



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.1.

7/17/2025

Subject:

Casabella Development, LLC (Kim Rezanka) requests a zoning classification change from BU-1-A to RU-2-6. (24Z00064) (Tax Account 3018651) (District 4)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from BU-1-A (Restricted Neighborhood Retail Commercial) to RU-2-6 (Low-Density Multiple-Family Residential).

Summary Explanation and Background:

The applicant requests a zoning classification change from BU-1-A (Restricted Neighborhood Retail Commercial) on 5 acres to RU-2-6 (Low-Density Multiple-Family Residential). The subject property consists of one (1) parcel located on the west side of Wickham Rd., approximately 450 ft. north of Casabella Pl. The site is currently undeveloped. The site has access along a Brevard County-maintained roadway: Wickham Road (to the east).

The applicant submitted a conceptual plan (which is not binding) for one 6-plex and two 7-plex, two-story buildings, totaling 20 fee-simple-ownership individual attached residential units. The plan also indicates the reservation of wetlands, a stormwater pond, a 50-foot drainage easement at the north property line, and common open space. Sidewalks will connect to Wickham Rd. A 50-foot-wide stormwater management tract borders the west property line of the subject property, separating the single-family detached residential neighborhood from the proposed two two-story single-family attached units.

The proposed RU-2-6 classification low-density multiple-family residential zoning classifications encompass lands devoted to low-density multifamily residential purposes, together with such accessory uses as may be necessary or are normally compatible with residential surroundings. RU-2-6 is a six unit per acre multiple-family residential zoning classification. It permits multiple-family residential development or single-family residences at a density of up to six units per acre on 7,500 square foot lots.

To the North is one (1) lot with an existing automotive service business with BU-1 zoning and CC FLU designations on 0.92 acres. To the West is Casabella Subdivision, platted with approximately 139 single-family lots. Five undeveloped platted lots are located east of the 50-foot-wide stormwater management water tract.

The property has RU-1-11 zoning and NC & RES-15 FLU designations. To the East, across Wickham Rd., is an apartment complex. A multi-family development with approx. 274 units with RU-2-15 zoning and a RES-15 FLU. Also developed is a bank on a 1.2-acre parcel with PIP zoning and PI FLU and a U.S. Post Office on a 5.55-acre parcel with an IU zoning class and a PUB FLU designation. South of the subject property is an office park on 5 acres with a BU-1 zoning and CC FLU designation.

The Board may wish to consider whether the proposed zoning request is consistent and compatible with the surrounding area.

On April 14, 2025, the Planning and Zoning Board heard the request and unanimously recommended approval of RU-2-6 zoning classification.

This application was continued at the applicant's request from the May 01, 2025, Board meeting.

Clerk to the Board Instructions:

Upon receipt of resolution, please execute and return a copy to Planning and Development.

Resolution 24Z00064

On motion by Commissioner Delaney, seconded by Commissioner Adkinson, the following resolution was adopted by a unanimous vote:

WHEREAS, Casabella Development, LLC requests a change of zoning classification from BU-1-A (Restricted Neighborhood Retail Commercial) to RU-2-6 (Low-Density Multiple-Family Residential), on property described as Lot 1, Block E, Casabella Phase 3, as recorded in Plat Book 66, Pages 33 through 35 of the Public Records of Brevard County, Florida. **Section 24, Township 26, Range 36.** (5.0 acres) Located on the west side of Wickham Rd., approximately 450 ft. north of Casabella Pl. (No assigned address. In the Melbourne area); and

WHEREAS, a public hearing of the Brevard County Planning and Zoning Board was advertised and held, as required by law, and after hearing all interested parties and considering the adjacent areas, the Brevard County Planning and Zoning Board recommended that the application be approved; and

WHEREAS, the Board, after considering said application and the Planning and Zoning Board's recommendation, and hearing all interested parties, and after due and proper consideration having been given to the matter, find that the application should be approved as recommended; now therefore,

BE IT RESOLVED by the Board of County Commissioners of Brevard County, Florida, that the requested change of zoning classification from BU-1-A to RU-2-g, be approved. The Planning and Development Director, or designee, is hereby directed to make this change on the official zoning maps of Brevard County, Florida.

BE IT FURTHER RESOLVED that this resolution shall become effective as of July 17, 2025.

BOARD OF COUNTY COMMISSIONERS
Brevard County, Florida


Rob Feltner, Chair
Brevard County Commission
As approved by the Board on July 17, 2025.

ATTEST:


RACHEL SADOFF, CLERK

(SEAL)

P&Z Board Hearing – April 14, 2025

Please note: A CUP (Conditional Use Permit) will generally expire on the three-year anniversary of its approval if the use is not established prior to that date. CUPs for Towers and Antennas shall expire if a site plan for the tower is not submitted within one year of approval or if construction does not commence within two years of approval. A Planned Unit Development Preliminary Development Plan expires if a final development plan is not filed within three years. **The granting of this zoning does not guarantee physical development of the property. At the time of development, said development must be in accordance with the criteria of the Brevard County Comprehensive Plan and other applicable laws and ordinances.**

ADMINISTRATIVE POLICIES OF THE FUTURE LAND USE ELEMENT

Administrative Policies in the Future Land Use Element establish the expertise of staff with regard to zoning land use issues and set forth criteria when considering a rezoning action or request for Conditional Use Permit, as follows:

Administrative Policy 1

The Brevard County zoning official, planners and the Director of the Planning and Development, however designated, are recognized as expert witnesses for the purposes of Comprehensive Plan amendments as well as zoning, conditional use, special exception, and variance applications.

Administrative Policy 2

Upon Board request, members of the Brevard County planning and zoning staff shall be required to present written analysis and a recommendation, which shall constitute an expert opinion, on all applications for zoning, conditional uses, comprehensive plan amendments, vested rights, or other applications for development approval that come before the Board of County Commissioners for quasi-judicial review and action. The Board may table an item if additional time is required to obtain the analysis requested or to hire an expert witness if the Board deems such action appropriate. Staff input may include the following:

Criteria:

- A. Staff shall analyze an application for consistency or compliance with comprehensive plan policies, zoning approval criteria and other applicable written standards.
- B. Staff shall conduct site visits of property which are the subject of analysis and recommendation. As part of the site visit, the staff shall take a videotape or photographs where helpful to the analysis and conduct an inventory of surrounding existing uses. Aerial photographs shall also be used where they would aid in an understanding of the issues of the case.
- C. In cases where staff analysis is required, both the applicant and the staff shall present proposed findings of fact for consideration by the Board.
- D. For development applications where a specific use has not been proposed, the worst case adverse impacts of potential uses available under the applicable land use classification shall be evaluated by the staff.

Administrative Policy 3

Compatibility with existing or proposed land uses shall be a factor in determining where a rezoning or any application involving a specific proposed use is being considered. Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use.

- B. Whether the proposed use(s) would cause a material reduction (five percent or more) in the value of existing abutting lands or approved development.
- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through analysis of:
 - 1. historical land use patterns;
 - 2. actual development over the immediately preceding three years; and
 - 3. development approved within the past three years but not yet constructed.
- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

Administrative Policy 4

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

Criteria:

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types of intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, et cetera), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.
- B. In determining whether an established residential neighborhood exists, the following factors must be present:
 - 1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.
 - 2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.
 - 3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

Administrative Policy 5

In addition to the factors specified in Administrative Policies 2, 3, and 4, in reviewing a rezoning, conditional use permit or other application for development approval, the impact of the proposed use or uses on transportation facilities either serving the site or impacted by the

use(s) shall be considered. In evaluating whether substantial and adverse transportation impacts are likely to result if an application is approved, the staff shall consider the following:

Criteria:

- A. Whether adopted levels of services will be compromised;
- B. Whether the physical quality of the existing road system that will serve the proposed use(s) is sufficient to support the use(s) without significant deterioration;
- C. Whether the surrounding existing road system is of sufficient width and construction quality to serve the proposed use(s) without the need for substantial public improvements;
- D. Whether the surrounding existing road system is of such width and construction quality that the proposed use(s) would realistically pose a potential for material danger to public safety in the surrounding area;
- E. Whether the proposed use(s) would be likely to result in such a material and adverse change in traffic capacity of a road or roads in the surrounding area such that either design capacities would be significantly exceeded or a de facto change in functional classification would result;
- F. Whether the proposed use(s) would cause such material and adverse changes in the types of traffic that would be generated on the surrounding road system, that physical deterioration of the surrounding road system would be likely;
- G. Whether projected traffic impacts of the proposed use(s) would materially and adversely impact the safety or welfare of residents in existing residential neighborhoods.

Administrative Policy 6

The use(s) proposed under the rezoning, conditional use or other application for development approval must be consistent with, (a), all written land development policies set forth in these administrative policies; and (b), the future land use element, coastal management element, conservation element, potable water element, sanitary sewer element, solid waste management element, capital improvements element, recreation and open space element, surface water element, and transportation elements of the comprehensive plan.

Administrative Policy 7

Proposed use(s) shall not cause or substantially aggravate any, (a), substantial drainage problem on surrounding properties; or (b), significant, adverse and unmitigatable impact on significant natural wetlands, water bodies or habitat for listed species.

Administrative Policy 8

These policies, the staff analysis based upon these policies, and the applicant's written analysis, if any, shall be incorporated into the record of every quasi-judicial review application for development approval presented to the Board including rezoning, conditional use permits, and vested rights determinations.

Section 62-1151(c) of the Code of Ordinances of Brevard County directs, "The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare.

The minutes of the planning and zoning board shall specify the reasons for the recommendation of approval or denial of each application."

CONDITIONAL USE PERMITS (CUPs)

In addition to the specific requirements for each Conditional Use Permit (CUP), Section 62-1901 provides that the following approval procedure and general standards of review are to be applied to all CUP requests, as applicable.

- (b) Approval procedure. An application for a specific conditional use within the applicable zoning classification shall be submitted and considered in the same manner and according to the same procedure as an amendment to the official zoning map as specified in Section 62-1151. The approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved. If the applicant meets its initial burden, then the Board has the burden to show, by substantial and competent evidence, that the applicant has failed to meet such standards and the request is adverse to the public interest. As part of the approval of the conditional use permit, the Board may prescribe appropriate and reasonable conditions and safeguards to reduce the impact of the proposed use on adjacent and nearby properties or the neighborhood. A nearby property, for the purpose of this section, is defined as any property which, because of the character of the proposed use, lies within the area which may be substantially and adversely impacted by such use. In stating grounds in

support of an application for a conditional use permit, it is necessary to show how the request fulfills both the general and specific standards for review. The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odors, glare and noise, particulates, smoke, fumes, and other emissions, refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties. The applicant, at his discretion, may choose to present expert testimony where necessary to show the effect of granting the conditional use permit.

(c) General Standards of Review.

- (1) The planning and zoning board and the board of county commissioners shall base the denial or approval of each application for a conditional use based upon a consideration of the factors specified in Section 62-1151(c) plus a determination whether an application meets the intent of this section.
 - a. The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1), the number of persons anticipated to be using, residing or working under the conditional use; (2), noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3), the increase of traffic within the vicinity caused by the proposed conditional use.
 - b. The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.
 - c. The proposed use will not cause a substantial diminution in value of abutting residential property. A substantial diminution shall be irrebuttably presumed to have occurred if abutting property suffers a 15% reduction in value as a result of the proposed conditional use. A reduction of 10% of the value of abutting property shall create a rebuttable presumption that a substantial diminution has occurred. The Board of County Commissioners carries the burden to show, as evidenced by either testimony from or an appraisal conducted by an M A I certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.
- (2) The following specific standards shall be considered, when applicable, in making a determination that the general standards specified in subsection (1) of this section are satisfied:

- a. Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1), adequate to serve the proposed use without burdening adjacent and nearby uses, and (2), built to applicable county standards, if any. Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20%, or 10% if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at Level of Service A or B. New traffic generated by the proposed use shall not cause the adopted level of service for transportation on applicable roadways, as determined by applicable Brevard County standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the Board of County Commissioners.
- b. The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and nearby property.
- c. Noise levels for a conditional use are governed by Section 62-2271.
- d. The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.
- e. The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.
- f. The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.
- g. Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.
- h. Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.
- i. The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than 35 feet higher than the highest residence within 1,000 feet of the property line.

- j. Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

FACTORS TO CONSIDER FOR A REZONING REQUEST

Section 62-1151(c) sets forth factors to consider in connection with a rezoning request, as follows:

"The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare."

These staff comments contain references to zoning classifications found in the Brevard County Zoning Regulations, Chapter 62, Article VI, Code of Ordinances of Brevard County. These references include brief summaries of some of the characteristics of that zoning classification. Reference to each zoning classification shall be deemed to incorporate the full text of the section or sections defining and regulating that classification into the Zoning file and Public Record for that item.

These staff comments contain references to sections of the Code of Ordinances of Brevard County. Reference to each code section shall be deemed to incorporate this section into the Zoning file and Public Record for that item.

These staff comments contain references to Policies of the Brevard County Comprehensive Plan. Reference to each Policy shall be deemed to incorporate the entire Policy into the Zoning file and Public Record for that item.

These staff comments refer to previous zoning actions which are part of the Public Records of Brevard County, Florida. These records will be referred to by reference to the file number. Reference to zoning files are intended to make the entire contents of the cited file a part of the Zoning file and Public Record for that item.

DEFINITIONS OF CONCURRENCY TERMS

Maximum Acceptable Volume (MAV): Maximum acceptable daily volume that a roadway can carry at the adopted Level of Service (LOS).

Current Volume: Building permit related trips added to the latest TPO (Transportation Planning Organization) traffic counts.

Volume with Development (VOL W/DEV): Equals Current Volume plus trip generation projected for the proposed development.

Volume/Maximum Acceptable Volume (VOL/MAV): Equals the ratio of current traffic volume to the maximum acceptable roadway volume.

Volume/Maximum Acceptable Volume with Development (VOL/MAV W/DEV): Ratio of volume with development to the Maximum Acceptable Volume.

Acceptable Level of Service (CURRENT LOS): The Level of Service at which a roadway is currently operating.

Level of Service with Development (LOS W/DEV): The Level of Service that a proposed development may generate on a roadway.



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

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**STAFF COMMENTS
24Z00064**

Casabella Development, LLC (Kim Rezanka)

BU-1-A (Restricted Neighborhood Retail Commercial) to RU-2-6 (Low-Density Multiple-Family Residential)

Tax Account Number(s): 3018651
Parcel I.D.: 26-36-24-03-E-1
Location: West side of Wickham Rd., approx. 450 ft. North of
Casabella Pl. (District 4)
Acreage: 5 acres

Planning & Zoning Board: 04/14/2025
Board of County Commissioners: 05/01/2025

Consistency with Land Use Regulations

- Current zoning can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal may be considered under the Future Land Use Designation, Section 62-1255.
- The proposal would maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	CURRENT	PROPOSED
Zoning	BU-1-A	RU-2-6
Potential*	FAR 0.75 150 multifamily units**	30 units
Can be Considered under the Future Land Use Map	YES NC	YES*** NC

* Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations.

** Development potential at 30 units per acre pursuant to F.S. 125.01055 (Live Local Act)

***RU-2-6 classification may be considered, if permitted by Policy 2.10 of the Future Land Use Element.

Background and Purpose of Request

The applicant requests a zoning classification change from BU-1-A (Restricted Neighborhood Retail Commercial) on 5 acres to RU-2-6 (Low-Density Multiple-Family Residential). The subject property consists of one (1) parcel located on the west side of Wickham Rd., approximately 450 ft. north of Casabella Pl. The site is currently undeveloped. The site has access along a Brevard County-maintained roadway: Wickham Road (to the east).

The applicant submitted a conceptual plan for one 6-plex and two 7-plex, two-story buildings, totaling 20 fee simple ownership individual attached residential units. The plan also indicates the reservation of wetlands, a stormwater pond, a 50-foot drainage easement at the north property line, and common open space. Sidewalks will connect to Wickham Rd. A 50-foot-wide stormwater management tract borders the west property line of the subject property, separating the single-family detached residential neighborhood from the proposed two two-story single-family attached units.

The current BU-1-A classification permits restricted neighborhood retail and personal service uses to serve the needs of nearby low-density residential neighborhoods. Minimum lot size of 7,500 square feet is required with minimum width and depth of 75 feet. Conditional uses such as childcare centers and private clubs are also permitted in this classification.

In 2023, the Live Local Act was enacted and was revised in 2024. The Act is intended to address the state's growing housing affordability crisis through significant land use, zoning, and tax benefits. Pursuant to **Florida Statute 125.01055**, a county must authorize multifamily and mixed-use as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development. In unincorporated Brevard County, the Live Local Act effectively allows for development of up to 30 dwelling units per acre. The subject property, encompassing 5 acres zoned BU-1-A, allows for development options that include either commercial use with a Floor Area Ratio (FAR) of 0.75 or 150 multi-family units as stipulated by the Live Local Act.

