



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Public Hearing

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H.1.

3/13/2025

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### **Subject:**

Cameron and Courtney Parker request a Small Scale Comprehensive Plan Amendment (24S.18), to change the Future Land Use Designation from RES 1:2.5 to RES 1. (24SS00018) (Tax Account 2401173) (District 1)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning and Development

### **Requested Action:**

It is requested that the Board of County Commissioners consider a Small Scale Comprehensive Plan Amendment (24S.18), to change the Future Land Use designation from RES 1:2.5 (Residential 1:2.5) to RES 1 (Residential 1).

### **Summary Explanation and Background:**

The applicant requests a Small-Scale Comprehensive Plan Amendment (SSCPA) to change the Future Land Use Map from Residential 1:2.5 (RES 1:2.5) on a one (1) acre lot. The applicant has a companion rezoning application, 24Z00068, requesting a change from GU to RR-1. Approval of the request will provide consistency with the requested zoning classification.

The subject property's current configuration was recorded in the Canaveral Groves Subdivision Survey Book 2, Page 59 dated October 1961.

The subject property retains the original FLU designation established in 1988 by the Brevard County Comprehensive Plan. The Residential 1:2.5 land use designation, which establishes the lowest density of all the residential future land use designations, permits a maximum density of up to one (1) unit per 2.5 acres. The requested Residential 1 land use designation permits low density residential development with a maximum density of up to one (1) unit per acre. Since the inception noted above, the subject property has been substandard to the lot size of the FLU.

The subject parcel is located north of Erie St. on the east side of Shawnee PL, approximately one-half mile south of Canaveral Groves Blvd.

To the north is a 1.02 acre parcel developed as a single-family residence with GU zoning and RES 1:2.5 FLU designation. To the south are three, one (1) acre lots with AU or GU zoning with RES 1:2.5 designation. Two lots are vacant (one with AU and the other with GU zoning) and one has a single-family residence with GU zoning. To the east is a single-family residence on 1.01 acres with GU zoning and RES 1:2.5 designation. To the

west is a single-family residence on 1.01 acre with GU zoning and RES 1:2.5 designation.

The Board may wish to consider if the request is consistent with the Comprehensive Plan and compatible with the surrounding area.

On February 17, 2025, the Local Planning Agency heard the request and unanimously recommended approval.

**Clerk to the Board Instructions:**

Once filed with the State, please return a copy of the executed Ordinance to Planning and Development.



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

March 14, 2025

Rachel Sadoff  
County Clerk  
Brevard County  
Post Office Box 999  
Titusville, FL 32781-0999

Dear Rachel Sadoff,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Brevard County Ordinance No. 25-03, which was filed in this office on March 14, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Kimberly.Powell@brevardclerk.us

March 14, 2025

**MEMORANDUM**

**TO:** Billy Prasad, Interim Planning and Development Director    Attn: Trina Gilliam

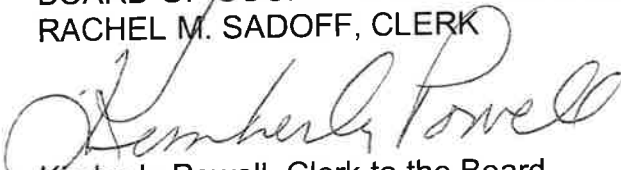
**RE:** Item H.1., Ordinance for Small Scale Plan Amendment (24S.18), Changing the Future Land Use Designation from RES 1:2.5 to RES 1

The Board of County Commissioners, in regular session on March 13, 2025, adopted Ordinance No. 25-03, setting forth the third Small Scale Comprehensive Plan Amendment of 2025 (24S.18) to change the Future Land Use designation from RES 1:2.5 to RES 1 (24SS00018). Enclosed is a fully-executed Ordinance.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK



Kimberly Powell, Clerk to the Board

Encl. (1)

cc: County Attorney

ORDINANCE 25-03

AN ORDINANCE AMENDING ARTICLE III, CHAPTER 62, OF THE CODE OF ORDINANCES OF BREVARD COUNTY, ENTITLED "THE 1988 COMPREHENSIVE PLAN", SETTING FORTH THE THIRD SMALL SCALE PLAN AMENDMENT OF 2025, 24S.18 TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; AMENDING SECTION 62-501 ENTITLED CONTENTS OF THE PLAN; SPECIFICALLY AMENDING SECTION 62-501, PART XVI(E), THE FUTURE LAND USE APPENDIX; AND PROVISIONS WHICH REQUIRE AMENDMENT TO MAINTAIN INTERNAL CONSISTENCY WITH THESE AMENDMENTS; PROVIDING LEGAL STATUS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3161 et. seq., Florida Statutes (1987) established the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Section 163.3167, Florida Statutes, requires each County in the State of Florida to prepare and adopt a Comprehensive Plan as scheduled by the Department of Economic Opportunity; and

WHEREAS, on September 8, 1988, the Board of County Commissioners of Brevard County, Florida, approved Ordinance No. 88-27, adopting the 1988 Brevard County Comprehensive Plan, hereafter referred to as the 1988 Plan; and

WHEREAS, Sections 163.34 and 163.3187, and 163.3189, Florida Statutes, established the process for the amendment of comprehensive plans pursuant to which Brevard County has established procedures for amending the 1988 Plan; and

WHEREAS, Brevard County initiated amendments and accepted application for small scale amendments to the Comprehensive Plan for adoption in calendar year 2024 as Small Scale Plan Amendment 24S.18; and

WHEREAS, Brevard County established Technical Advisory Groups consisting of County technical employees grouped according to their operational relationship to the subject of a plan element or sub-element being prepared or amended, and these

Officially filed with the Secretary of State on March 14, 2025.

