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. ZC-620

Assigned Project Number: RZON - 99070136-96957

	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:

Property Information

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	

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.

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 41ST. 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 MAY, 2024 by Amy M Tavener.

Personally know ⊙ OR produced identification
⊙ Personally

(SEAL)

Notary Public State of Florida
Amy M Tavener
My Commission HH 524824
Expires 5/7/2028

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

11411101

99 JUN 29 PM 4:03

Rec 15.00 MF 1575.00

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 appurtenances 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 whomsoever.

OR1281PG2699

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:

C. Reed Knight SEAL

Printed name: Darrell Fennell
As to Both

Pamela Proffitt

Printed name: PAMELA PROFFITT

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

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.

Pamela Proffitt
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

PAMELA PROFFITT
MY COMMISSION # CC691490
EXPIRES: January 15, 2002
1-800-3-NOTARY Fla. Notary Service & Bonding Co.

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.

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

PAMELA PROFITI
MY COMMISSION # CC 691452
EXPIRES January 13, 2002
Florida Notary Service & Bonding Co.

OR1281PG2701

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

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)

SHIRLEY ANN M. MURICO
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-30-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 210266

LEGAL DESCRIPTION

(DESCRIPTION BY SURVEYOR)

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING EAST OF U.S. HIGHWAY NO. 1; SAID LANDS LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF JACKSON BROTHERS SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

THE WEST 205.00 FEET OF THE WEST 230.00 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING EAST OF U.S. HIGHWAY NO. 1

THE EAST 363.39 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 32 SOUTH, RANGE 39 EAST.

ADDITIONAL ROAD RIGHT OF WAY FOR 41 ST STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 1302, PAGE 792; OFFICIAL RECORDS BOOK 1302, PAGE 816 AND OFFICIAL RECORDS BOOK 1302, PAGE 1081; ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY FLORIDA.

REPORT OF SURVEY:

- TYPE OF SURVEY: BOUNDARY SURVEY
- THIS SURVEY PERFORMED BY:
  MERIDIAN LAND SURVEYORS LB6903 17 17 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FLORIDA 32960
- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
  BILLY M. MOODY PLS# 5399
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN 5J-17, FLORIDA ADMINISTRATIVE CODE
- THE LAST DATE OF FIELD WORK WAS: 7/24/24
- BUILDING SETBACK LINES, IF SHOWN, ARE BASED ON THE BEST AVAILABLE INFORMATION, BUT ARE NOT CERTIFIED TO. THE SETBACKS MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
- THE BEARING BASE FOR THIS SURVEY IS A GEO BEARING OF S89°48'50"E ALONG THE NORTH LINE OF THE SUBJECT PARCEL. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THE COORDINATES, IF SHOWN ON THIS MAP, REFER TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NAD 83 (2011 ADJUSTMENT)
- PLAT AND DEED BEARINGS AND DISTANCES, IF SHOWN ON THIS MAP, ARE FOR REFERENCE ONLY.
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS, UTILITIES, FOUNDATIONS OR ENCROACHMENTS, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
- THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP #12061C0514 J, DATED JANUARY 25TH, 2023.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- SITE ADDRESS: 1803 41ST STREET
  VERO BEACH, FL 32960

SURVEYOR'S CERTIFICATION

THIS MAP REPRESENTS AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. THIS MAP AND SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP AND SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE AS CODIFIED IN CHAPTER 472, FLORIDA STATUTES, AND INCLUDED IN 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