The proposed RU-2-6 classification low-density multiple-family residential zoning classifications encompass lands devoted to low-density multifamily residential purposes, together with such accessory uses as may be necessary or are normally compatible with residential surroundings. RU-2-6 is a six unit per acre multiple-family residential zoning classification. It permits multiple-family residential development or single-family residences at a density of up to six units per acre on 7,500 square foot lots.

Zoning history actions:

- **Z-11302**; zoning change from AU to BU-1-A approved on December 7, 2006

According to the best available data from the Brevard County Property Appraiser, the subject property was platted as part of Casabella Phase 3 on October 9, 2018, per Plat

Book 66, Page 33. Prior to platting the subject parcel was part of a 19.9083-acre parcel zoned AU upon adoption of the Brevard County Zoning Regulations on May 22, 1958.

Surrounding Area

	Existing Use	Zoning	Future Land Use
North	Automotive Service	BU-1	CC
South	Office Park	BU-1	CC
East	Wickham Rd., East of Wickham Rd. Bank, Post Office	IU & PIP	PUB & PI
West	Single-Family Residences	RU-1-11	NC & RES-15

To the north is one (1) lot with an existing automotive service business with BU-1 zoning and CC FLU designations on 0.92 acres.

To the west is Casabella Subdivision, platted with approximately 139 single-family lots. Five undeveloped platted lots are located east of the 50-foot-wide stormwater management water tract. The property has RU-1-11 zoning and NC & RES-15 FLU designations.

To the east, across Wickham Rd., is an apartment complex. A multi-family development with approx. 274 units with RU-2-15 zoning and a RES-15 FLU. Also developed is a bank on a 1.2-acre parcel with PIP zoning and PI FLU and a U.S. Post Office on a 5.55-acre parcel with an IU zoning class and a PUB FLU designation.

South of the subject property is an office park on 5 acres with a BU-1 zoning and CC FLU designation.

RU-1-11 classification encompasses lands devoted to single-family residential development of spacious character, together with such accessory uses as may be necessary or are normally compatible with residential surroundings on minimum 7,500 square foot lots, with a minimum width and depth of 75 feet. The minimum house size is 1,100 square feet. RU-1-11 does not permit horses, barns or horticulture.

The BU-1 general retail commercial zoning classification encompasses land devoted to general retail shopping, offices and personal services to serve the needs of the community. The BU-1 classification does not permit warehousing or wholesaling.

IU is a Light Industrial zoning classification that is established to provide areas in which the principal use of land is for manufacturing, assembling and fabrication, and for warehousing.

PIP is a planned industrial park zoning classification that is intended for locations which are served by major roads but are not feasible for light or heavy industrial developments

because of proximity to residential uses. The regulations for this district are intended to encourage development compatible with surrounding or abutting residential districts, with suitable open spaces, landscaping and parking areas.

Land Use

The subject property is currently designated as Neighborhood Commercial (NC). The existing BU-1-A can be considered consistent with the CC FLU designation if use is transitional, per Policy 2.11 or as permitted by Policy 2.14 of the Future Land Use Element, as applicable. The RU-2-6 zoning classifications can be considered consistent with the NC FLU designation as permitted by Policy 2.10 of the Future Land Use Element.

Applicable Land Use Policies

FLUE Policy 1.2

Minimum public facilities and services requirements should increase as residential density allowances become higher. The following criteria shall serve as guidelines for approving new residential land use designations:

Criteria:

- A. Adequate roadways, solid waste disposal, drainage and recreation facilities to serve the needs of associated development shall be available concurrent with development in all residential land use designations.

The corridor is expected to function within the Maximum Acceptable Volume (MAV). The proposal will not create a deficiency in the Adopted Level of Service (LOS). Any concurrency issues will be addressed during the site plan review process. Please note that this is only a preliminary review and is subject to change.

The proposed development will be required to connect to Brevard County sewer system.

- B. Fire and police protection and emergency medical services to serve the needs of associated development shall be available concurrent with development in all residential land use designations in accordance with policies set forth in the 'Service Delivery, Concurrency and Growth' section of this Future Land Use Element.

No issues are anticipated with regards to fire and emergency medical services.

- C. In the Residential 30, Residential 15, Residential 10, Residential 6 and Residential 4 land use designations, centralized potable water and wastewater treatment shall be available concurrent with the impact of the development.

The proposed development would have access to potable water via the City of Cocoa and will be able to connect to Brevard County South Central Sewer.

- D. Where public water service is available, residential development proposals with densities greater than four units per acre shall be required to connect to a centralized sewer system.

The maximum density of the requested zoning is six (6) units per acre. The conceptual plan indicates a proposed density of four (4) units per acre. The development will require a connection to a centralized sewer system.

Analysis of Administrative Policy 3 - Compatibility between this site and the existing or proposed land uses in the area.

Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use;

The proposed development increases the percentage of MAV utilization by 1.76%. The corridor is anticipated to operate at 56.55% of capacity daily. The proposed development is not anticipated to create a deficiency in LOS. Specific concurrency issues will be address at the time of site plan review. This is only a preliminary review and is subject to change.

Development would need to meet performance standards set forth in code sections 62-2251 through 62-2272 and will be reviewed at the site plan review stage.

- B. Whether the proposed use(s) would cause a material reduction (five per cent or more) in the value of existing abutting lands or approved development.

Only a certified MAI appraisal can determine if material reduction has or will occur due to the proposed request.

- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through an analysis of:

1. historical land use patterns;

The surrounding land use patterns within half a mile of the subject property includes single-family-residential, multi-family residential, professional offices, mini-warehousing, warehousing, commercial and retail uses on the

east and west sides of Wickham Rd. There are six (6) FLU designations within 500 feet of the subject site: NC, CC, RES 6, RES 15, and PI.

2. actual development over the immediately preceding three years; and

There have been two (2) commercial developments within this area in the preceding three (3) years. A car wash and a drive-thru coffee shop, approximately 850 feet northeast of the subject property, on the east side of Wickham Rd.

There has been one rezoning within a half mile northeast of the subject property on US Hwy 1. On December 12, 2024, rezoning case 24Z00054 was approved, changing the designation from GU to EU, and it is currently being developed with a single-family residence.

3. development approved within the past three years but not yet constructed.

The following zoning actions have been approved within one-half mile in the preceding three (3) years:

22Z00047: Within a half mile, east of the subject property along US Hwy. 1, on 11/14/2022, approved rezoning from RU-1-9, RU-1-13, & IN(H), with an existing BDP, to all IN(L) with removal of the existing BDP and addition of a new BDP.

22Z00048: Within a half mile, east of the subject property along US Hwy. 1, on 11/14/2022; approved rezoning from GU and BU-1 to all BU-1.

23Z00008: Within a half-mile, northeast of the subject property on N. Wickham Rd., on 04/17/2023, approved rezoning from BU-1 and BU-2 to PUD.

- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

No material violation of relevant policies of the Comprehensive Plan has been identified.

Analysis of Administrative Policy #4 - Character of a neighborhood or area.

FLUE Administrative Policy 4

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

Criteria:

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types or intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, etc.), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.

Traffic from the proposed development is not anticipated to impact the surrounding area. The corridor is anticipated to operate within the Maximum Acceptable Volume (MAV). The proposal would not create a deficiency in Adopted Level of Service (LOS). No commercial or industrial activity is proposed.

- B. In determining whether an established residential neighborhood exists, the following factors must be present:

1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.

There is one platted, single-family residential neighborhood directly abutting the subject property on the west side, Casabella Phase 3.

2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.

The north, south, and east side corridor of Wickham Rd. has existing commercial FLU designations. This request does not include a commercial component.

3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

There have been commercial, industrial, or other non-residential uses approved in this area during the previous five (5) years.

Analysis of Administrative Policy 7

Proposed use(s) shall not cause or substantially aggravate any (a) substantial drainage problem on surrounding properties; or (b) significant, adverse and unmitigatable impact on significant natural wetlands, water bodies or habitat for listed species.

Natural Resources has noted the subject parcel contains mapped wetlands, hydric soils, and aquifer recharge soils. Mapped topographic elevations indicate

the soils may consist of Type 2 and/or Type 3 Aquifer Recharge areas, which are subject to impervious area restrictions within Conservation Element Policy 10.2 and the Aquifer Protection Ordinance. This property is located within an area mapped as FEMA Special Flood Hazard Area (SFHA) A, as identified by FEMA. The parcel is subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance, including compensatory storage, and in the Indian River Lagoon Nitrogen Reduction Septic Overlay. Protected and specimen trees and protected species may also be present on the subject property.

Please refer to all comments provided by the Natural Resource Management Department at the end of this report.

Preliminary Concurrency

The closest concurrency management segment to the subject property is Wickham Rd., from Jordan Blass Blvd. to Pineda Cswy., which has a Maximum Acceptable Volume (MAV) of 39,800 trips per day, a Level of Service (LOS) of D, and currently operates at 54.79% of capacity daily. The maximum development potential from the proposed rezoning increases the percentage of MAV utilization by 1.76%. The corridor is anticipated to operate at 56.55% of capacity daily. The proposed development is not anticipated to create a deficiency in LOS. Specific concurrency issues will be address at the time of site plan review. This is only a preliminary review and is subject to change.

The preliminary school concurrency review indicates there is sufficient capacity for the total of projected and potential students from the proposed development.

The parcel has accessibility to the City of Cocoa potable water. The parcel has accessibility to Brevard County Sewer.

Environmental Constraints

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Wetlands and Hydric Soils
- Aquifer Recharge Soils
- Floodplain Protection
- Indian River Lagoon Nitrogen Reduction Septic Overlay
- Protected and Specimen Trees
- Protected Species

Please refer to all comments provided by the Natural Resource Management Department at the end of this report.

For Board Consideration

The Board should consider if the request is consistent and compatible with the surrounding area.

**NATURAL RESOURCES MANAGEMENT DEPARTMENT
Zoning Review & Summary
Item No. 24Z00064**

Applicant: Kimberly Rezanka (Owner: Casabella Development LLC)

Zoning Request: BU-1-A to RU-2-6

Note: to develop single-family townhomes (20 units)

Zoning Hearing: 04/14/2025; **BCC Hearing:** 05/01/2025

Tax ID No.: 3018651

- This is a preliminary review based on best available data maps reviewed by the Natural Resources Management Department (NRM) and does not include a site inspection to verify the accuracy of the mapped information.
- In that the rezoning process is not the appropriate venue for site plan review, specific site designs submitted with the rezoning request will be deemed conceptual. Board comments relative to specific site design do not provide vested rights or waivers from Federal, State or County regulations.
- **This review does not guarantee whether or not the proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations.**

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Wetlands and Hydric Soils
- Aquifer Recharge Soils
- Floodplain Protection
- Indian River Lagoon Nitrogen Reduction Septic Overlay
- Protected and Specimen Trees
- Protected Species

Land Use Comments:

Wetlands and Hydric Soils

The subject parcel contains mapped National Wetlands Inventory (NWI) and St. Johns River Water Management District (SJRWMD) wetlands and hydric soils (Anclote sand, frequently ponded, 0 to 1 percent slopes); indicators that wetlands may be present on the property. A conceptual plan provided by the applicant depicts a wetland on the southern portion of the site. **A wetland delineation will be required prior to any land clearing activities, site plan design, or building permit submittal.**

Per Section 62-3694(c)(1), residential land uses within wetlands shall be limited to not more than one (1) dwelling unit per five (5) acres unless strict application of this policy renders a legally established parcel as of September 9, 1988, which is less than five (5) acres, as unbuildable. This density may be applied as a maximum percentage limiting wetland impacts to not more than 1.8% of the total residential acreage of the subdivision as set forth in Section 62-3694(c)(6). Any proposed

wetland impacts will be assessed to ensure that they do not exceed 1.8% of the Casabella subdivision.

Any permitted wetland impacts must meet the requirements of Section 62-3694(e) including avoidance of impacts and will require mitigation in accordance with Section 62-3696. **The applicant is encouraged to contact NRM at 321-633-2016 prior to any plan or permit submittal.**

Aquifer Recharge Soils

This property contains Pomello sand, classified as an aquifer recharge soil. Additionally, the mapped topographic elevations show that the property falls within Type 2 and/or Type 3 Aquifer Recharge areas, which are subject to impervious area restrictions. The applicant is hereby notified of the development and impervious restrictions within Conservation Element Policy 10.2 and the Aquifer Protection Ordinance.

Floodplain Protection

This property is located within an area mapped as FEMA Special Flood Hazard Area (SFHA) A, as identified by the Federal Emergency Management Agency, and as shown on the FEMA Flood Map. The parcel is subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance, including compensatory storage. Chapter 62, Article X, Division 6 states, "No site alteration shall adversely affect the existing surface water flow pattern." Chapter 62, Article X, Division 5, Section 62-3723 (2) states, "Development within floodplain areas shall not have adverse impacts upon adjoining properties."

Indian River Lagoon Nitrogen Reduction Septic Overlay

A portion of this property is mapped within the Indian River Lagoon Nitrogen Reduction Overlay. Per Chapter 46, Article II, Division IV - Nitrogen Reduction Overlay, if adequate sewer for the development is not available, then the use of an alternative septic system, designed to provide at least 65% total nitrogen reduction through multi-stage treatment processes, shall be required. NRM requires a Septic Maintenance Notice be filed with the Brevard Clerk of Courts.

Protected and Specimen Trees

Protected (≥ 10 inches in diameter) and Specimen (≥ 24 inches in diameter) trees exist on the parcel. The applicant shall perform a tree survey prior to any site plan design in order to incorporate valuable vegetative communities or robust trees into the design. Per Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, Section 62-4341(18), Specimen and Protected Trees shall be preserved or relocated on site to the Greatest Extent Feasible. Greatest Extent Feasible shall include, but not be limited to, relocation of roads, buildings, ponds, increasing building height to reduce building footprint or reducing Vehicular Use Areas. The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for preservation and canopy coverage

requirements and buffer requirements. **Applicant should contact NRM at 321-633-2016 prior to performing any land clearing activities.**

Protected Species

Information available to NRM indicates that federally and/or state protected species may be present on the property. There is mapped Florida Scrub Jay habitat / occupancy on the property. Additionally, there is potential for existence of Gopher Tortoises on site as they can be found in areas of aquifer recharge soils. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant should obtain any necessary permits or clearance letters from the Florida Fish and Wildlife Conservation Commission (FWC), and/or U.S. Fish and Wildlife Service, as applicable. The applicant is advised to call Valeria Guerrero at 561-882-5714 (O) or 561-365-5696 (C) with the FWC to obtain any necessary permits or clearance letters for Gopher Tortoises.

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, April 14, 2025**, at **3:00 p.m.**, in the Florida Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order at 3:00 p.m.

Board members present were Mark Wadsworth, Chair (D4); Henry Minneboo, Vice-Chair (D1); Ana Saunders (D5); Erika Orriss (D3); Logan Luse (D4); Ruth Amato (D1); John Hopengarten (D1); Jerrad Atkins (D1); Melissa Jackson (D5); and Robert Brothers (D5).

Staff members present were Trina Gilliam, Interim Zoning Manager; Paul Body, Planner; Justin Caron, Assistant County Attorney; Alice Randall, Operations Support Specialist; and Jordan Sagosz, Operations Support Specialist.

Excerpt of complete agenda

H.1. Casabella Development, LLC (Kim Rezanka) requests a change of zoning classification from BU-1-A to RU-2-6. (24Z00064) (Tax Account 3018651) (District 4)

Trina Gilliam read Item H.1. into the record.

Kim Rezanka spoke to the application. This is a request to rezone 5 acres from BU-1-A to RU-2-6 to allow the development of townhomes. It is located on Wickham Road, south of a large shopping plaza, north of Casabella office condo, across from the post office and 3-story, 207-unit apartment complex, and next to Casabella subdivision. Lot E is part of the Casabella subdivision and it's up to developer to do what he wishes with it. It was not intended necessarily for commercial development or housing. It is zoned commercial, but houses can go in there as well. We could do townhomes in a BU-1 with a mixed-use development, but this is what they choose to do, townhomes. It has very specific definitions of what you can do with townhomes, the setbacks, the sizes and things like that. RU-2-6 zoning has definite requirements. There is a 50-foot buffer between the single-family homes and what would be townhomes, and that is a tract reserved, owned by the HOA. There's going to be at least a 25-foot setback for the townhomes, and they intend to build a concrete wall. There will be a nice buffer there. Townhomes are intended to be 27 ft. by 75 ft., 2-story with 2-car garages underneath. Intended sale price is around \$600,000. This use of residential attached single-family townhomes is a less intense use than what could be on this property. The traffic analysis shows that this will have substantially less trips than what could be there if a shopping center was built. If a shopping center was built it could be 163,350 sq. ft. with a trip rate of 7,127 trips, whereas 30 townhomes will have 216 trips. This has a much less intense use than what it could be if it was a shopping center. The daily volume of this segment of Wickham Road is below capacity. This will not impact the maximum allowable value of the trips on Wickham Road. This is a mixed-use area, there are no concurrency issues, and this will not have a material violation of any comprehensive plan policies.