Technical Advisory Groups have provided technical expertise for the Amendment 24S.18; and

WHEREAS, the Board of County Commissioners of Brevard County, Florida, have provided for the broad dissemination of proposals and alternatives, opportunity for written comments, public hearings after due public notice, provisions for open discussion, communication programs and consideration of and response to public comments concerning the provisions contained in the 1988 Plan and amendments thereto; and

WHEREAS, Section 62-181, Brevard County Code designated the Brevard County Planning and Zoning Board as the Local Planning Agency for the unincorporated areas of Brevard County, Florida, and set forth the duties and responsibilities of said local planning agency; and

WHEREAS, on February 17, 2025, the Brevard County Local Planning Agency held a duly noticed public hearing on Plan Amendment 24S.18, and considered the findings and advice of the Technical Advisory Groups, and all interested parties submitting comments; and

WHEREAS, on March 13, 2025, the Brevard County Board of County Commissioners held a duly noticed public hearing, and considered the findings and recommendations of the Technical Advisory Group, and all interested parties submitting written or oral comments, and the recommendations of the Local Planning Agency, and upon thorough and complete consideration and deliberation, approved for adoption Plan Amendment 24S.18; and

WHEREAS, Small Scale Plan Amendment 24S.18 adopted by this Ordinance comply with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Plan Amendment 24S.18 adopted by this Ordinance is based upon findings of fact as included in data and analysis.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, as follows:

Section 1. Authority. This ordinance is adopted in compliance with, and pursuant to the Local Government Comprehensive Planning and Land Development Regulations Act, Sections 163.3184 and 163.3187, Florida Statutes.

Section 2. Purpose and Intent. It is hereby declared to be the purpose and intent of this Ordinance to clarify, expand, correct, update, modify and otherwise further the provisions of the 1988 Brevard County Comprehensive Plan.

Section 3. Adoption of Comprehensive Plan Amendments. Pursuant to Plan Amendment 24S.18 to the 1988 Comprehensive Plan, Article III, Chapter 62-504, Brevard County Code, the 1988 Brevard County Comprehensive Plan is hereby amended based on documentation shown in Exhibit A and as specifically shown in Exhibit B. Exhibits A and B are hereby incorporated into and made part of this Ordinance.

Section 4. Legal Status of the Plan Amendments. After and from the effective date of this Ordinance, the plan amendment, Plan Amendment 24S.18, shall amend the 1988 Comprehensive Plan and become part of that plan and the plan amendment shall retain the legal status of the 1988 Brevard County Comprehensive Plan established in Chapter 62-504 of the Code of Laws and Ordinances of Brevard County, Florida, as amended.

Section 5. Severability. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, but the effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

Section 6. Effective Date. The effective date of this small scale plan amendment shall be 31 days after adoption, unless the amendment is challenged

pursuant to Section 163.3187(3), Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Economic Opportunity, or the Administration Commission, finding the amendment in compliance with Section 163.3184, Florida Statutes. A certified copy of the ordinance shall be filed with the Office of the Secretary of State, State of Florida, within ten days of enactment.

DONE AND ADOPTED in regular session, this 13<sup>th</sup> day of March, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

  
\_\_\_\_\_  
Rachel M. Sadoff, Clerk

By: \_\_\_\_\_  
Rob Feltner, Chairman

As approved by the Board on March 13, 2025.



