PUBLIC:

Sign: Amy M Tavener

RECORD AND RETURN TO
DARRELL PENNELL
979 BEACHLAND BLVD.
VERO BEACH, FLORIDA 32963

IN THE RECORDS OF
JEFFREY K. BARTON
CLERK CIRCUIT COURT
INDIAN RIVER CO., FLA.

DOCUMENTARY STAMPS
DEED \$ 1575.00
NOTE \$
JEFFREY K. BARTON, CLERK
INDIAN RIVER COUNTY

PARCEL ID No. 26-32-39-00009-0000-00003.0

WARRANTY DEED

THIS INDENTURE made this 28 day of June, 1999,
by and between C. REED KNIGHT AS TRUSTEE OF THE C. REED KNIGHT
TRUST DATED 6/22/1990, whose mailing address is 5740 13th Street
SW, Vero Beach, FL 32968, as GRANTOR, and WARREN L. SCHWERIN,
whose mailing address is: 5070 Highway A1A, #201, Vero Beach, FL 32963
as GRANTEE:

WITNESSETH that the Grantor, for and in consideration of
the sum of Ten Dollars (\$10.00) and other good and valuable
considerations to Grantor in hand paid by Grantee, the receipt
whereof is hereby acknowledged, has granted, bargained and sold to
the said Grantee and Grantee's heirs and assigns forever, the
following described land, situate, lying and being in Indian River
County, Florida, to wit:

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 19,
20, 21, 22, 23, 24 and 25, JACKSON BROTHERS SUBDIVISION,
according to the plat thereof on file in the office of
the Clerk of the Circuit Court of Indian River County,
Florida, recorded in Plat Book 2, Page 71, said lands
situate, lying and being in Indian River County, Florida.

LESS AND EXCEPT from the aforesaid parcels those portions
conveyed in Official Record Book 95, Page 246, and
Official Record Book 1002, Page 797, public records of
Indian River County, Florida.

Subject to easements, restrictions, reservations and
rights of way of record, if any, and taxes after 1998,
and county water assessments assumed by the Grantee.

The Grantor warrants, covenants and represents to the
Grantee that the above described property, or any
adjacent property thereto, does not constitute the
homestead of the Grantors under the Constitution or
statutes of the State of Florida and that the Grantor
resides at 5740 13th Street SW, Vero Beach, Florida.

TOGETHER with all tenements, hereditaments and appur-
tenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD THE SAME IN FEE SIMPLE FOREVER.

AND the said Grantor does hereby fully warrant the title
to said land, and will defend the same against the lawful claims of
all persons whomever.

1141101

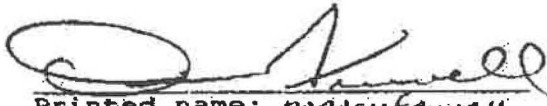
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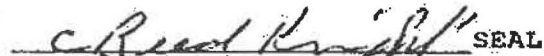
Rec'd 5/15/99 1575.00

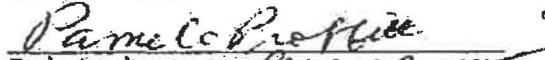
IN WITNESS WHEREOF, the Grantor has hereunto set his hand
and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:




Printed name: Darrell Fennell
As to Both

 SEAL
C. Reed Knight as Trustee
of the C. Reed Knight Trust
dated 6/22/1990


Printed name: PAMELA PROFFITT

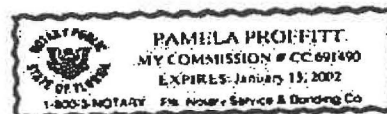
STATE OF FLORIDA
COUNTY OF INDIAN RIVER:

The foregoing instrument was acknowledged before me this 28
day of June, 1999, by C. Reed Knight as Trustee of the
C. Reed Knight Trust Dated 6/22/1990, who is personally known to me
~~or who presented~~ _____ as identification and
who did not take an oath.


Printed name: _____
Notary Public
State of Florida
My commission expires:

(NOTARY SEAL)

This instrument prepared by:
Darrell Fennell, of
Gould, Cooksey, Fennell,
O'Neill, Marine & Carter, P.A.,
979 Beachland Blvd.
Vero Beach, Florida 32963



OR1281PG2700

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF INDIAN RIVER:

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared C. REED KNIGHT, who is personally known to me ~~or who presented~~ as identification, and who, after being duly sworn, depose and say:

1. That he is the Trustee of the C. Reed Knight Trust dated 6/22/1990 (the Trust).

2. That the Trust owns real property located in Indian River County, Florida, described as follows:

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25, JACKSON BROTHERS SUBDIVISION, according to the plat thereof on file in the office of the Clerk of the Circuit Court of Indian River County, Florida, recorded in Plat Book 2, Page 71, said lands situate, lying and being in Indian River County, Florida.

LESS AND EXCEPT from the aforesaid parcels those portions conveyed in Official Record Book 95, Page 246, and Official Record Book 1002, Page 797, public records of Indian River County, Florida.

3. That the Trustee has full power and authority to convey said real property. There are no provisions or restrictions in the Trust which would be contrary to or otherwise restrict the power of the Trustee to convey said real property.

4. That said Trust has not been terminated and is now and has been in full force and effect during the period of ownership of said real property.

5. That the property is not homestead property.

C. Reed Knight (SEAL)
C. Reed Knight

Sworn to and subscribed before me this 28 day of June, 1999.