John Hopengarten asked what happened to affordable housing. This is a prime candidate for Live Local. It's got enough acreage, has a lot of incentives attached to it, it's commercial property, and I'm the chairman of the Affordable Housing Council. So, I must try and entice the owner to think a little differently. How many units?

Ms. Rezanka responded we've asked for 30, the concept plan is for 20. There is a wetland, but there's no wetland survey yet, so we're not certain if that can be impacted. They will avoid the wetland because it's going to be residential, if it was commercial they could impact it the wetlands. My

client is not in the affordable housing business. In Casabella those homes now are anywhere from \$800,000 to \$2 million dollar homes in that subdivision.

Mr. Hopengarten stated he would be remiss if he didn't ask.

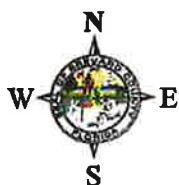
There was no public comment.

Motion to recommend approval of Item H.1. by Erika Orriss, seconded by Robert Brothers. Motion passed with a vote of 9 to 1.

The meeting was adjourned at 4:03 p.m.

DRAFT

AERIAL MAP
CASABELLA DEVELOPMENT LLC
24Z00064



1:2,400 or 1 inch = 200 feet

PHOTO YEAR: 2024

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 2/11/2025

— Subject Property
□ Parcels

Account (1234567)



**Dana Blickley, CFA, Brevard County Property Appraiser**

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.BCPAO.us

Disclaimer

REAL PROPERTY DETAILS
Account 2631507 - Roll Year 2024

Owners	CASABELLA COMMERCIAL LLC
Mailing Address	855 SANDERLING DR INDIALANTIC FL 32903
Site Address	3150 ALZANTE CIR MELBOURNE FL 32940
Parcel ID	26-36-24-00-6.G
Taxing District	4200 - UNINCORP DISTRICT 4
Exemptions	NONE
Property Use	0040 - CONDOMINIUM UNIT - VACANT LAND
Total Acres	0.72
Site Code	-
Plat Book/Page	0000/0000
Subdivision	-
Land Description	CASABELLA OFFICE PARK CONDO UNIT 2D CASABELLA OFFICE PARK CONDO AS DESC IN ORB 5917 PG 5031 AND ALL AMENDMENTS THERETO

**CONDO COMMON AREA INFORMATION**

Name	CASABELLA OFFICE PARK CONDO	Pools	0
Number	1413	Elevators	0
Account	2631508	Tennis Courts	0
Parcel ID	26 3624-00-6.X-A	Spas	0
Units	7	Docks	0
Buildings	4	Gate Entry	0
Floors	1	Waste Chute	No
Rec Hall	0	Laundry	No

VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$90,720	\$86,400	\$86,400
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$90,720	\$86,400	\$86,400
Assessed Value School	\$90,720	\$86,400	\$86,400
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$90,720	\$86,400	\$86,400
Taxable Value School	\$90,720	\$86,400	\$86,400

SALES / TRANSFERS

Date	Price	Type	Instrument
No Data Found			

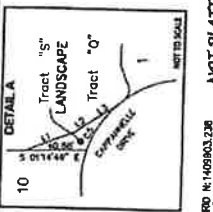
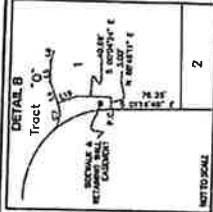
BUILDINGS**PROPERTY DATA CARD #1****Building Use:** 0040 - CONDOMINIUM UNIT - VACANT LAND

Materials		Details	
No Data Found	No Data Found	Year Built	0
		Story Height	-
		Floors	-
		Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Non 9K Condo	0	No Data Found	
Total Base Area	0		
Total Sub Area	0		

3

CASABELLA PHASE THREE

A SUBDIVISION LYING IN SECTION 24, TOWNSHIP 26 SOUTH, RANGE 36 EAST,
COUNTY OF BREVARD, FLORIDA
BEING A REPLAY OF A PORTION OF CASABELLA PHASE ONE PLAT BOOK 47, PAGES 100-102,
AND A REPLAY OF A PORTION OF CASABELLA PHASE TWO, PLAT BOOK 51, PAGES 46-47,
INCLUSIVE OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
GRAPHIC SCALE



P.O.B.
C/O N 1409333204
P.O. Box 1409333204
P.O. Box 1409333204

[illegible]

NOT PLATTED

As recorded in the Atlantic Pylon, is the official function of the "Buckley" Lodge Respected Mason and will be encouraged by the M. M. M. in all its efforts to bring about a closer union of the Pylon of the M. M. M. with the other Pylon of the M. M. M. and will be a great addition to the Pylon of the M. M. M. and will be a great addition to the Pylon of the M. M. M.

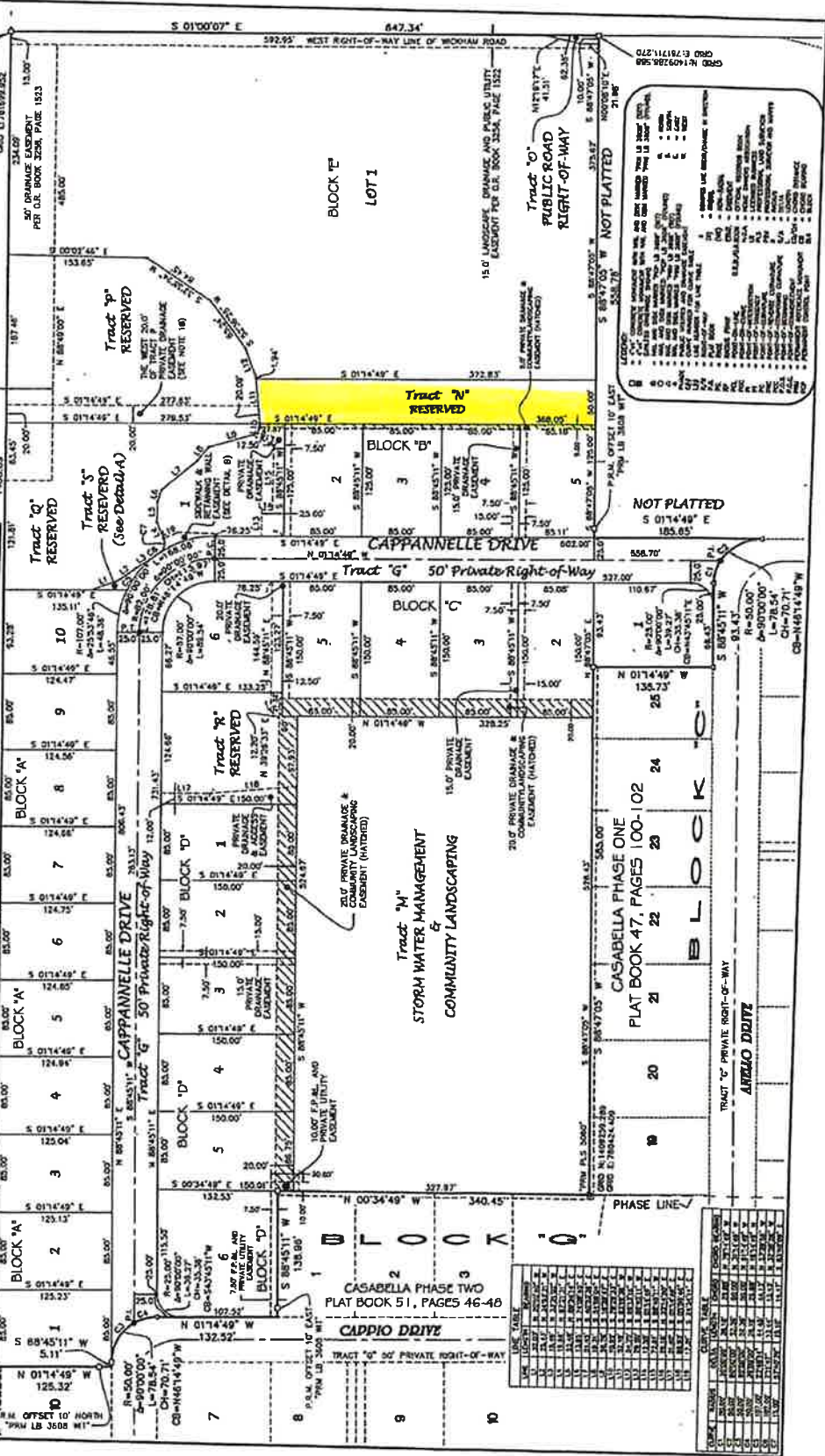
(10 feet)
1 inch = 40 ft.
N 85°49'00" E

NOT TO SCALE

2

"FROM PLS 5050"

CRD N: 1405903.238
CRD E: 760720.242

[illegible][illegible]

NOT PLATTED
S 017°44'0" E
185.05'
558.70'

AGES 00-102	23	24
	0	Y
	0	

PLAT BOOK 47. 21 22

PRIVATE RIGHT-OF-WAY

NO DRIVE

CHASE LINE ✓

TRACT "A"

ART

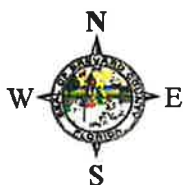
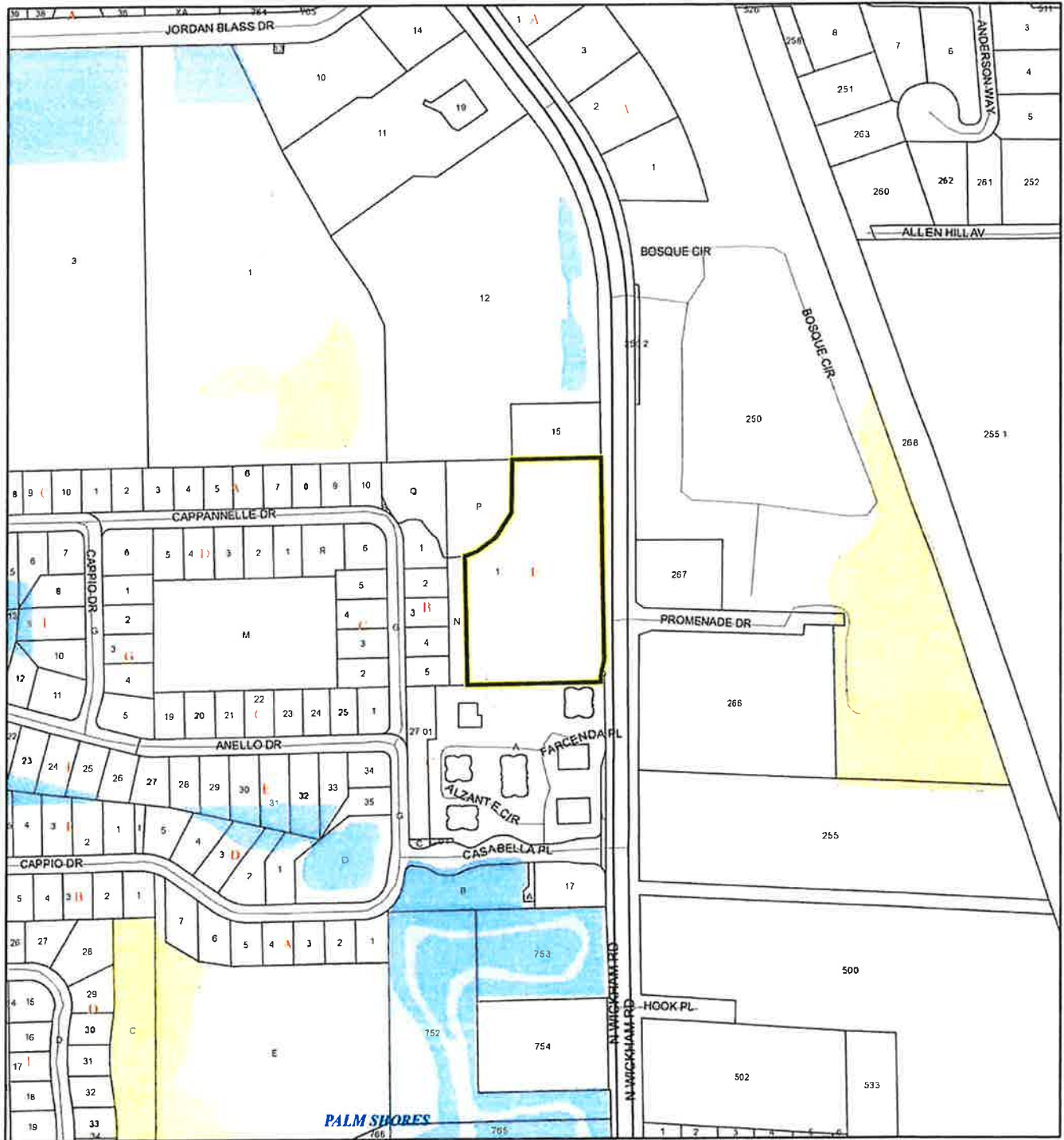
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17	40.28	8.883333333	8
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19	46.28	8.883333333	8
20	49.28	8.883333333	8
21	52.28	8.883333333	8
22	55.28	8.883333333	8
23	58.28	8.883333333	8
24	61.28	8.883333333	8
25	64.28	8.883333333	8
26	67.28	8.883333333	8
27	70.28	8.883333333	8
28	73.28	8.883333333	8
29	76.28	8.883333333	8
30	79.28	8.883333333	8
31	82.28	8.883333333	8
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92	265.28	8.883333333	8
93	268.28	8.883333333	8
94	271.28	8.883333333	8
95	274.28	8.883333333	8
96	277.28	8.883333333	8
97	280.28	8.883333333	8
98	283.28	8.883333333	8
99	286.28	8.883333333	8
100	289.28	8.883333333	8

1	2	3	4	5	6	7	8	9	10	11	12
1	2	3	4	5	6	7	8	9	10	11	12

NWI WETLANDS MAP

CASABELLA DEVELOPMENT LLC

24Z00064



1:4,800 or 1 inch = 400 feet

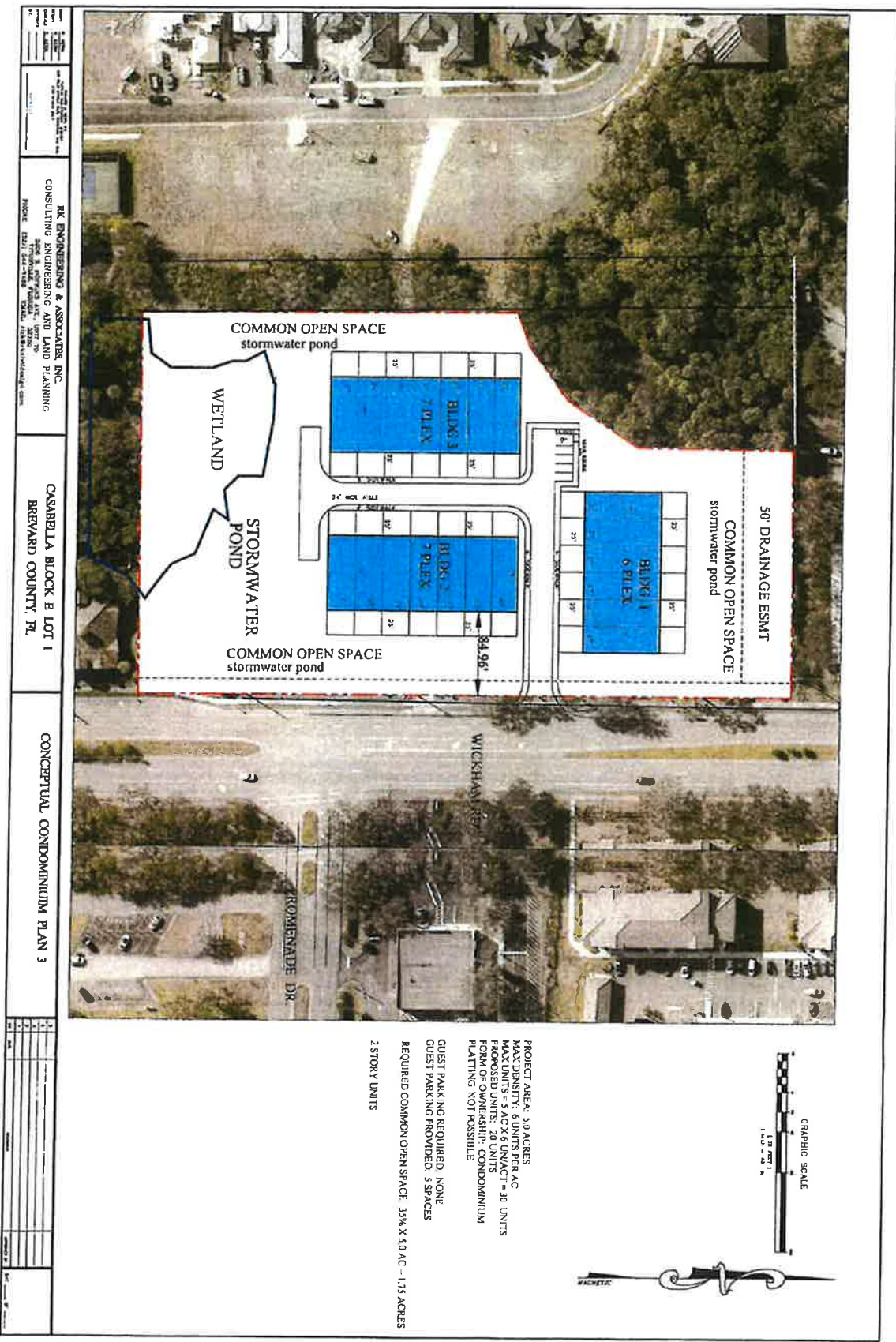
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 2/11/2025