**EXHIBIT A**  
**24S.18 SMALL SCALE**  
**COMPREHENSIVE PLAN AMENDMENT**

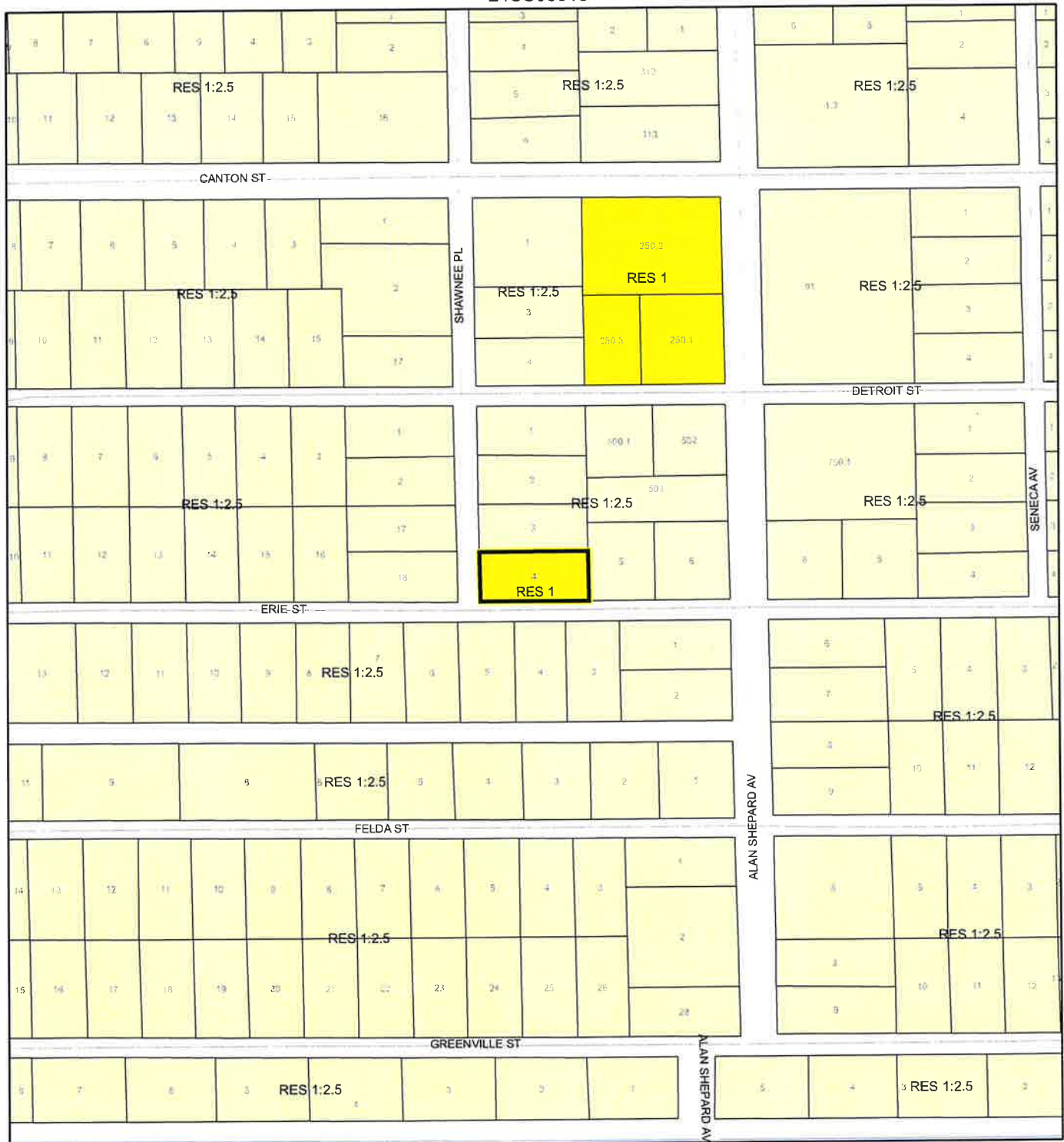
**Contents**

1. Proposed Future Land Use Map

# PROPOSED FUTURE LAND USE MAP

PARKER, CAMERON

24SS00018



1:4,800 or 1 inch = 400 feet

Subject Property  
Parcels

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: 12/6/2024

## **EXHIBIT B**

### **Contents**

#### **1. Legal Description**

The South 170 feet of the East 342 feet of the West 2196 feet of the North 1/2 of the South 1/2 of the North 1/2 of the Southwest 1/4, LESS the West 30 feet and LESS the South 30 feet thereof, Section 2, Township 24 South, Range 35 East, Brevard County, Florida (Also known as Tract 4, Block 34 of an unrecorded map of Section 2).

## **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.

**FUTURE LAND USE MAP SERIES  
PLAN AMENDMENT**

**STAFF COMMENTS**

*Small Scale Plan Amendment 24S.18 (24SS00018)*  
**Township 24, Range 35, Section 2**

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**Property Information**

Owner / Applicant: **Cameron and Courtney Parker**

Adopted Future Land Use Map Designation: Residential 1:2.5 (RES 1:2.5)

Requested Future Land Use Map Designation: Residential 1 (RES 1)

Acreage: 1.0

Tax Account #: 2401173

Site Location: 4385 Shawnee PL, Cocoa, FL 32926

Commission District: 1

Current Zoning: General Use (GU)

Requested Zoning: Rural Residential (RR-1)

**Background & Purpose**

The applicant requests a Small-Scale Comprehensive Plan Amendment (SSCPA) to change the Future Land Use Map from Residential 1:2.5 (RES 1:2.5) on a one (1) acre lot. The applicant has a companion rezoning application, **24Z00068**, requesting a change from GU to RR-1. Approval of the request will provide consistency with the requested zoning classification.

The subject property's current configuration was recorded in the Canaveral Groves Subdivision Survey Book 2, Page 59 dated October 1961.

The subject property retains the original FLU designation established in 1988 by the Brevard County Comprehensive Plan. The Residential 1:2.5 land use designation, establishes the lowest density of all the residential future land use designations, permits a maximum density of up to one (1) unit per 2.5 acres. The requested Residential 1 land use designation permits low density residential development with a maximum density of up to one (1) unit per acre. Since the inception noted above, the subject property has been substandard to the lot size of the FLU.

The subject parcel is located north of Erie St. on the east side of Shawnee PL, approximately one-half mile south of Canaveral Groves Blvd.

There are no current code enforcement complaints on the property.

### Surrounding Land Use Analysis

	Existing Use	Zoning	Future Land Use
<b>North</b>	Single-family residential	GU	RES 1:2.5
<b>South</b>	Vacant Land	AU and GU	RES 1:2.5
<b>East</b>	Single-family residential	GU	RES 1:2.5
<b>West</b>	Single-family residential	GU	RES 1:2.5

To the north is a 1.02 acre parcel developed as a single-family residence with GU zoning and RES 1:2.5 FLU designation.

To the south are three, one (1) acre lots with AU or GU zoning with RES 1:2.5 designation. Two lots are vacant (one with AU and the other with GU zoning) and one has a single-family residence with GU zoning.

To the east is a single-family residence on 1.01 acres with GU zoning and RES 1:2.5 designation.

To the west is a single-family residence on 1.01 acre with GU zoning and RES 1:2.5 designation.