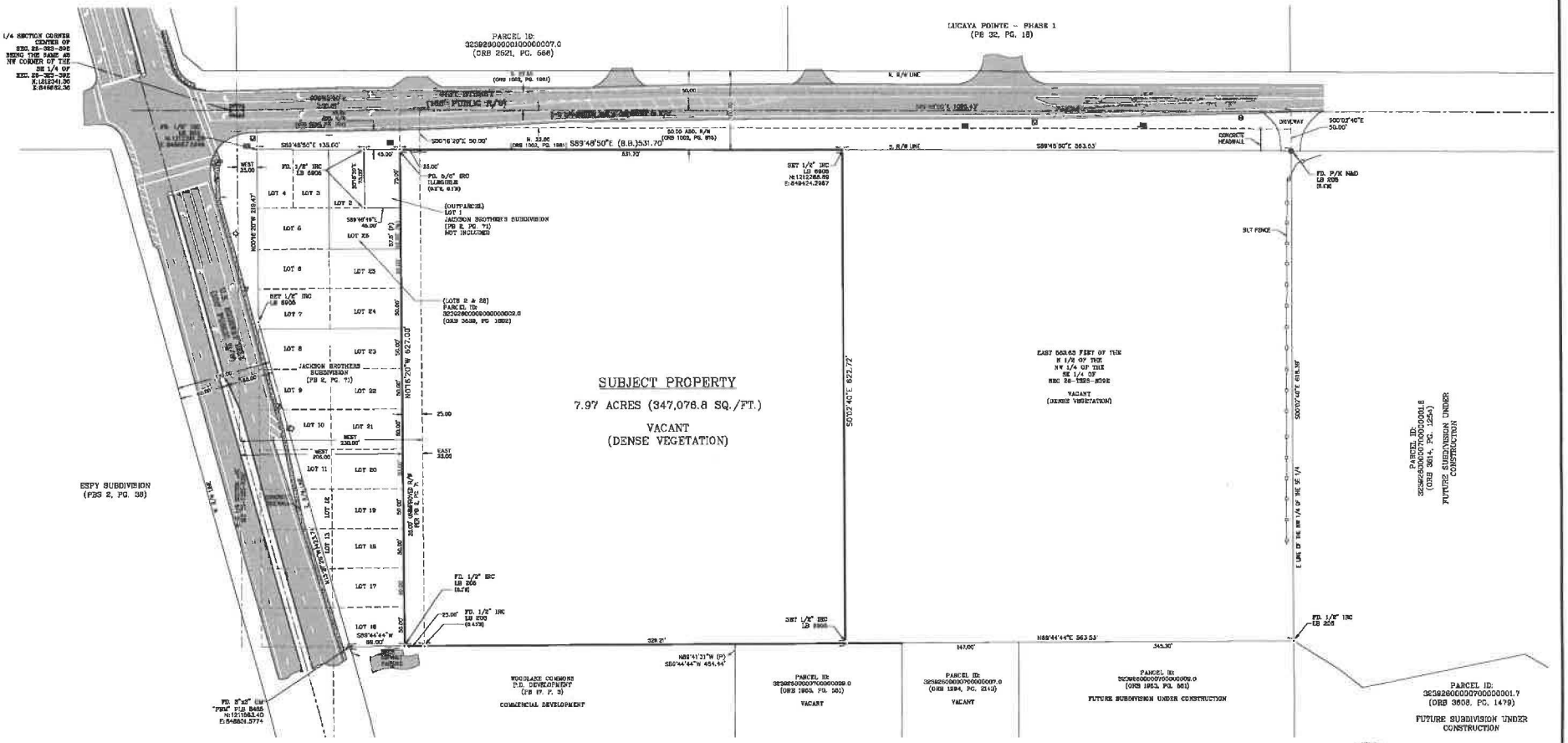
ABBREVIATIONS

BM.	– BENCHMARK	P.O.C.	– POINT OF COMMENCEMENT
CM.	– CONCRETE MONUMENT	PRM	– PERMANENT REFERENCE MONUMENT
C.B.S.	– CONCRETE BLOCK STRUCTURE	PB	– PLAT BOOK
℄	– CENTER LINE	PLS	– PROFESSIONAL LAND SURVEYOR
CM	– CONCRETE MONUMENT	PLM	– PROFESSIONAL SURVEYOR & MAPPER
EW	– EDGE OF WATER	R/W	– RIGHT OF WAY
FFE	– FINISH FLOOR ELEVATION		
FD.	– FOUND		
NAVD88	– NORTH AMERICAN VERTICAL DATUM 1988		
EL	– ELEVATION		
IP	– IRON PIPE		
IRC	– IRON ROD & CAP		
L	– LENGTH		
LB	– LAND SURVEYING BUSINESS		
Δ	– DELTA		
(D)	– DEED		
R	– RADIUS		
CB	– CHORD BEARING		
(CA)	– OVERALL		
(OHE	– OVERHEAD ELECTRIC		
(ORB)	– OFFICIAL RECORD BOOK		
(P)	– PLAT		
PB	– PLAT BOOK INDIAN RIVER COUNTY		
P.B.B.	– PLAT BOOK BREVARD COUNTY		
PBS	– PLAT BOOK ST. LUCIE COUNTY		
PG	– PAGE		
P.O.B.	– POINT OF BEGINNING		
G.B.	– BEARING BASIS		

LEGEND

- CABLE TV BOX
- ICM CONCRETE MONUMENT
- CLEAN OUT
- CURB INLET
- DRAINAGE MANHOLE
- ELECTRIC BOX
- IRRIGATION VALVE
- GUY WIRE
- HYDRANT
- IRON PIPE
- IRON ROD & CAP
- LIGHT POST
- METERED END SECTION
- POINT OF INTERSECTION
- SANITARY MANHOLE
- SITE BENCHMARK
- STREET SIGN
- SURFACE INLET
- TELEPHONE SERVICE
- SPOT ELEVATION
- WATER METER
- WELL
- WOOD UTILITY POLE
- CHAIN LINK FENCE (C.L.F.)