National Wetlands Inventory (NWI)

[Symbol]	Estuarine and Marine Deepwater	[Symbol]	Freshwater Pond
[Symbol]	Estuarine and Marine Wetland	[Symbol]	Lake
[Symbol]	Freshwater Emergent Wetland	[Symbol]	Other
[Symbol]	Freshwater Forested/Shrub Wetland	[Symbol]	Riverine
[Symbol]		[Symbol]	Subject Property
[Symbol]		[Symbol]	Parcels

6



RX ENGINEERING & ASSOCIATES, INC.
CONSULTING ENGINEERING AND LAND PLANNING
1000 W. WINDY HILL RD., SUITE 100
TALLAHASSEE, FL 32310
PHONE: (904) 833-1111 FAX: (904) 833-1112
WWW.RXENGINEERING.COM

CASABELLA BLOCK E LOT 1
BREVARD COUNTY, FL

CONCEPTUAL CONDOMINIUM PLAN 3

1. This drawing is not to be used for any other purpose than that for which it was prepared.



TRIP GENERATION ANALYSIS
Zoning Change
CASABELLA BLOCK E LOT 1

It is proposed that the zoning of a 5-acre parcel on Wickham Road in Brevard County be changed from Neighborhood Commercial (NC) to multifamily residential to allow the development of up to 30 townhomes units. **Figure 1** depicts the site location and **Figure 2** depicts the conceptual plan of the townhomes. Under the existing zoning designation, the parcel has a FAR (Floor Area Ratio) of 0.75. The most intense allowable use would then be a retail commercial project with a total of 163,350 square feet (5 acres x 43,560 square feet x 0.75).

Trip Generation Comparison

The following table is a comparison of the trip generation for the most intense allowable uses for the existing and proposed zoning. The trip generation of the existing and proposed uses of the parcel was calculated with the use of data from the 11th Edition of the ITE Trip Generation Manual. As can be seen, the proposed zoning change will result in 6,911 less daily trips, 135 less A.M. peak hour trips and 554 less P.M. peak hour trips to be added to the area roadways. As per Brevard County Guidelines, a Traffic Impact Analysis (TIA) will be required if a development generates more than 1,000 daily trips or 100 P.M. peak hour trips. The proposed zoning change will not add any new trips to the area roadways and, therefore, a TIA is not required for the rezoning.

Trip Generation Analysis

ITE Code	Land Use	Size*	Daily		A.M. Peak Hour **		P.M. Peak Hour**	
			Rate	Trips	Rate	Total	Rate	Total
Existing Zoning/Neighborhood Commercial with 0.75 FAR								
820	Shopping Center (>150 KSF)	163.350 KSF	61.89	10.109	1.41	230	3.70	804
Total Trips				10,109	--	230	--	804
Pass-by Trips (29% AM)				2,932	---	81	---	233
New Net Trips				7,127	---	149	---	571
Proposed Zoning Multifamily Residential								
215	Single Family Detached (Townhomes)	30 DU	7.20	216	0.47	14	0.57	17
New Net Trip decrease (-) Due to Zoning Change				(-6,911	--	(-135	--	(-554

* KSF = 1,000 Sq Ft, DU= Dwelling Unit

** Based Upon ITE Equations: (Trip Generation, sheets attached)

TPD #6074
04/09/2025

Traffic Planning and Design, Inc.

535 Versailles Drive, Maitland, Florida 32751 ■ Phone (407) 628-9955 ■ Fax (407) 628-8850 ■ www.tpdtraffic.com

Evaluation of Adjacent Roadway

The adjacent roadway segment of Wickham Road is an urban principal arterial. It is a multilane highway with a daily traffic volume of 27,500 vehicles and a speed limit of 45 mph. Wickham Road has a Maximum Acceptable Volume (MAV) of 39,800 based upon its adopted LOS standard. A capacity analysis of Wickham Road based upon daily traffic conditions revealed satisfactory traffic operating conditions with excess traffic capacity available.

**Daily
Existing Capacity Analysis**

Roadway Segment	#of Lns	LOS	MAV*	Daily Volume	Excess Capacity Available	V/C
Wickham Road						
Pineda Causeway to Jodan Blass Drive	4LD	D	39,800	27,500	12,300	0.69

*Capacity at Adopted LOS

Conclusions

The proposed zoning change of Casabella Block E Lot 1 from neighborhood commercial to multifamily residential will result in less traffic added to the area roadways resulting in favorable traffic conditions. Furthermore, the proposed zoning will not require the conduct of a traffic study as per Brevard County Guidelines.





TRIP GENERATION ANALYSIS
Zoning Change
CASABELLA BLOCK E LOT 1

It is proposed that the zoning of a 5-acre parcel on Wickham Road in Brevard County be changed from Neighborhood Commercial (NC) to multifamily residential to allow the development of up to 30 townhomes units. **Figure 1** depicts the site location and **Figure 2** depicts the conceptual plan of the townhomes. Under the existing zoning designation, the parcel has a FAR (Floor Area Ratio) of 0.75. The most intense allowable use would then be a retail commercial project with a total of 163,350 square feet (5 acres x 43,560 square feet x 0.75).

Trip Generation Comparison

The following table is a comparison of the trip generation for the most intense allowable uses for the existing and proposed zoning. The trip generation of the existing and proposed uses of the parcel was calculated with the use of data from the 11th Edition of the ITE Trip Generation Manual. As can be seen, the proposed zoning change will result in 6,911 less daily trips, 135 less A.M. peak hour trips and 554 less P.M. peak hour trips to be added to the area roadways. As per Brevard County Guidelines, a Traffic Impact Analysis (TIA) will be required if a development generates more than 1,000 daily trips or 100 P.M. peak hour trips. The proposed zoning change will not add any new trips to the area roadways and, therefore, a TIA is not required for the rezoning.

Trip Generation Analysis

ITE Code	Land Use	Size*	Daily		A.M. Peak Hour **		P.M. Peak Hour**	
			Rate	Trips	Rate	Total	Rate	Total
Existing Zoning/Neighborhood Commercial with 0.75 FAR								
820	Shopping Center (>150 KSF)	163.350 KSF	61.89	10.109	1.41	230	3.70	804
Total Trips				10,109	--	230	--	804
Pass-by Trips (29% AM)				2,932	---	81	---	233
New Net Trips				7,127	---	149	---	571
Proposed Zoning Multifamily Residential								
215	Single Family Detached (Townhomes)	30 DU	7.20	216	0.47	14	0.57	17
New Net Trip decrease (-) Due to Zoning Change				(-)6,911	--	(-)135	--	(-)554

* KSF = 1,000 Sq Ft, DU= Dwelling Unit

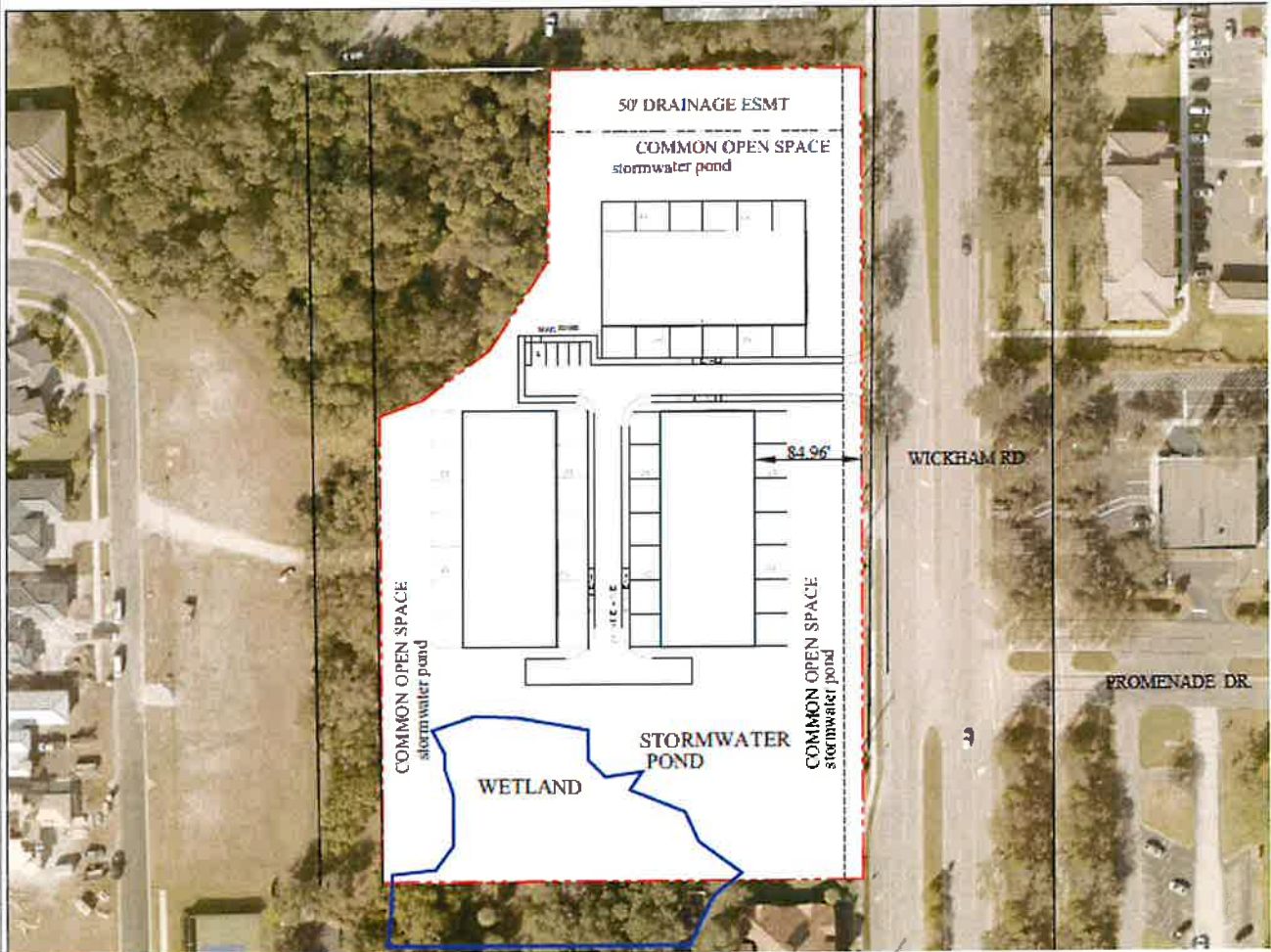
** Based Upon ITE Equations: (Trip Generation, sheets attached)

TPD #6074
04/09/2025



Casabella Townhomes
Project № 6074
Figure 1





Evaluation of Adjacent Roadway

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Trip Generation Sheets

Shopping Center (>150k) (820)

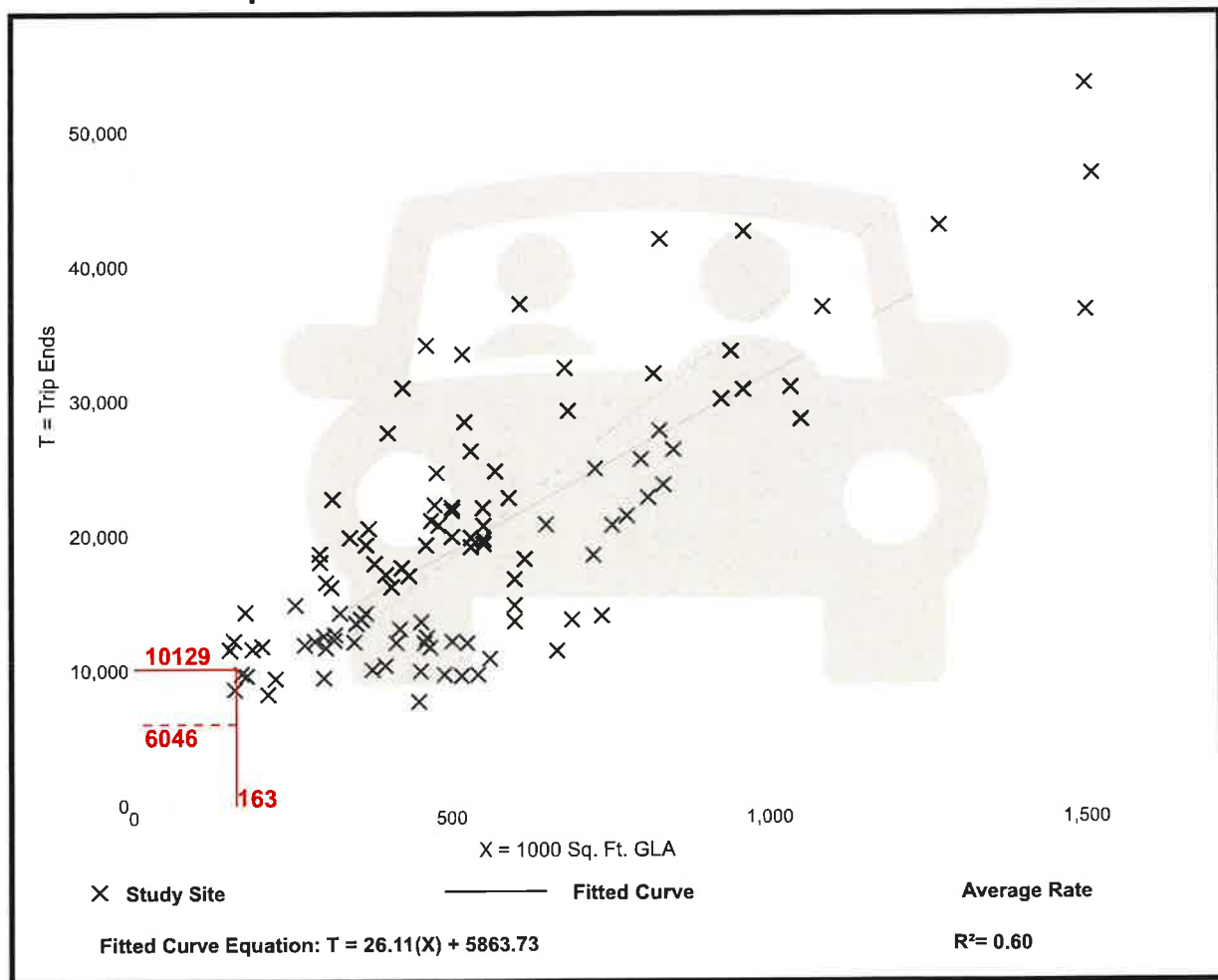
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 108
Avg. 1000 Sq. Ft. GLA: 538
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.01	17.27 - 81.53	12.79