### Future Land Use

The GU zoning classification is considered consistent with the existing RES 1:2.5 Future Land Use designation provided on the FLUM series contained within Chapter XI – Future Land Use Element of Brevard County’s Comprehensive Plan. The proposed RR-1 zoning classification may be considered consistent with the requested Residential 1 (RES 1) Future Land Use designation.

### Comprehensive Plan Policies/Comprehensive Plan Analysis

Comprehensive Plan Policies are shown in plain text; Staff Findings of Fact are shown in **bold**.

**Notice:** The Comprehensive Plan establishes the broadest framework for reviewing development applications and provides the initial level of review in a three layer screening process. The second level of review entails assessment of the development application’s consistency with Brevard County’s zoning regulations. The third layer of review assesses whether the development application conforms to site planning/land development standards of the Brevard County Land Development Code. While each of these layers individually affords its own evaluative value, all three layers must be cumulatively considered when assessing the appropriateness of a specific development proposal.

**FLUE Policy 1.9** –The Residential 1 land use designation permits low density residential development with a maximum density of up to one (1) unit per acre, except as otherwise may be provided for within this element. The Residential 1 land use designation may be considered for lands within the following generalized locations, unless otherwise limited by this Comprehensive Plan:

Criteria:

A. Areas adjacent to existing Residential 1 land use designation; or

**The subject property is not located adjacent to any existing Residential 1 land use designation. However, a RES 1 FLU designation is located north of the subject within 500 feet.**

B. Areas which serve as a transition between existing land uses or land use designations with density greater than one (1) unit per acre and areas with lesser density; or

**The subject property does not serve as a transition between existing land use designations and land use designations of greater than one (1) unit per acre. Residential densities greater than one (1) unit per acre have not been established in this area.**

C. Unincorporated areas which are adjacent to incorporated areas and may be considered a logical transition for Residential 1.

**The subject property is not adjacent to an incorporated area.**

D. Up to a 25% density bonus to permit up to 1.25 dwelling units per acre may be considered with a Planned Unit Development where deemed compatible by the County with adjacent development, provided that minimum infrastructure requirements set forth in Policy 1.2 are available. Such higher densities should be relegated to interior portions of the PUD tract, away from perimeters, to enhance blending with adjacent areas and to maximize the integration of open space within the development and promote interconnectivity with surrounding uses. This density bonus shall not be utilized by properties within the CHHA.

**This application is not for a PUD.**

The applicant's request can be considered consistent with the existing Future Land Use. The Board should evaluate the compatibility of this application within the context of Administrative Policies 2 – 8 of the Future Land Use Element.

**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 requested RR-1 zoning would allow for one single-family residence due to lot size. It is compatible with the established residential character of this part of Canaveral Groves. This request is not anticipated to significantly diminish the enjoyment, safety or quality of life.**

- 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 (Member Appraisal Institute) 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 historical land use pattern of the surrounding development is characterized as single-family residential on platted one (1) acre lots that are not consistent with adopted RES 1:2.5 density limit.**

**There are two (2) FLU designations: RES 1:2.5 and RES 1 within a 0.5 mile radius of the subject property. RES 1:2.5 is the prominent FLU in the surrounding area.**

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

**There has been no new development within 0.5 miles of the subject property within the last three years.**

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

**There has not been any approved development within this area in the preceding three (3) years that has yet to be constructed. However, there has been a recent zoning action:**

- **22Z00019: Within a half mile, northeast of the subject property on Alan Shepard, on 08/14/2022, approved rezoning from AU to RR-1 and is developed with a single-family residence.**

- 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.**

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.

**The developed character of the surrounding area which is south of Canaveral Groves Blvd., west of Grissom Pkwy., north of the City of Cocoa, and east of Interstate 95 is exclusively single-family residential on lots of one (1) acre or more.**

**There are multiple zoning classifications within a 0.5 mile radius of the subject property: GU, AU, AU(L), and RR-1 zoning classifications.**

**The request would recognize existing development trends. Furthermore, the GU zoning classification is a holding classification that allows single-family residential on lots 5 acres or larger.**

**This request is not anticipated to have a measurable impact on the area in terms of trip generation, or parking. 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.

**The subject property is in a platted residential neighborhood bounded by Canaveral Groves Blvd. to the north, Grissom Pkwy. to the east, the City of Cocoa to the south and Interstate 95 to the west.**



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.

**There are no neighborhood commercial uses established in this area.**

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.

**This area is not transitional.**

### **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 unmitigable impact on significant natural wetlands, water bodies or habitat for listed species.

A majority of the subject parcel contains mapped hydric soils (Holopaw sand, 0 to 2 percent slopes; and Valkaria sand); indicators that wetlands may be present on the property. **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. **Per Section 62-3694(e), any wetland impact, authorized under this division, for residential use shall be limited to the structural building area requirements for the primary use as defined by the zoning code, on-site disposal system requirements, and the 100-year flood elevation requirement for first floor elevations, and necessary ingress and egress.** 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.**

### **Preliminary Concurrency**

The closest concurrency management segment to the subject property is Canaveral Groves Blvd. between Lee St. and Grissom Pkwy., which has a Maximum Acceptable Volume (MAV) of 15,600 trips per day, a Level of Service (LOS) of E, and currently operates at 48.49% of capacity daily. The maximum development potential from the proposed rezoning increases the percentage of MAV utilization by 0.09%. The corridor is anticipated to operate at 48.58% of capacity daily. The proposal is not anticipated to create a deficiency in LOS.

No school concurrency information has been provided as the development potential of this site falls below the minimum number of new residential lots that would require a formal review.