- WOODEN FENCE
- YARD DRAIN 1' x 1'

VICINITY MAP



MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB6903
PHONE: 772-794-1215, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6903.COM

GRAPHIC SCALE
(IN FEET)
1 inch = 60 FT.
NORTH

PLAT OF SURVEY CERTIFIED TO:
1.) P.A.C. LAND DEVELOPMENT CORPORATION
2.) FIDELITY NATIONAL TITLE INSURANCE COMPANY
3.) SCHWEBKE REALTY CORP.
4.) COLLINS BROWN BARKETT, CHARTERED

PROJECT NO:	25-079
DATE:	4/4/24
DRAWN BY:	MJL
CHECKED BY:	BM
SCALE:	1" = 60'

NO.	DATE	DESCRIPTION	BY
1	7/25/24	UPDATE LEGAL PER IRC ZONING	TB

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

8/1/2024

BILLY M. MOODY, PROFESSIONAL SURVEYOR AND MAPPER #5399

SHEET 1 of 1

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

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

3.7.27
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

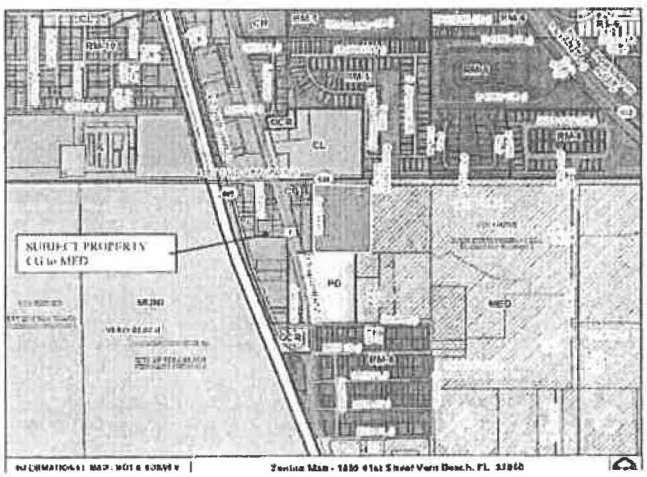
The Planning and Zoning Commission of Indian River County, Florida, will consider recommending the adoption of a County ordinance rezoning land within the unincorporated portion of Indian River County. A public hearing at which parties in interest and citizens shall have an opportunity to be heard, will 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