Data Plot and Equation



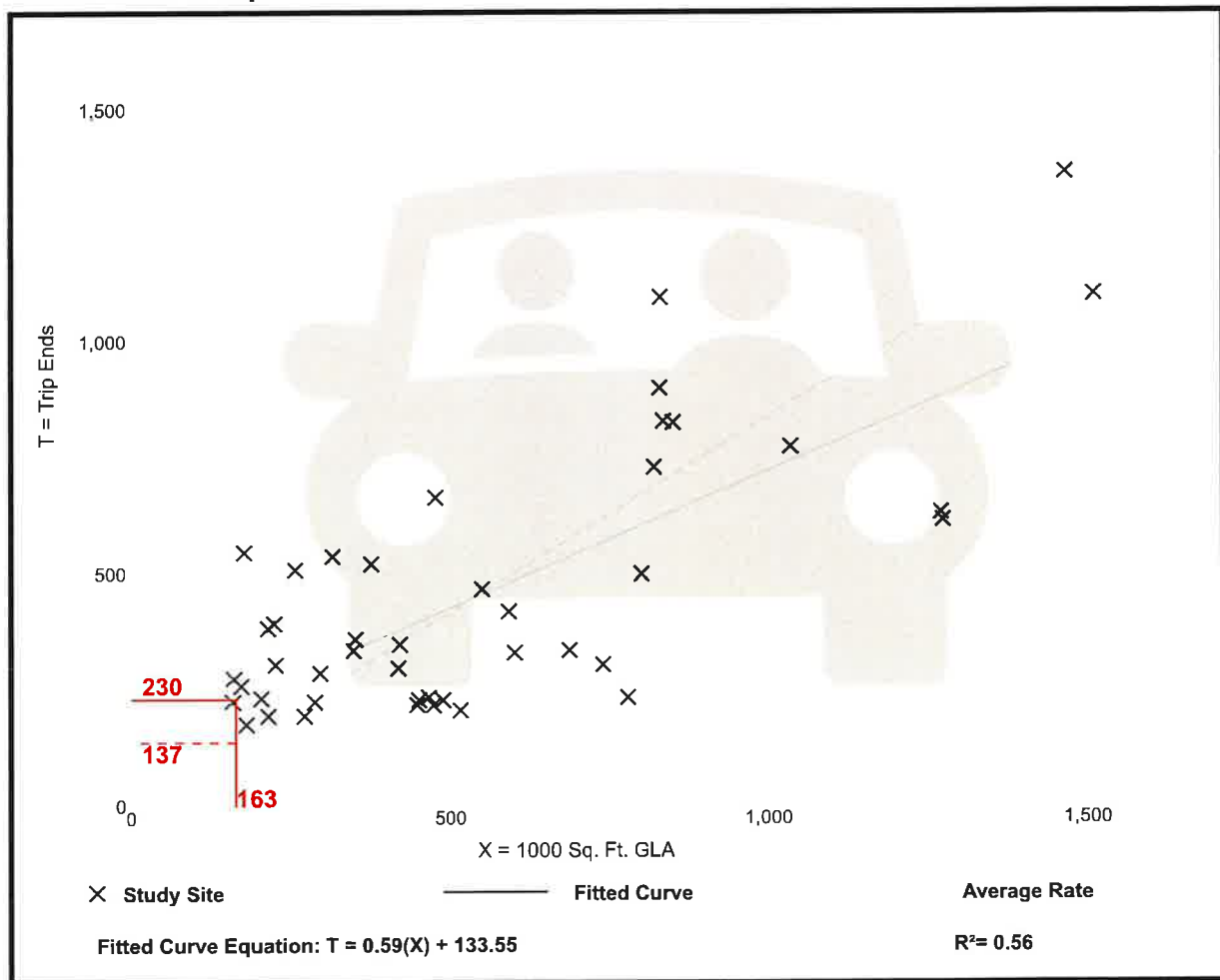
Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 44
 Avg. 1000 Sq. Ft. GLA: 546
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.84	0.30 - 3.11	0.42

Data Plot and Equation



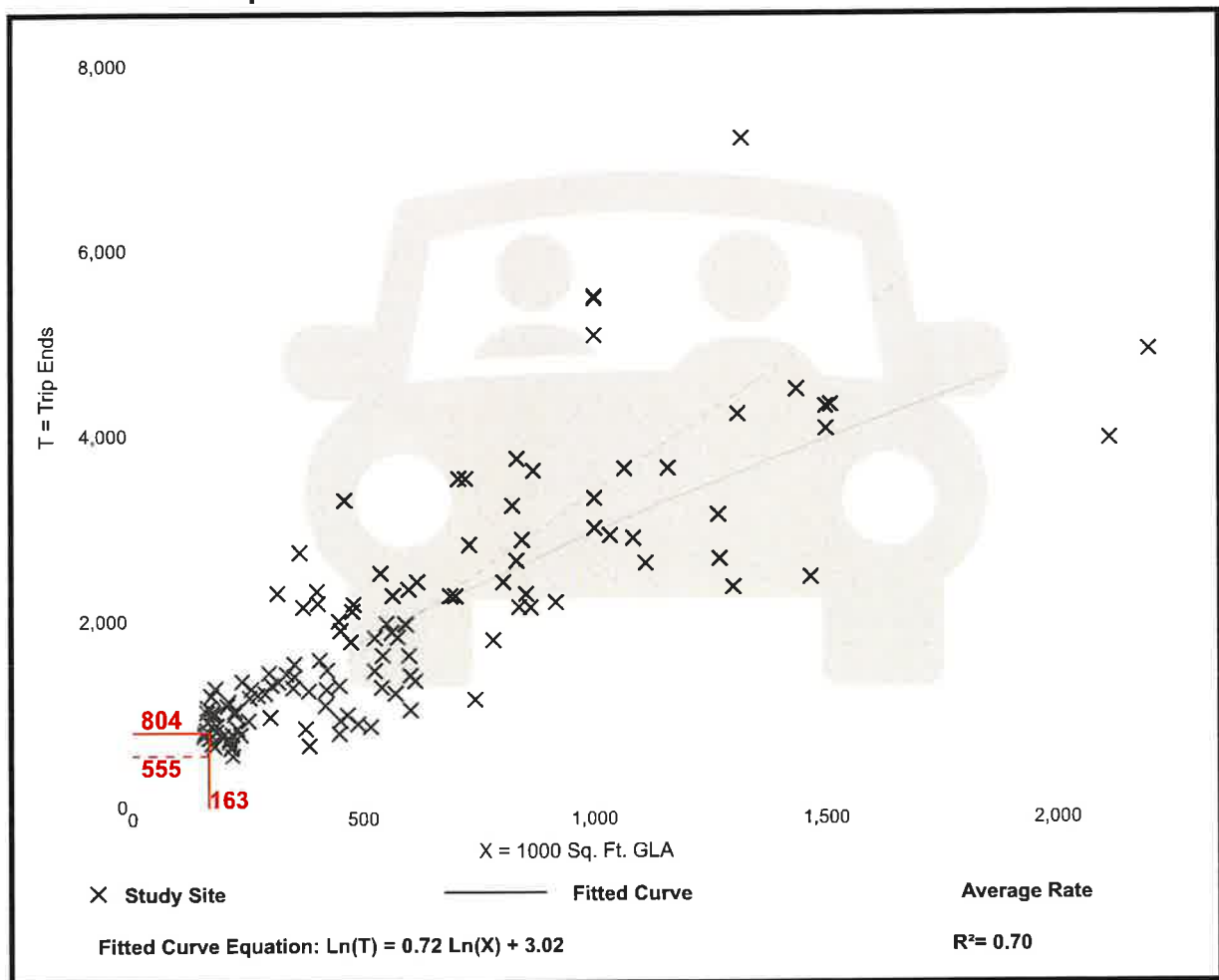
Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 126
 Avg. 1000 Sq. Ft. GLA: 581
 Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

Data Plot and Equation



Trip Gen Manual, 11th Edition

● Institute of Transportation Engineers

Vehicle Pass-By Rates by Land Use											
Source: ITE Trip Generation Manual , 11th Edition											
820											
Land Use Code	Shopping Center (> 150k)										
Land Use	General Urban/Suburban										
Setting	Weekday PM Peak Period										
Time Period	16 Sites with GLA between 300 and 900k										
# Data Sites	19% for Sites with GLA between 300 and 900k										
Average Pass-By Rate	Pass-By Characteristics for Individual Sites										
GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source		
					Primary (%)	Diverted (%)	Total (%)				
213	Florida	1990	312	28	31	41	72	—	33		
225	Illinois	1994	264	35	32	33	65	1970	24		
227.9	Kentucky	1993	—	34	35	31	66	—	34		
235	Kentucky	1993	211	35	29	36	65	2593	2		
255	Iowa	1994	222	23	38	39	77	3706	24		
256	Connecticut	1994	208	27	51	22	73	3422	24		
293	Illinois	1994	282	24	70	6	76	4606	13		
294	Pennsylvania	1994	213	24	48	18	76	4055	24		
350	Massachusetts	1994	224	18	45	37	82	2112	24		
361	Virginia	1994	315	17	54	29	83	2034	24		
375	North Carolina	1994	214	29	48	23	71	2053	24		
413	Texas	1994	228	28	51	21	72	589	24		
418	Maryland	1994	281	20	50	30	80	5610	24		
450	California	1994	321	23	49	28	77	2787	24		
476	Washington	1994	234	25	53	22	75	3427	24		
488	Texas	1994	257	12	75	13	88	1094	13		
560	Virginia	1994	437	19	49	32	81	3051	24		
581	Colorado	1994	296	18	53	29	82	2939	24		
598	Colorado	1994	205	17	55	28	83	3840	24		
633	Texas	1994	257	10	64	26	90	—	24		
667	Illinois	1994	200	16	53	31	84	2770	24		
738	New Jersey	1994	283	13	75	12	87	8059	24		
800	California	1994	205	21	51	28	79	7474	24		
808	California	1994	240	13	73	14	87	4035	24		

Single-Family Attached Housing (215)

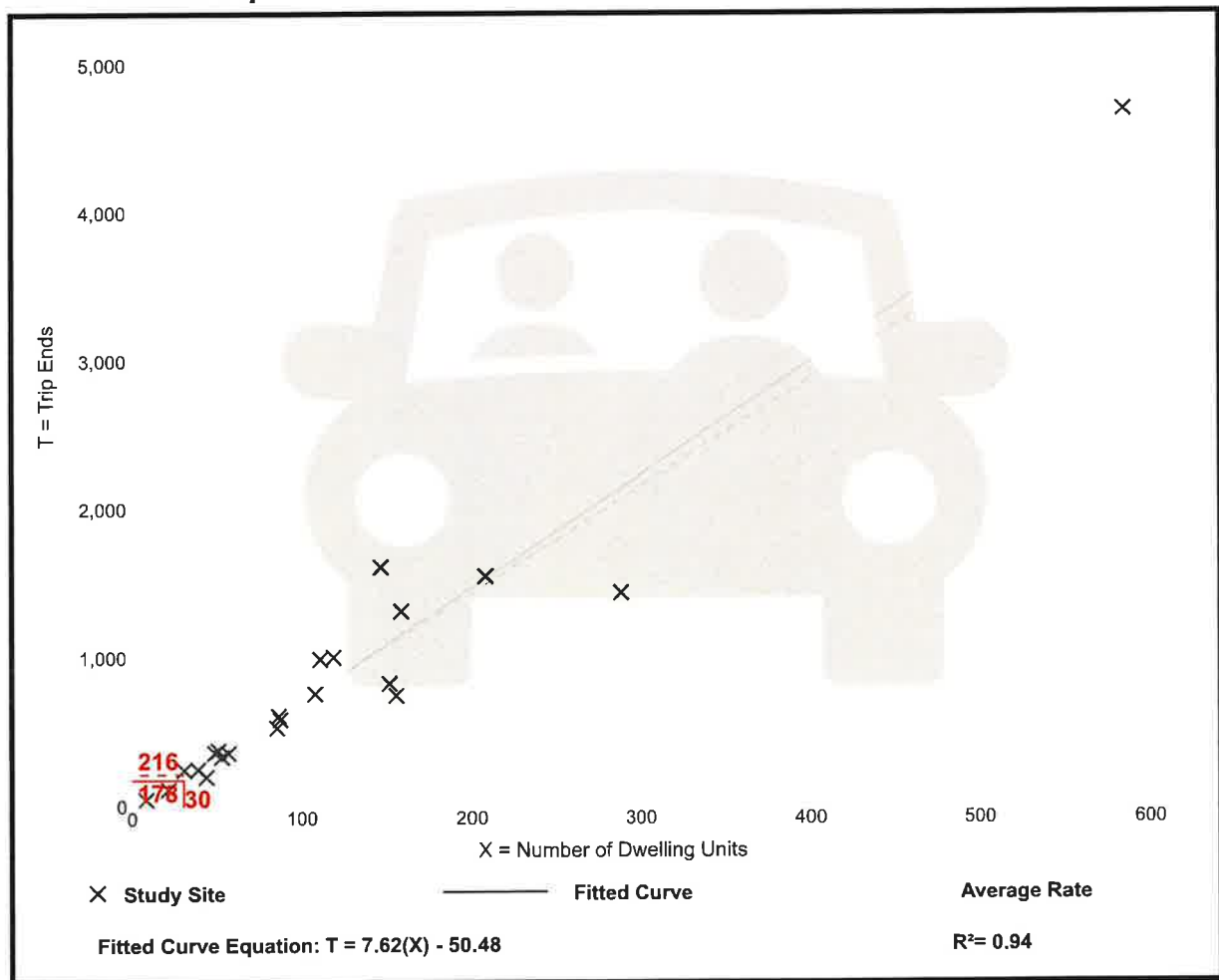
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



Trip Gen Manual, 11th Edition

● Institute of Transportation Engineers

Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 46

Avg. Num. of Dwelling Units: 135

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

0.48

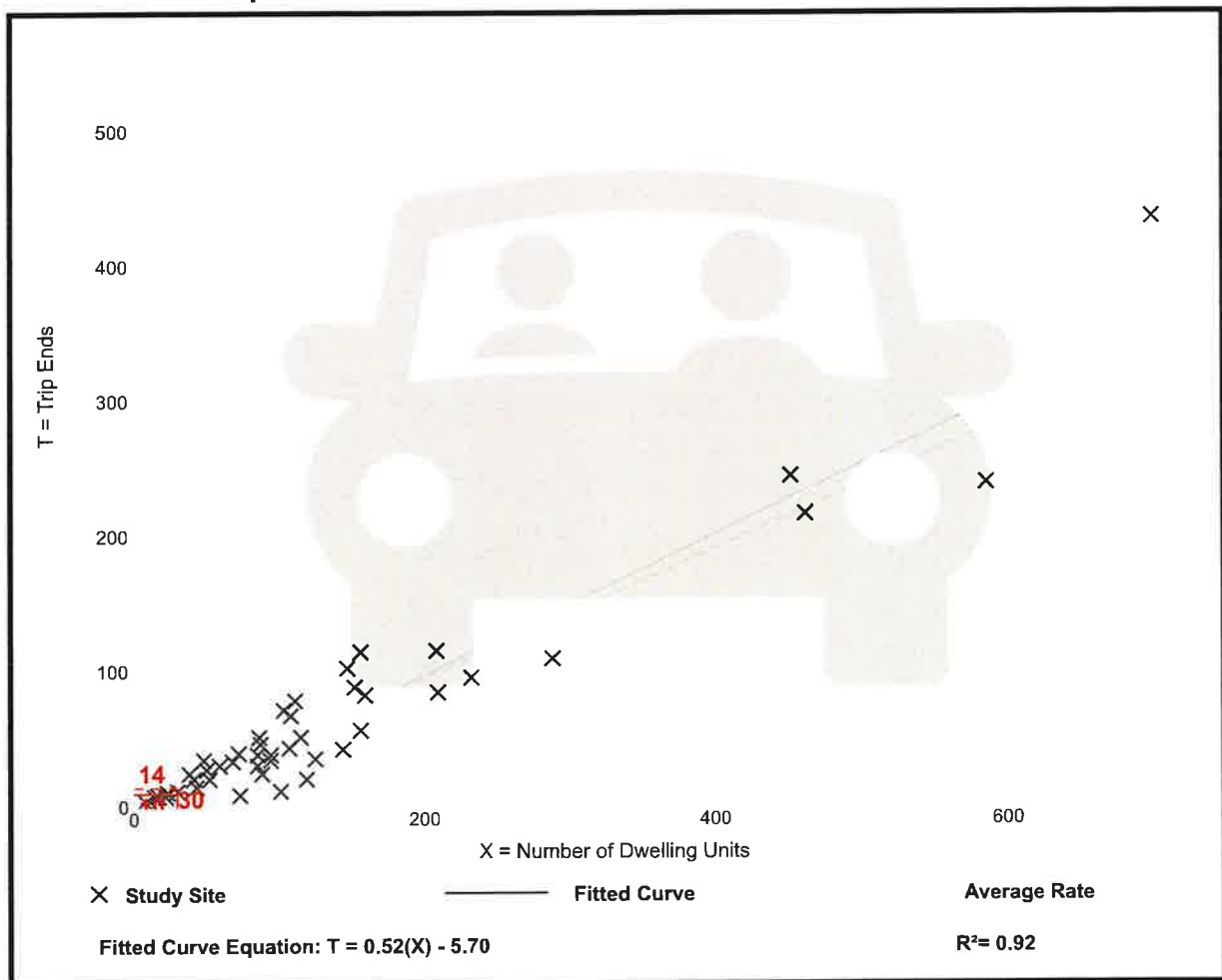
Range of Rates

0.12 - 0.74

Standard Deviation

0.14

Data Plot and Equation



Trip Gen Manual, 11th Edition

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Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