Potable water and/or sanitary sewer service to the subject property is not available from any provider.

### **Environmental Constraints**

#### **Summary of Mapped Resources and Noteworthy Land Use Issues:**

- Hydric Soils
- Aquifer Recharge Soils
- Floodplain Protection
- Land Clearing and Landscape Requirements
- Protected and Specimen Trees
- Protected Species

### **Historic Resources**

There are no recorded historical or archaeological sites on the project site according to the Master Site File from the Florida Division of Historic Resources.

### **For Board Consideration**

The Board may wish to consider if the request is consistent with the Comprehensive Plan and compatible with the surrounding area.

**NATURAL RESOURCES MANAGEMENT DEPARTMENT**  
**Land Use Review & Summary**  
**Item No. 24SS000018**

**Applicant:** Cameron Parker (Owner: Cameron Parker)

**Land Use Request:** RES 1:2.5 TO RES 1

**Note:** to build SFR (24BC20372)

**LPA Hearing:** 02/17/2025; **BCC Hearing:** 03/13/2025

**Tax ID No.:** 2401173

- 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:**

- Hydric Soils
- Aquifer Recharge Soils
- Floodplain Protection
- Land Clearing and Landscape Requirements
- Protected and Specimen Trees
- Protected Species

**Land Use Comments:**

**Hydric Soils**

A majority of the subject parcel contains mapped hydric soils (Holopaw sand, 0 to 2 percent slopes; and Valkaria sand); indicators that wetlands may be present on the property. **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. **Per Section 62-3694(e), any wetland impact, authorized under this division, for residential use shall be limited to the structural building area requirements for the primary use as defined by the zoning code, on-site disposal system requirements, and the 100-year flood elevation requirement for first floor elevations, and necessary ingress and egress.** 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 Valkaria sand, which may also function as an aquifer recharge soil. Mapped topographic elevations indicate the soils may consist of Type 3 Aquifer Recharge soils that have 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."

### **Protected and Specimen Trees**

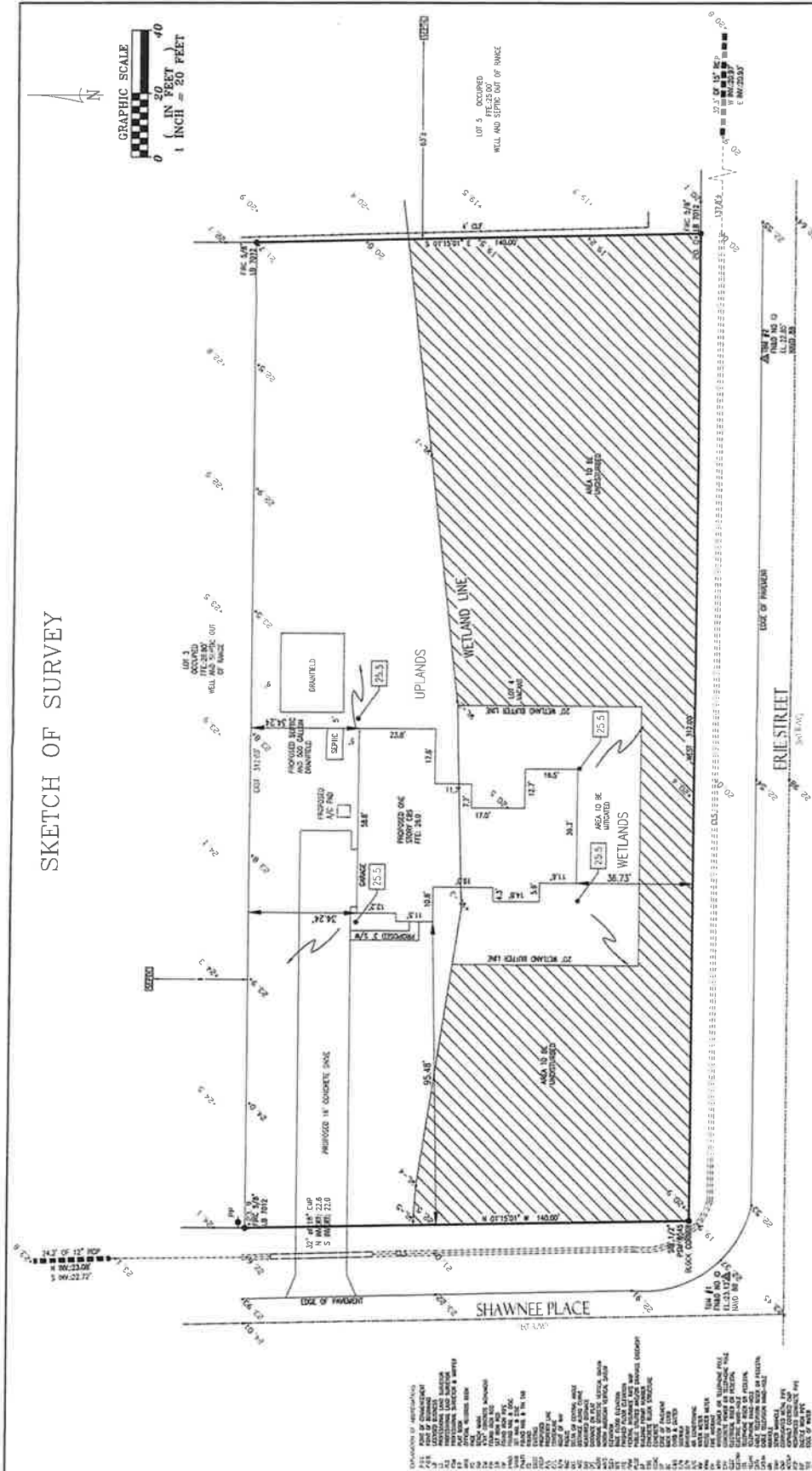
Protected ( $\geq 10$  inches in diameter) and Specimen Trees ( $\geq 24$  inches in diameter) likely exist on the parcel. Brevard County Landscaping, Land Clearing and Tree Protection ordinance, Section 62-4331(3), encourages the protection of Specimen Trees. The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for preservation and canopy coverage requirements.