Pamela Proffitt
Notary Public
State of Florida
My commission expires:

This instrument prepared by:
Darrell Fennell, Esq.
Gould, Cooksey, Fennell,
O'Neill, Marine & Carter, P.A.
979 Beachland Blvd.
Vero Beach, FL 32963



DR1281PS2701

Rec: 18.50
Doc. Stamps: 350.-
Total: \$ 368.50

This Document Prepared by and Return to:
Bruce Barkett, Esq.
Collins Brown Barkett, Chartered
756 Beachland Blvd.
Vero Beach, Florida 32963
Phone: 772/231-4343

Parcel No.: 32-39-26-00009-0000-00002/0

WARRANTY DEED

THIS Indenture, made this 28th day of July, 2023 A.D., between **Clifford Colley, a married man, whose mailing address is: 15920 S.W. 102nd Avenue, Miami, Florida 33157, GRANTOR, and Warren L. Schwerin, a married man, whose mailing address is 667 Ocean Road, Vero Beach, Florida 32963, GRANTEE.**

WITNESSETH that the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE's heirs, successors and assigns forever, the following described land, situate, lying and being in the County of INDIAN RIVER, State of FLORIDA, to wit:

(Where used herein the terms Grantor and Grantee shall be construed as singular or plural as the context requires.)

Lots 2 and 26, Jackson Brothers Subdivision, according to the map or plat thereof as recorded in Plat Book 2, Page 71, Public Records of Indian River County, Florida, less and except the following:

The North 25 feet of Lot 2, said parcel lying South of and contiguous to the South right of way line of 41st, a 25 foot right of way, all as platted on said Plat of said Jackson Brothers Subdivision

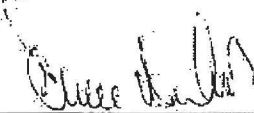
SUBJECT TO: All covenants, conditions, restrictions, easements, reservations and limitations of record, if any, and taxes subsequent to December 31, 2022.

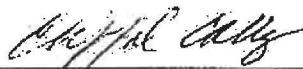
GRANTOR warrants that at the time of this conveyance, the subject property is not the Grantor's homestead nor the homestead of any immediate family member, within the meaning set forth in the constitution of the State of Florida, nor is this property contiguous to or part of homestead property.


and the GRANTOR does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:


Name Printed: Bruce Garrett


Name Printed: Clifford Colley


Name Printed: SHIRLEY ANN M. MURICO
Witnesses

NOTARY ACKNOWLEDGMENT

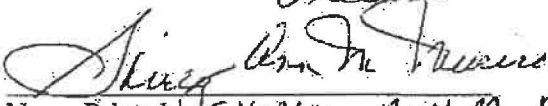
STATE OF: Florida

COUNTY OF: Indian River

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 28th day of July, 2023, by

Clifford Colley,

who is/are ☐ personally known to me or who have ☐ produced Florida Driver's License as identification.


Name Printed: SHIRLEY ANN M. MURICO
Notary Public
My Commission Expires:
My Commission No.:

(Notary Seal)



AFFIDAVIT OF PUBLICATION

Kathy Charest
Kathy Charest
Indian River County Planning
1801 27 Th Street
Vero Beach FL 32960

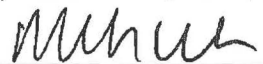
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Classified Legal CLEGL, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

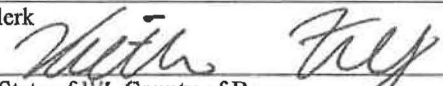
08/28/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

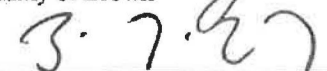
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/28/2024



Legal Clerk



Notary, State of WI, County of Brown



My commission expires

Publication Cost:	\$472.40	
Tax Amount:	\$0.00	
Payment Cost:	\$472.40	
Order No:	10494211	# of Copies:
Customer No:	1125971	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

BEFORE THE PLANNING AND ZONING
COMMISSION INDIAN RIVER COUNTY
NOTICE OF REZONING - PUBLIC HEARING

The Planning and Zoning Commission of Indian River County, Florida, will consider recommending the adoption of a County ordinance rezoning land within the unincorporated portion of Indian River County. A public hearing at which parties in interest and citizens shall have an opportunity to be heard, will be held on Thursday, September 12 at 6:00 p.m. in the County Commission Chambers of the County Administration Building, Building A, located at 1801 27th Street, Vero Beach, Florida. The proposed ordinance to rezone the subject property is entitled:

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FOR APPROXIMATELY ± 8.0 ACRES LOCATED SOUTH OF 41ST STREET LYING APPROXIMATELY 200 FEET EAST OF THE HIGHWAY US 1 AND 41ST STREET INTERSECTION, FROM CG, GENERAL COMMERCIAL DISTRICT, TO MED, MEDICAL DISTRICT; AND PROVIDING CODIFICATION, SEVERABILITY, AND EFFECTIVE DATE.

The rezoning application may be inspected by the public at the Community Development Department of the County Administration Building A, located at 1801 27th Street, Vero Beach, Florida, between the hours of 8:30 a.m. and 5:00 p.m. on weekdays. For more information, contact Cindy Thurman at (772) 226-1243.

The Planning and Zoning Commission may recommend another zoning district, other than the district requested, provided that the recommended zoning district is consistent with the county's comprehensive plan.

Anyone who may wish to appeal any decision that may be made at this meeting will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based.

Anyone who needs a special accommodation for this meeting must contact the County's Americans with Disabilities Act Coordinator at (772) 226-1223, at least 48 hours in advance of the meeting.

Indian River County
Planning and Zoning Commission
By: -s- Dr. Jonathan F. Day, Chairman