Avg. Num. of Dwelling Units: 136

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

0.57

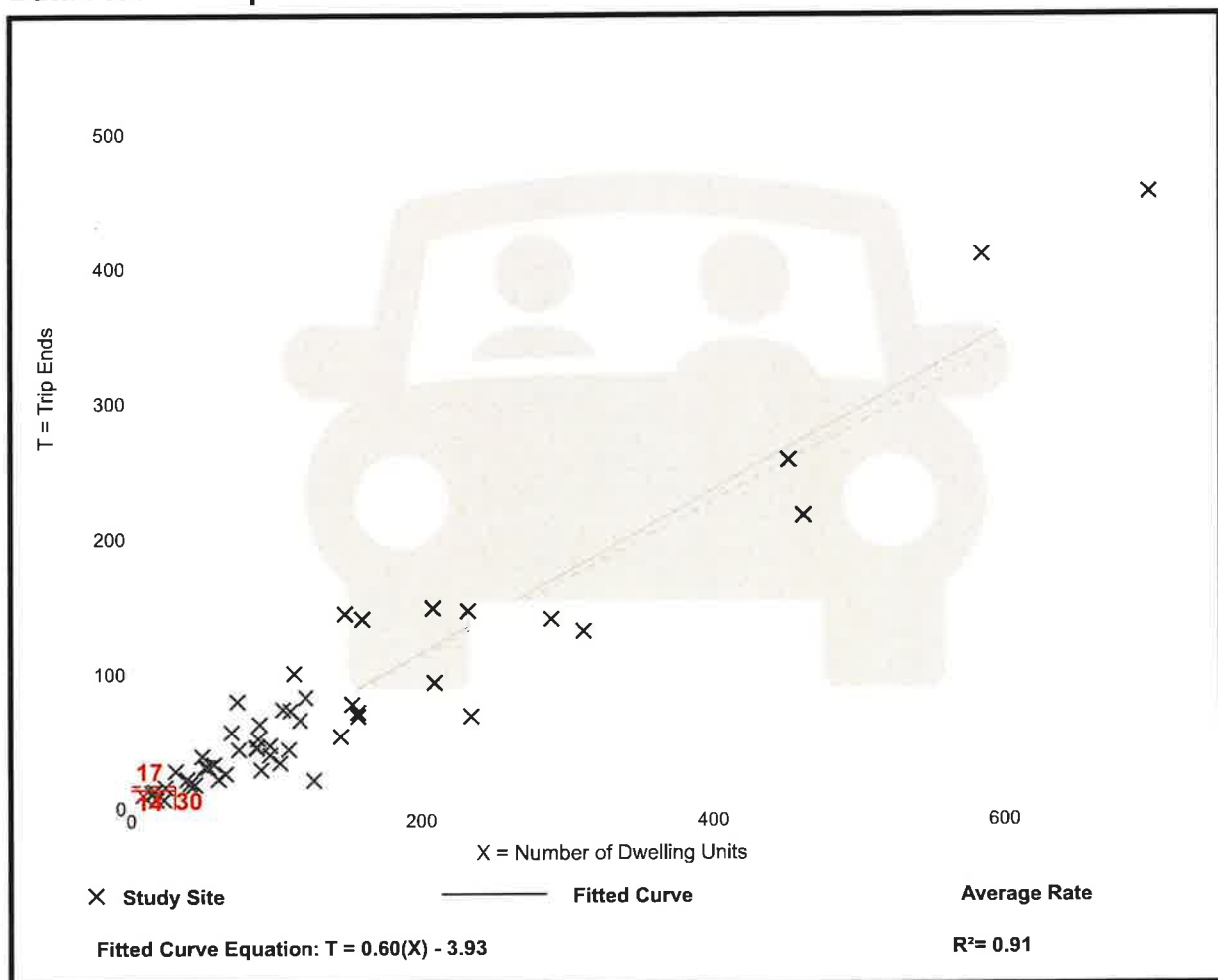
Range of Rates

0.17 - 1.25

Standard Deviation

0.18

Data Plot and Equation

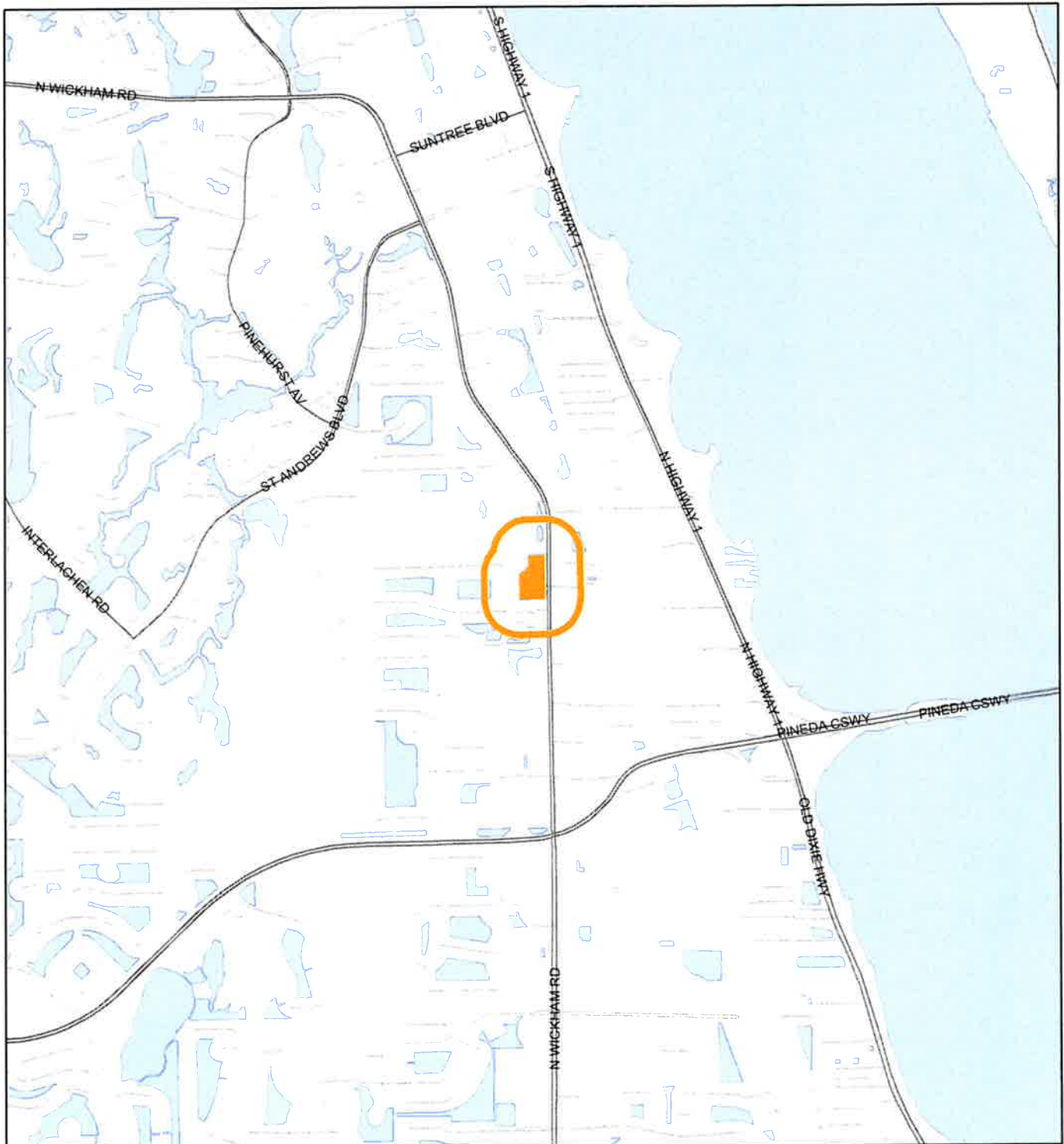


Trip Gen Manual, 11th Edition

● Institute of Transportation Engineers

LOCATION MAP

CASABELLA DEVELOPMENT LLC
24Z00064



1:24,000 or 1 inch = 2,000 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

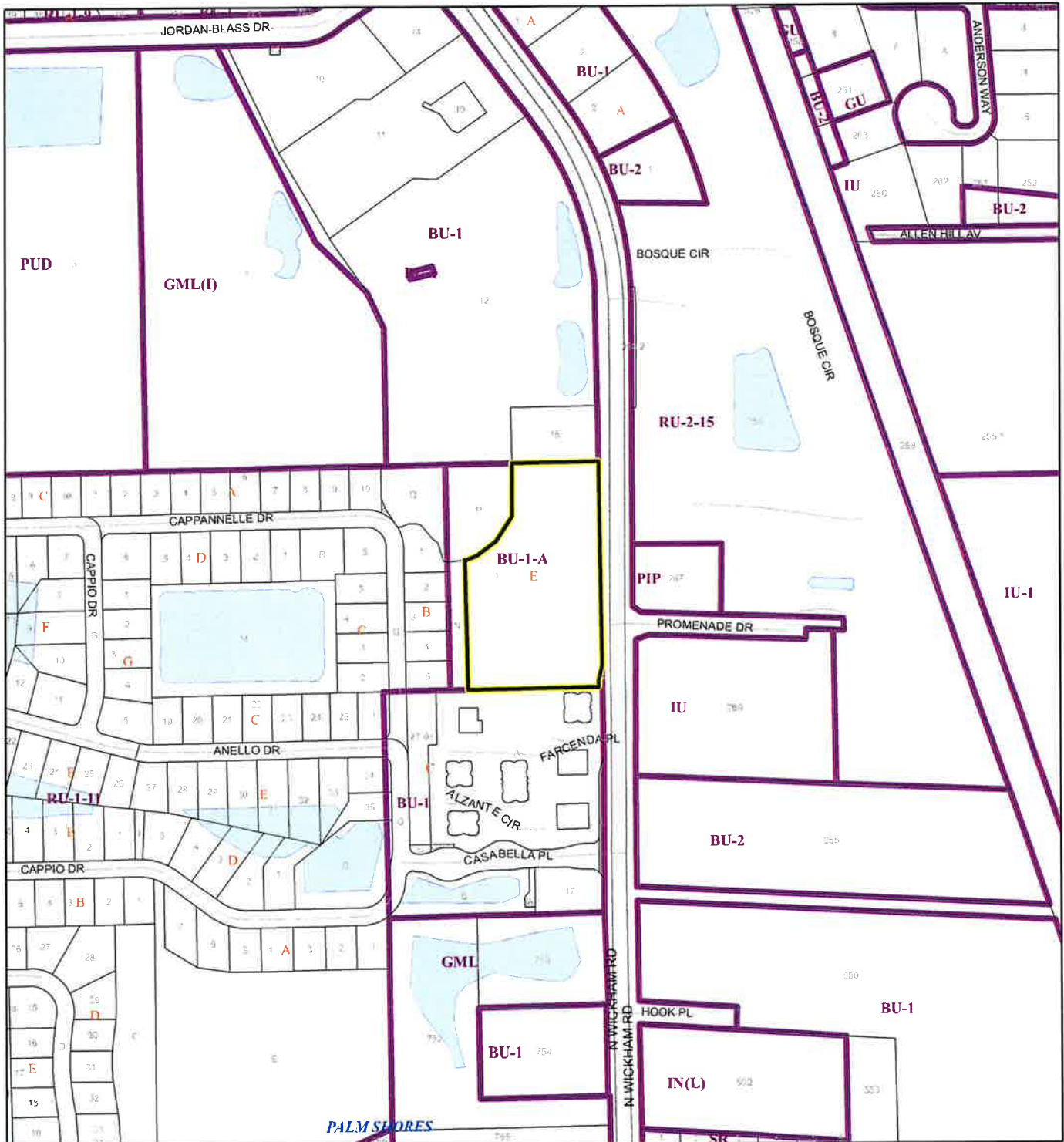
Produced by BoCC - GIS Date: 2/11/2025

- Buffer
- Subject Property

ZONING MAP

CASABELLA DEVELOPMENT LLC

24Z00064



1:4,800 or 1 inch = 400 feet

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Subject Property

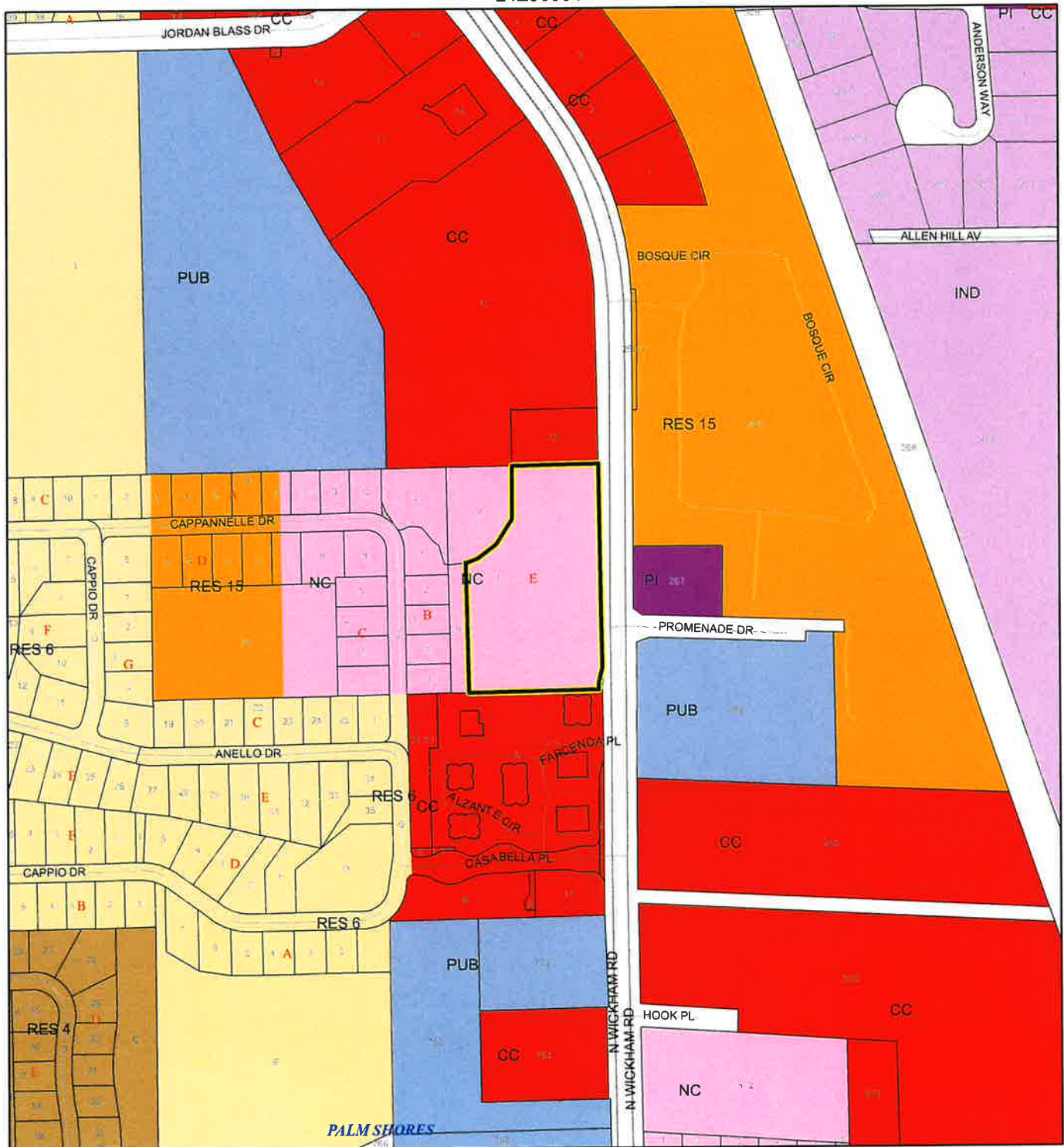
Parcels

Zoning

FUTURE LAND USE MAP

CASABELLA DEVELOPMENT LLC

24Z00064



1:4,800 or 1 inch = 400 feet

— Subject Property
 □ Parcels

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AERIAL MAP
CASABELLA DEVELOPMENT LLC
24Z00064