**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. The entire parcel is within a large area of mapped Florida Scrub Jay habitat / occupancy. Additionally, there is potential for existence of Gopher Tortoises on site 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.

GRAPHIC SCALE  
0 20 40  
( IN FEET )  
1 INCH = 20 FEET



1. Unless otherwise noted, only plotted

1. Unless otherwise noted, only platting and easement information is shown herein.
2. P.U.D.E. denotes Public Utilities and Drainage Easement.
3. No underground utilities or improvements were located unless otherwise shown.
4. Easements shown are based on North American Vertical Datum 1985.
5. Beginnings shown herein are based on the right of way line of EINE STREET.
6. WEST
7. This site appears to lie within F.I.M.M. Zone A.
8. Community Plot Number 120096 0350H dated 1/29/21.

- Set  $1/2"$  rebar w/ labor with cap  $1/2$  5345
- Found 1/4" rebar, size and cap
- Existing pool shakedown
- Prepared appt w/valuation
- Found concrete rebar w/ size and identification
- △ Found nail and disk
- △ Identification # as shown
- △ Set nail and disk # PSW
- Describe concrete break

LEGAL DESCRIPTION:  
THE SOUTH 170 FEET OF THE EAST 342 FEET OF THE WEST 2196 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, LESS THE WEST 30 FEET AND TLESS THE SOUTH 30 FEET THEREOF, SECTION 2, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA (ALSO KNOWN AS TRACT A, BLOCK 34 OF AN UNRECORDED MAP OF SECTION 2)

WETLANDS FLAGGED JUNE 19, 2022 8\*;  
CONSOLIDATED ENVIRONMENTAL  
ENGINEERING  
2515 WICKHAM RD. MELBOURNE, FL 32935  
PHONE: 321-242-7100 FAX: 321-242-0071  
CEINCO@BELLSOUTH.NET

[illegible]

## **PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES**

The Brevard County Planning & Zoning Board met in regular session on **Monday, February 17, 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); Debbie Thomas (D4); 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; Darcie McGee, Assistant Director, (Natural Resources Management); Alex Esseeesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

### **Excerpt of complete agenda**

**Item H.1. Cameron and Courtney Parker request a Small-Scale Comprehensive Plan Amendment (24S.18), to change the Future Land Use Designation from RES 1:2.5 to RES 1. (24SS00018) (Tax Account 2401173) (District 1)**

**Item H.2. Cameron and Courtney Parker request a change of zoning classification from GU to RR-1. (24Z00068) (Tax Account 2401173) (District 1)**

Trina Gilliam read companion items H.1. and H.2. into the record.

Cameron Parker spoke to the application. He stated they just want to change it. Right now, it's general use zoning, along with all the lots surrounding me. Those already have houses built on them. He didn't know if a rule changed or something, but the minimum of 5 acres and only a 1-acre lot. They just want to build their house on it.

There was no public comment.

John Hopengarten inquired of staff if the board could administratively change all the surrounding lots in one stroke and then they wouldn't have to do one offs every time.

Paul Body responded that they'd have to have the County Commission tell staff to do that.

John Hopengarten asked if they could make a recommendation here on the board to do that.

Paul Body stated "I guess you could. One of the problems with these properties is that they're done in a survey book and when they put the zoning on it they put GU zoning. The survey book in 1960, the lots weren't divided into 150 ft. wide lots, they were divided into 140 ft. wide lots, so they don't meet the GU zoning. That's the reason he's here today."

John Hopengarten responded that he understands. He's just concerned that all the neighbors have their homes on all the same size lots and they're still in GU, so they're nonconforming. If they want to come for a building permit to do anything they're going to be stuck and will have to do a zoning change like he's doing.

Paul Body responded with yes or get a variance to the lot size.

Trina Gilliam commented that most of these properties are already developed with homes on them. So, the vacant lots are the ones that we're concerned about providing consistency because those are

the ones that don't have a residence established on them yet. If it is your recommendation, we can take it to the board and see what they would like to do. But for today we just need to focus on the recommendation for this small scale and rezoning. We can take your recommendation forward to the board.

John Hopengarten responded we'd save a lot of time and money if we were to do them all at once.

Robert Brothers commented that it's been brought to our attention that we have a big portion of non-conforming lots that we should deal with, so we don't waste more of our time and more of our resources.

Paul Body responded that a lot of these lots are non-conforming, but then ones like this are inadequate to the size when it was subdivided. This lot is not non-conforming.

John Hopengarten said, "say that again, please."

Paul Body responded that this lot is inadequate in size, it's not non-conforming. It does not meet the code....

John Hopengarten said, "you mean because of the GU designation."

Paul Body responded that like all the others here today he's just trying to get it to be able to build a house on it.

John Hopengarten said that he understands that but his neighbors, the Crews, the Cannos, the Deons, the Mulligans, the Palmers, and the Rileys they all have their houses there, they're all in GU. They're in the same situation that he is but nobody made any changes.