1:2,400 or 1 inch = 200 feet

PHOTO YEAR: 2024

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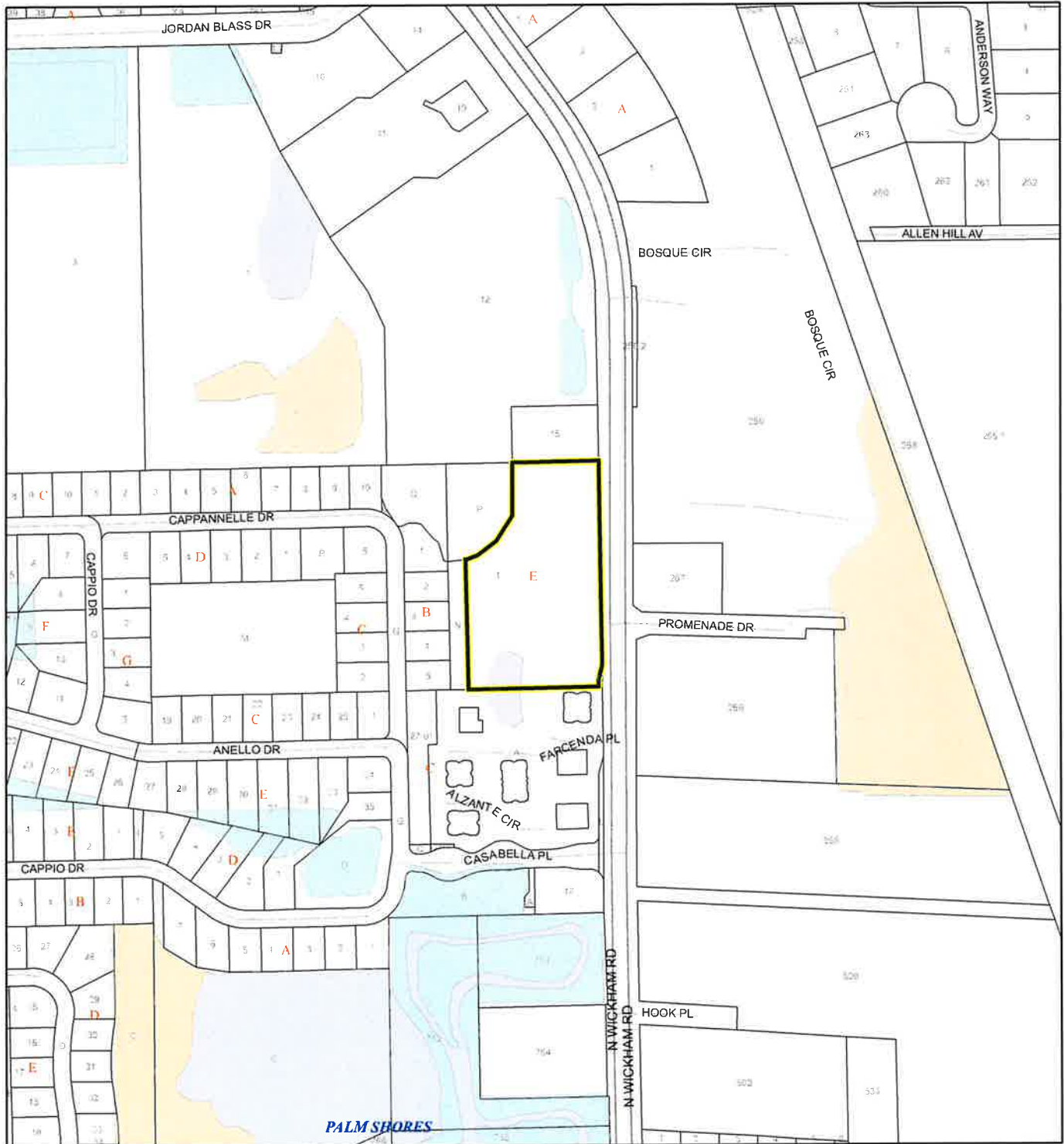
Produced by BoCC - GIS Date: 2/11/2025

— Subject Property
□ Parcels

NWI WETLANDS MAP

CASABELLA DEVELOPMENT LLC

24Z00064



1:4,800 or 1 inch = 400 feet

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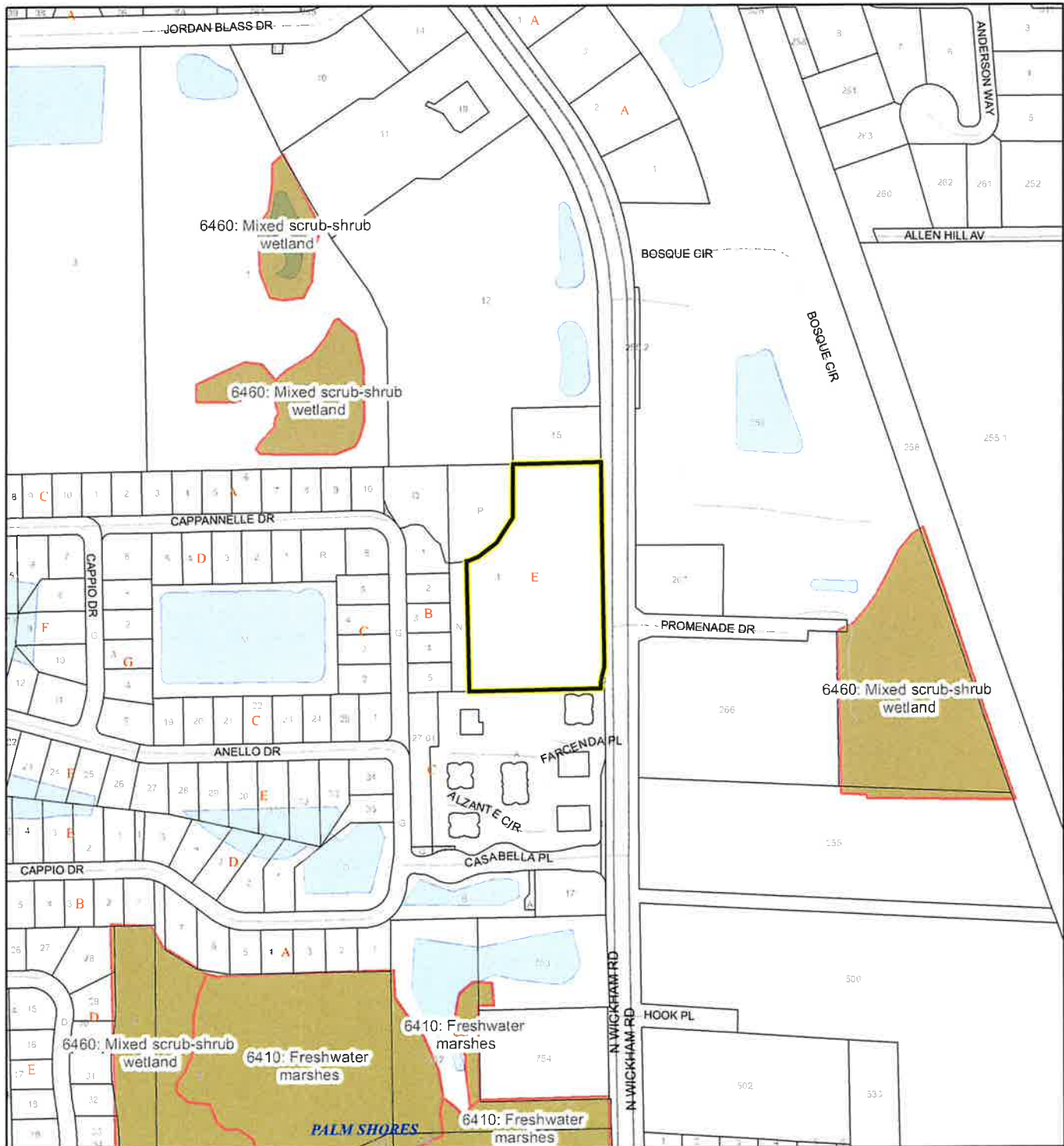
National Wetlands Inventory (NWI)

Estuarine and Marine Deepwater	Freshwater Pond
Estuarine and Marine Wetland	Lake
Freshwater Emergent Wetland	Other
Freshwater Forested/Shrub Wetland	Riverine
	Subject Property
	Parcels

SJRWMD FLUCCS WETLANDS - 6000 Series MAP

CASABELLA DEVELOPMENT LLC

24Z00064



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SJRWMD FLUCCS WETLANDS

- Wetland Hardwood Forests - Series 6100
- Wetland Coniferous Forest - Series 6200
- Wetland Forested Mixed - Series 6300
- Vegetated Non-Forested Wetlands - Series 6400
- Non-Vegetated Wetland - Series 6500

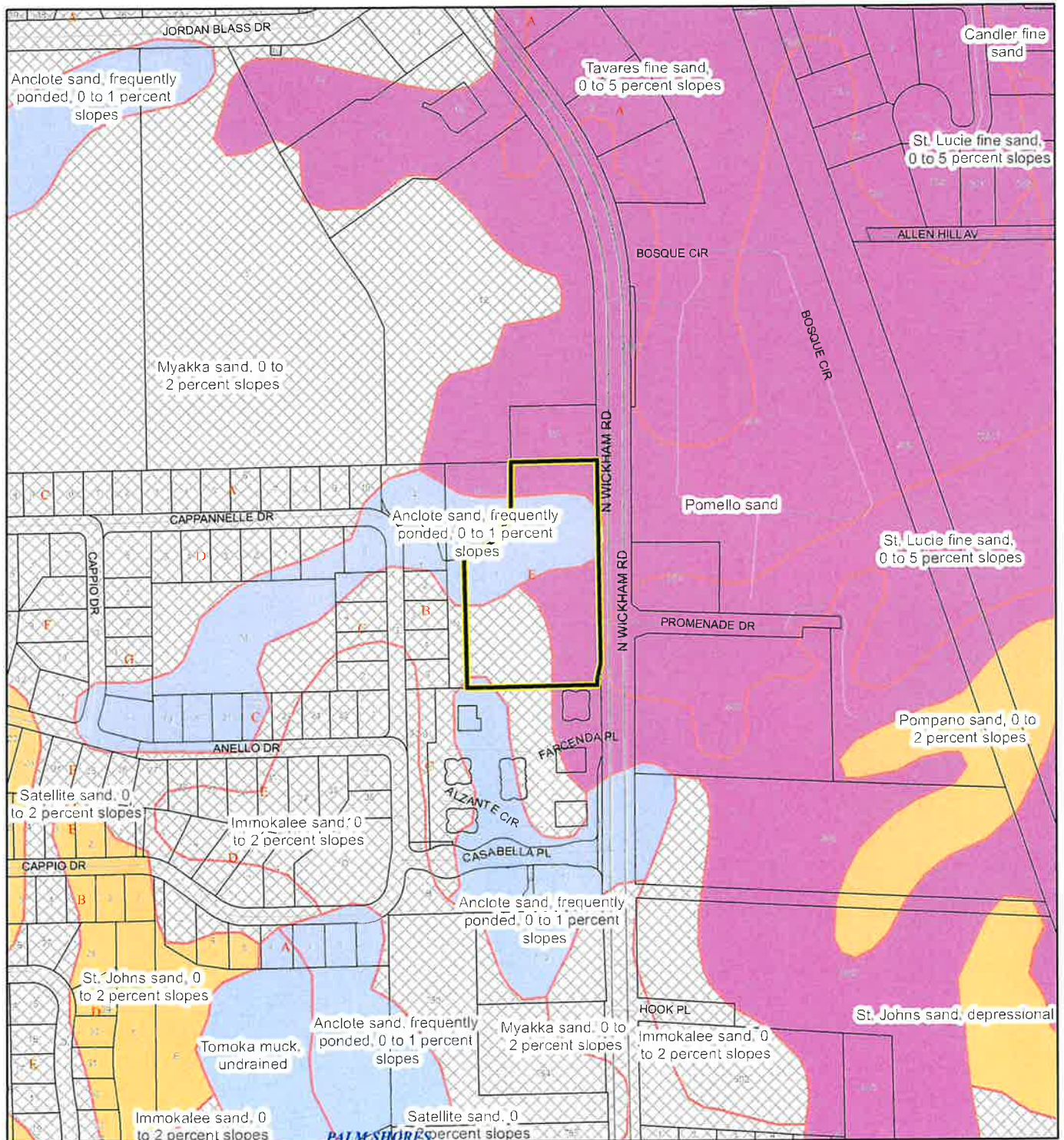
Subject Property

Parcels

USDA SCSSS SOILS MAP

CASABELLA DEVELOPMENT LLC

24Z00064



1:4,800 or 1 inch = 400 feet

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USDA SCSSS Soils

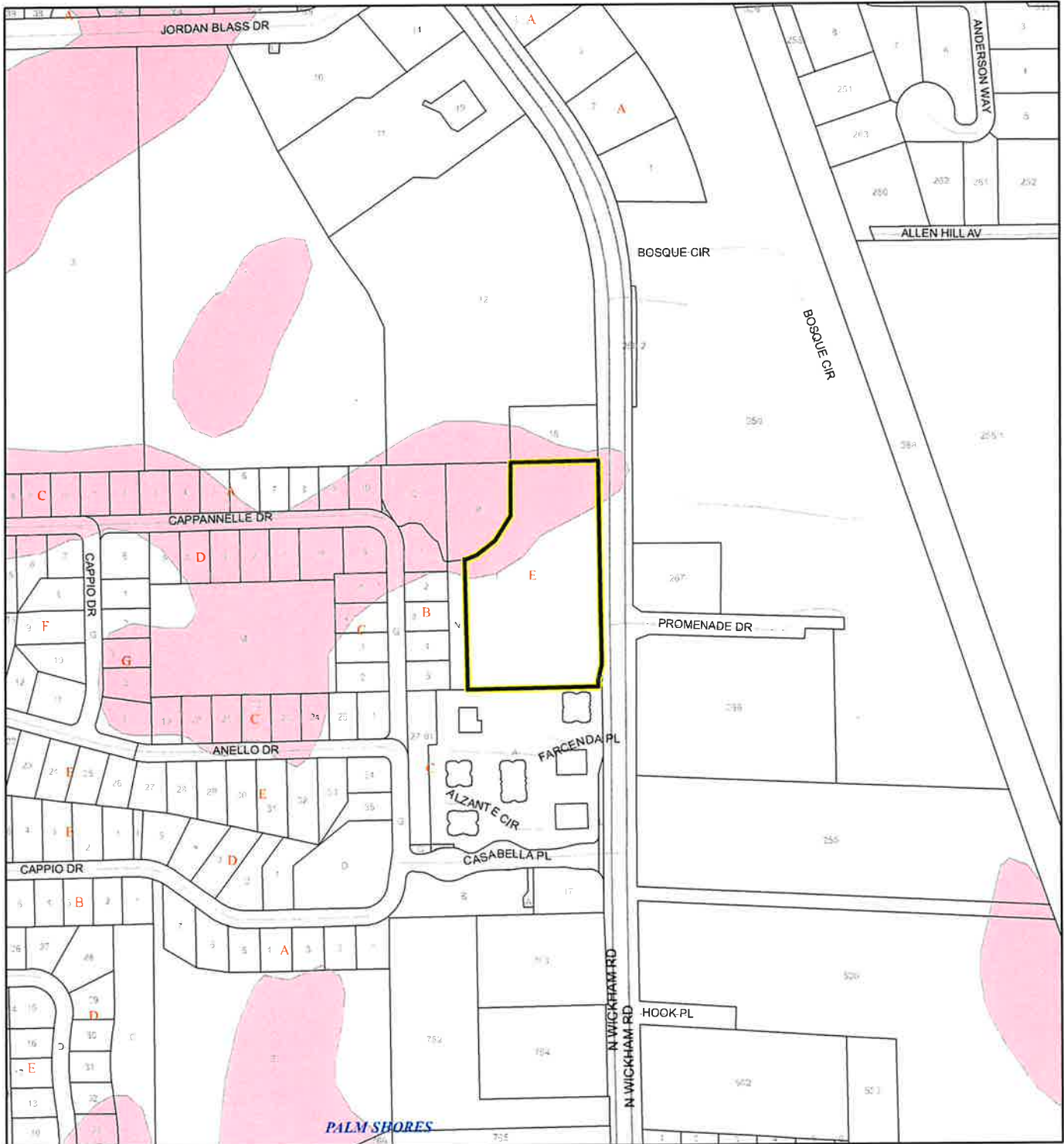
- Aquifer and Hydric
- Aquifer
- Hydric
- None

- Subject Property
- Parcels

FEMA FLOOD ZONES MAP

CASABELLA DEVELOPMENT LLC

24Z00064

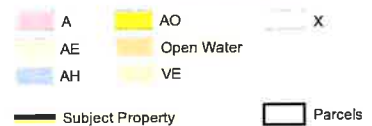


1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 2/11/2025

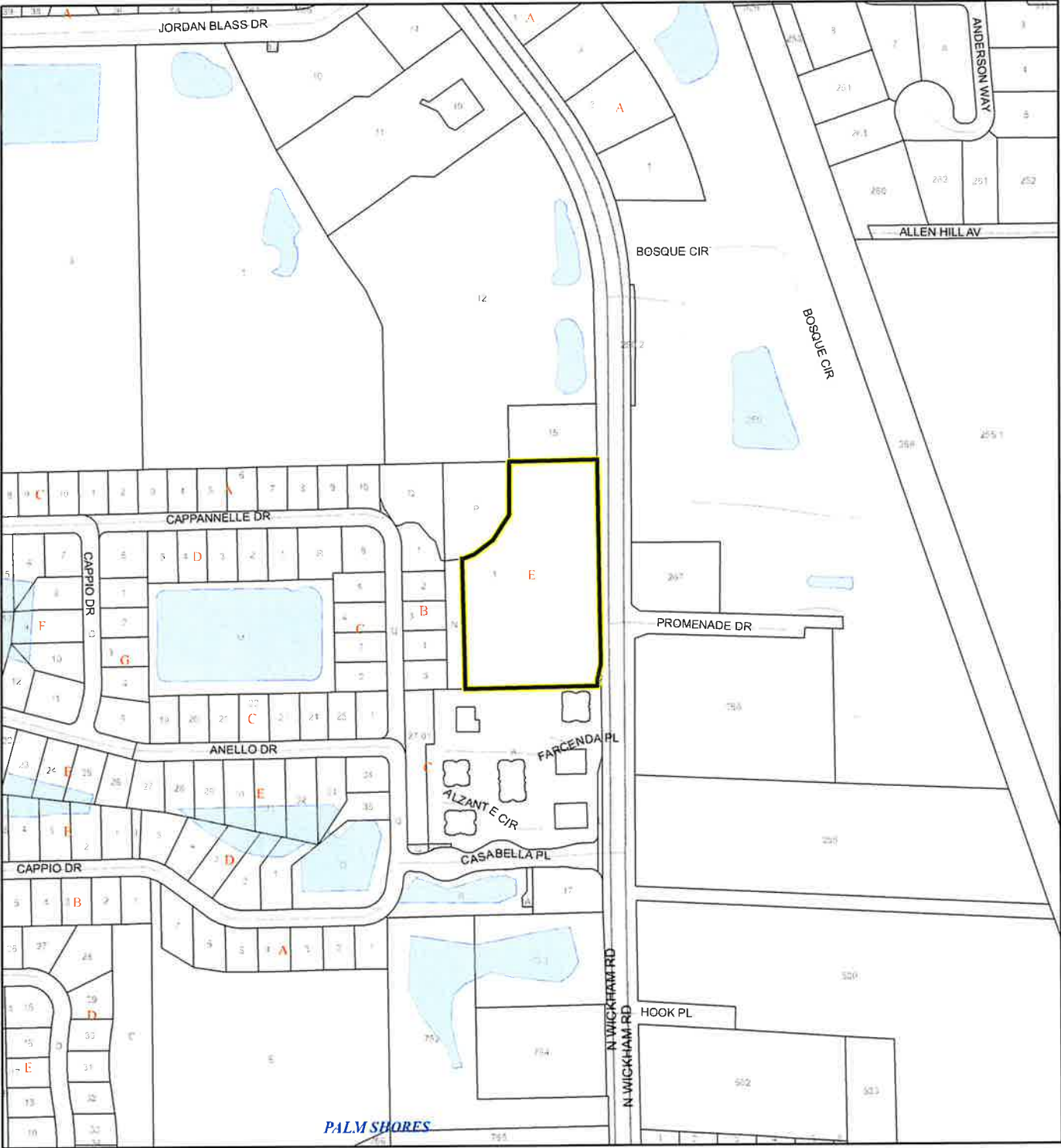
FEMA Flood Zones



COASTAL HIGH HAZARD AREA MAP

CASABELLA DEVELOPMENT LLC

24Z00064



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 2/11/2025

— Subject Property
□ Parcels

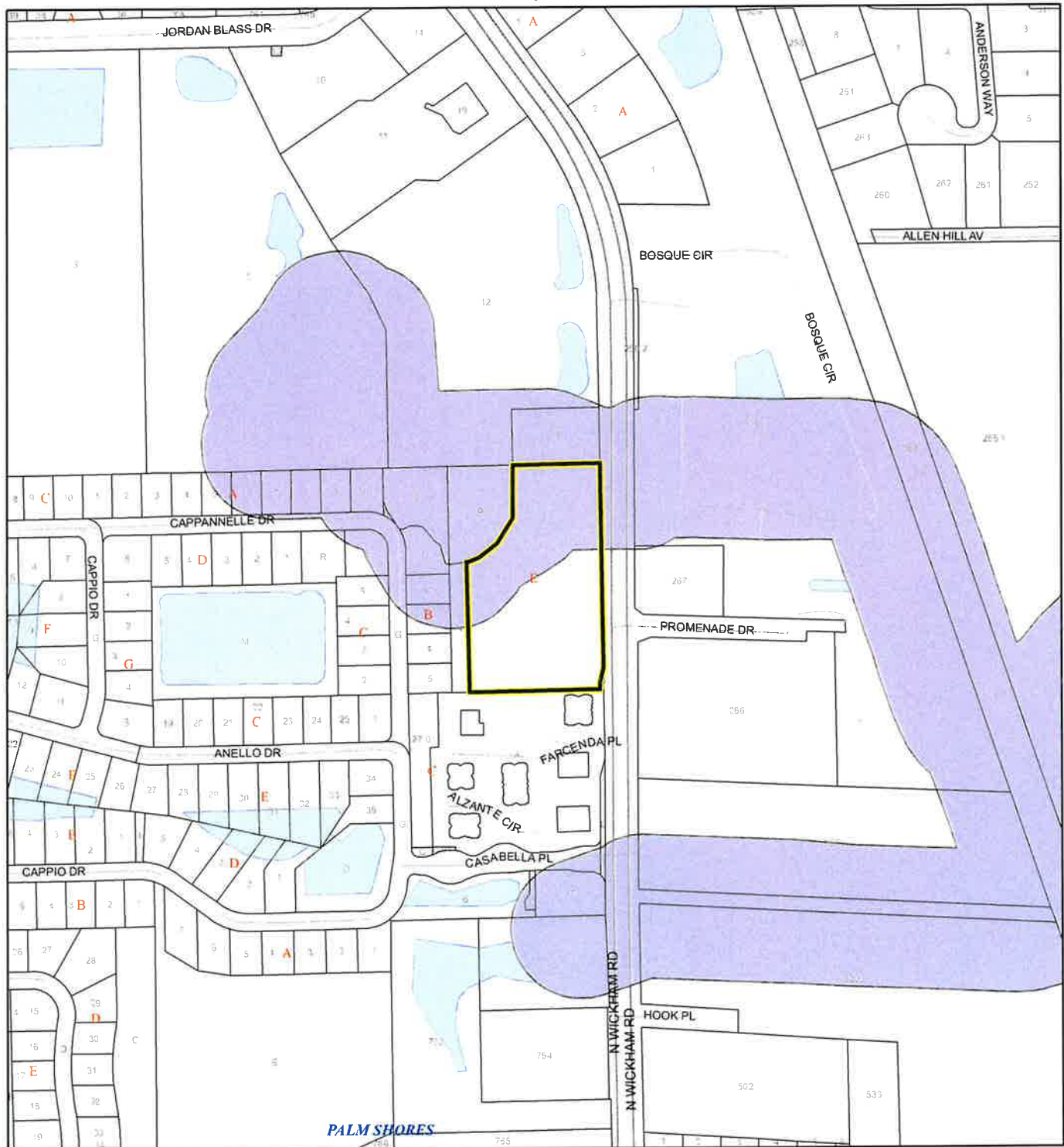
Coastal High Hazard Area

■ SurgeZoneCat1

INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

CASABELLA DEVELOPMENT LLC

24Z00064



1:4,800 or 1 inch = 400 feet

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Subject Property

Parcels

Septic Overlay

40 Meters

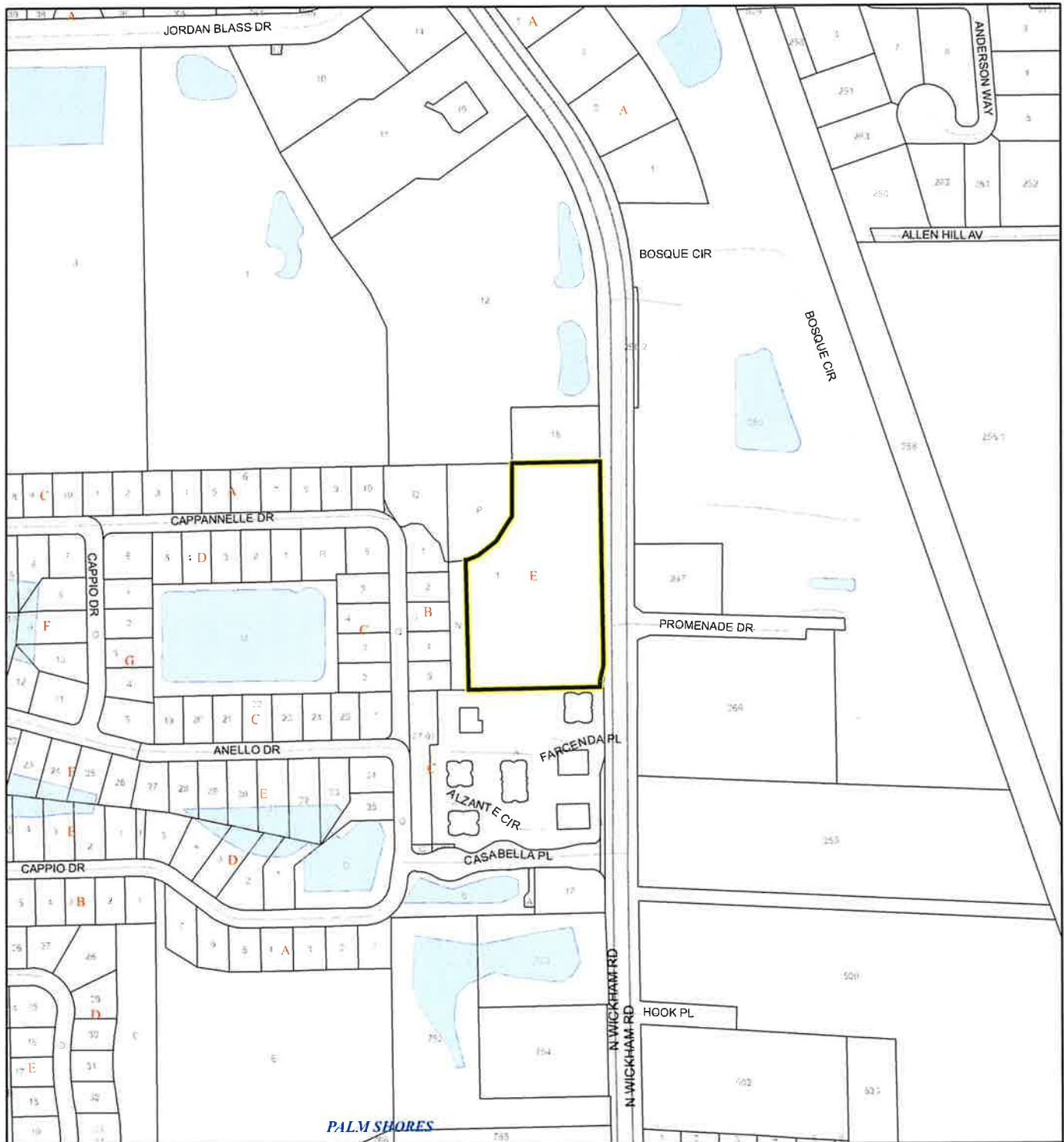
60 Meters

All Distances

EAGLE NESTS MAP

CASABELLA DEVELOPMENT LLC

24Z00064



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 2/11/2025

 Subject Property

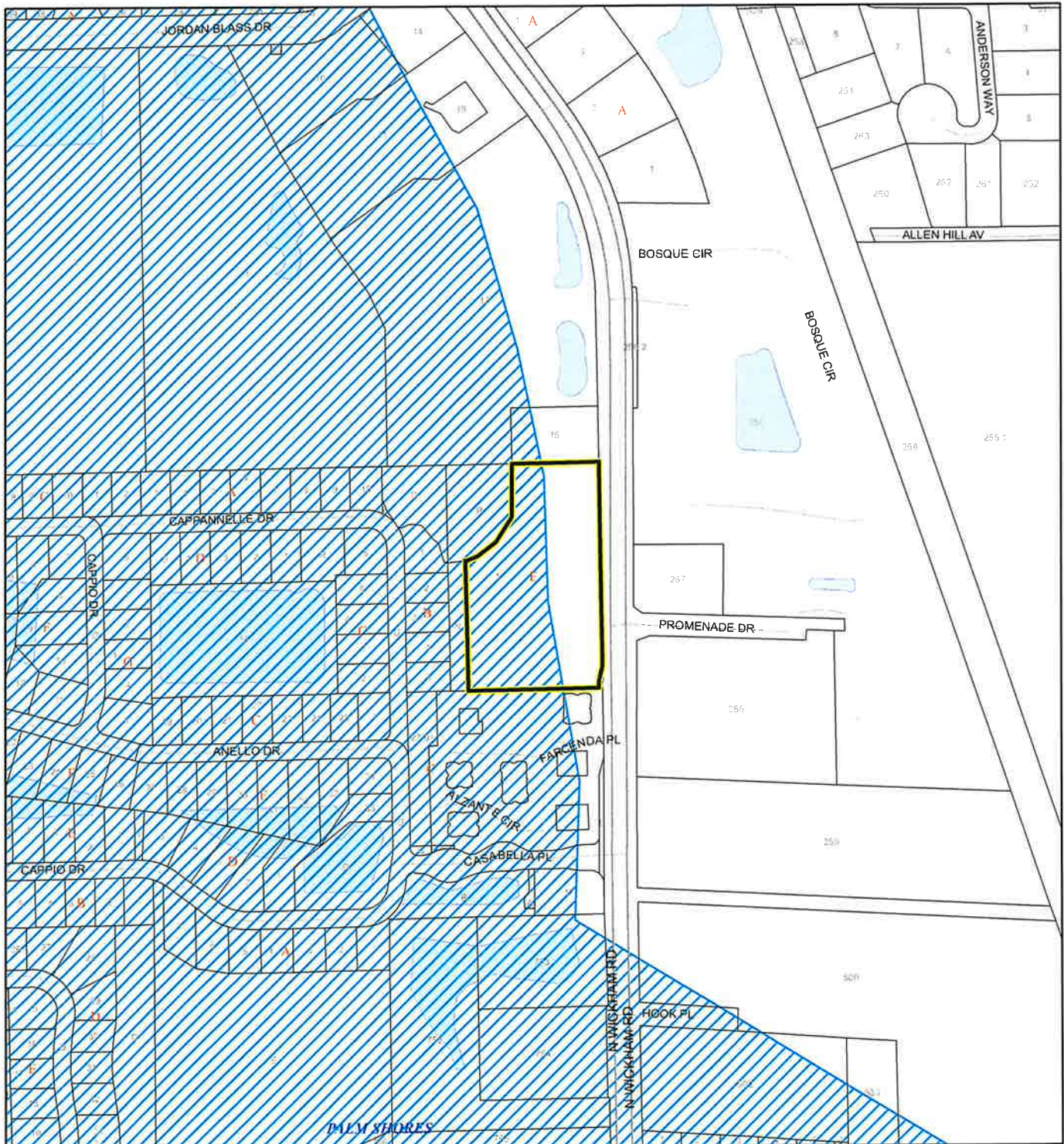
 Parcels

 Eagle Nests
FWS

SCRUB JAY OCCUPANCY MAP

CASABELLA DEVELOPMENT LLC

24Z00064




1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 2/11/2025

 Subject Property

 Parcels

 Scrub Jay Occupancy

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

CASABELLA DEVELOPMENT LLC

24Z00064



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 2/11/2025

SJRWMD FLUCCS Upland Forests

- Upland Coniferous Forest - 4100 Series
- Upland Hardwood Forest - 4200 Series
- Upland Mixed Forest - 4300 Series
- Tree Plantations - 4400 Series

Subject Property

Parcels

Board Meeting Date

7-17-25

Item Number: H.1

Motion By: RE KD

Second By: KA

Nay By: _____

Commissioner	DISTRICT	AYE	NAY
Commissioner Delaney	1	✓	
Vice Chair Goodson	2	✓	
Commissioner Adkinson	3	✓	
Commissioner Altman	5		
Chairman Feltner	4	✓	