Paul Body responded with no; I don't think that it was common at the time that these houses were built.

Mr. Parker commented that he built the house across the street from his lot for Lifestyle Homes in 2019 and knows it's a newer house.

John Hopengarten asked, "did you change the zoning then?"

Mr. Parker responded with no, it's not me, it's still general use zoning.

Paul Body said that it was permitted by mistake. It was approved in error.

Ruth Amato questioned that because of the wetlands on the property natural resources mentions that 1 home per 5 acres, how do you bypass that?

Mr. Parker responded that he must have it mitigated for where the house sits.

Ruth Amato continued with how does adding fill to where the house is going to sit directly impact the neighbors?

Trina Gilliam responded that at the time they submit for a building permit wetland delineation will be required.



Darcie McGee stated that at the time of permitting they'll need to come in with a current wetlands delineation and at that point if the lot is less than 5 acres and established after 1988 it would be allowed only 1.8% of the property area in impacts. If it's more than 5 acres or the lot has been legally established in that configuration since 1988 then they can build a house, access and septic, they can mitigate the wetlands, through the state. They do proceed at their own risk without an environmental report ahead of time.

John Hopengarten commented to Darcy that on her maps it doesn't show that they're in wetlands.

Darcie McGee stated that they are just north of wetlands. They do have hydric soils on their property, so that's an indicator they may have wetlands. That's why we would require the delineation. What we do is a desk top analysis. We look at aerials and soils maps, wetland maps, and if we see something that might indicate that there's wetlands at some point, they're going to have to provide us with that environmental report to identify and quantify what is there.

Mr. Parker commented that he has done that.

Henry Minneboo stated the problem he has is we're going to decide for other people's lots throughout that entire subdivision and they may come here and want to kill us because we modified their.... That's not what they want to do. I'm not sure we need to get involved in other peoples' desire to do whatever they're going to do. They know it's GU, let them make the decision when they feel like it.

Mark Wadsworth said that to get back on track they need to focus just on this application.

Motion to recommend approval of Item H.1. by John Hopengarten, seconded by Erika Orriss. The motion passed unanimously.

Motion to recommend approval of Item H.2. by John Hopengarten, seconded by Logan Luse. The motion passed unanimously.

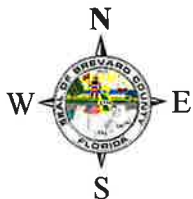
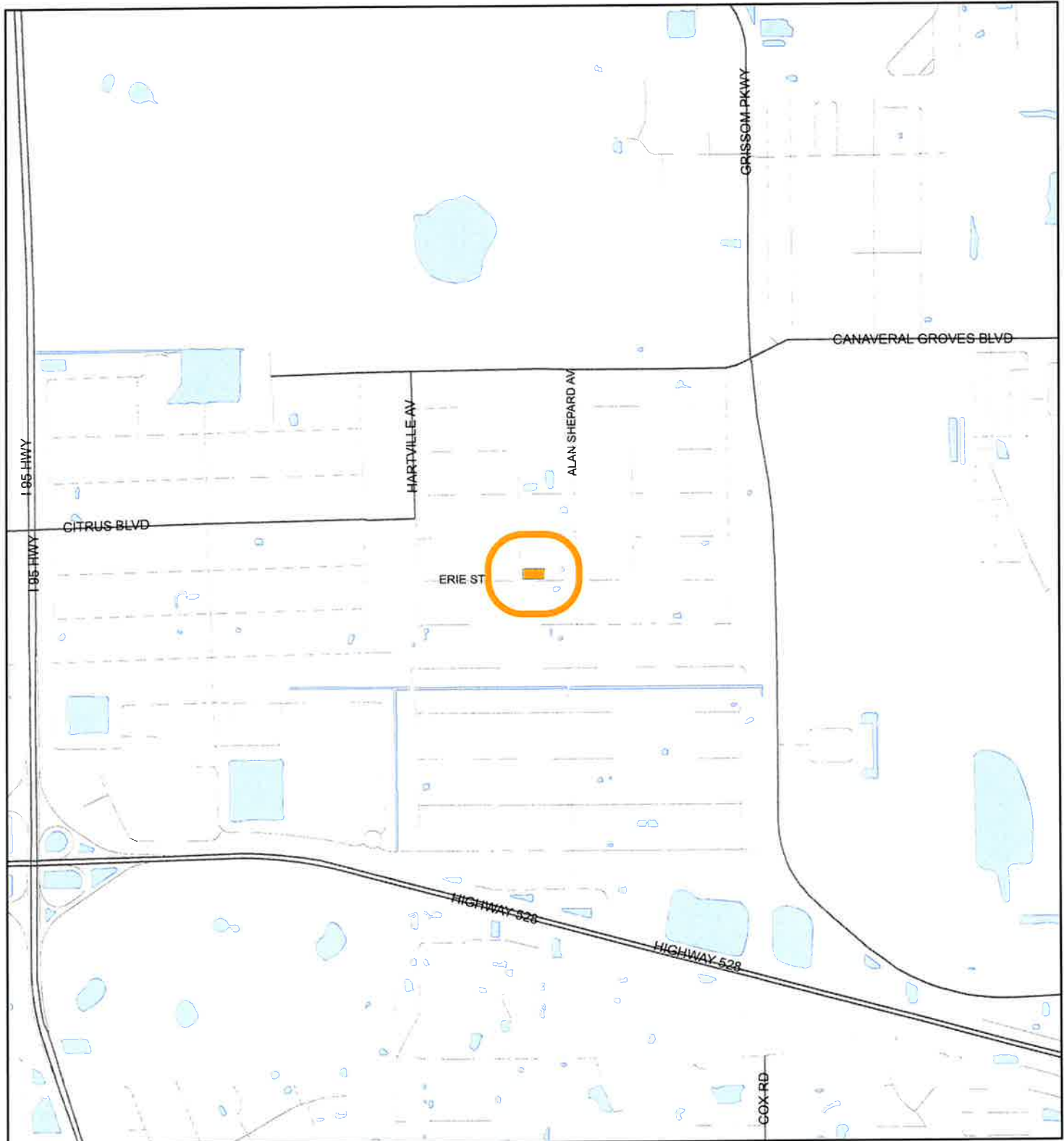
The meeting was adjourned at 4:09 p.m.



# LOCATION MAP

PARKER, CAMERON

24SS00018



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: 12/6/2024

— Buffer  
— Subject Property

# ZONING MAP

PARKER, CAMERON

24SS00018



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 12/6/2024

Subject Property

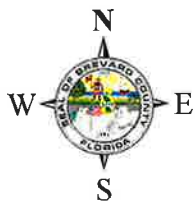
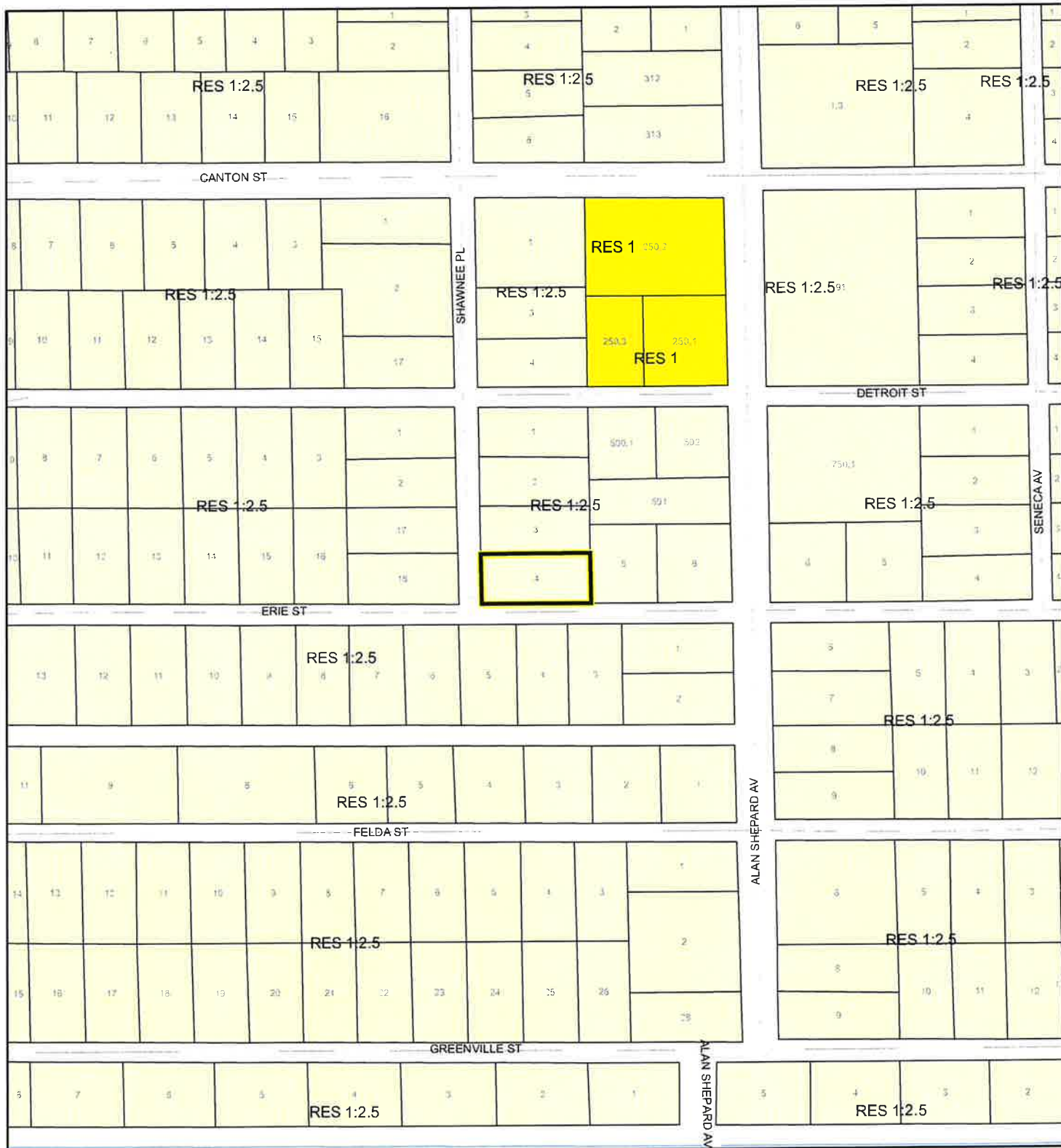
Parcels

Zoning

# FUTURE LAND USE MAP

PARKER, CAMERON

24SS00018



1:4,800 or 1 inch = 400 feet

Subject Property

Parcels

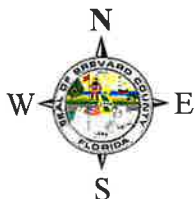
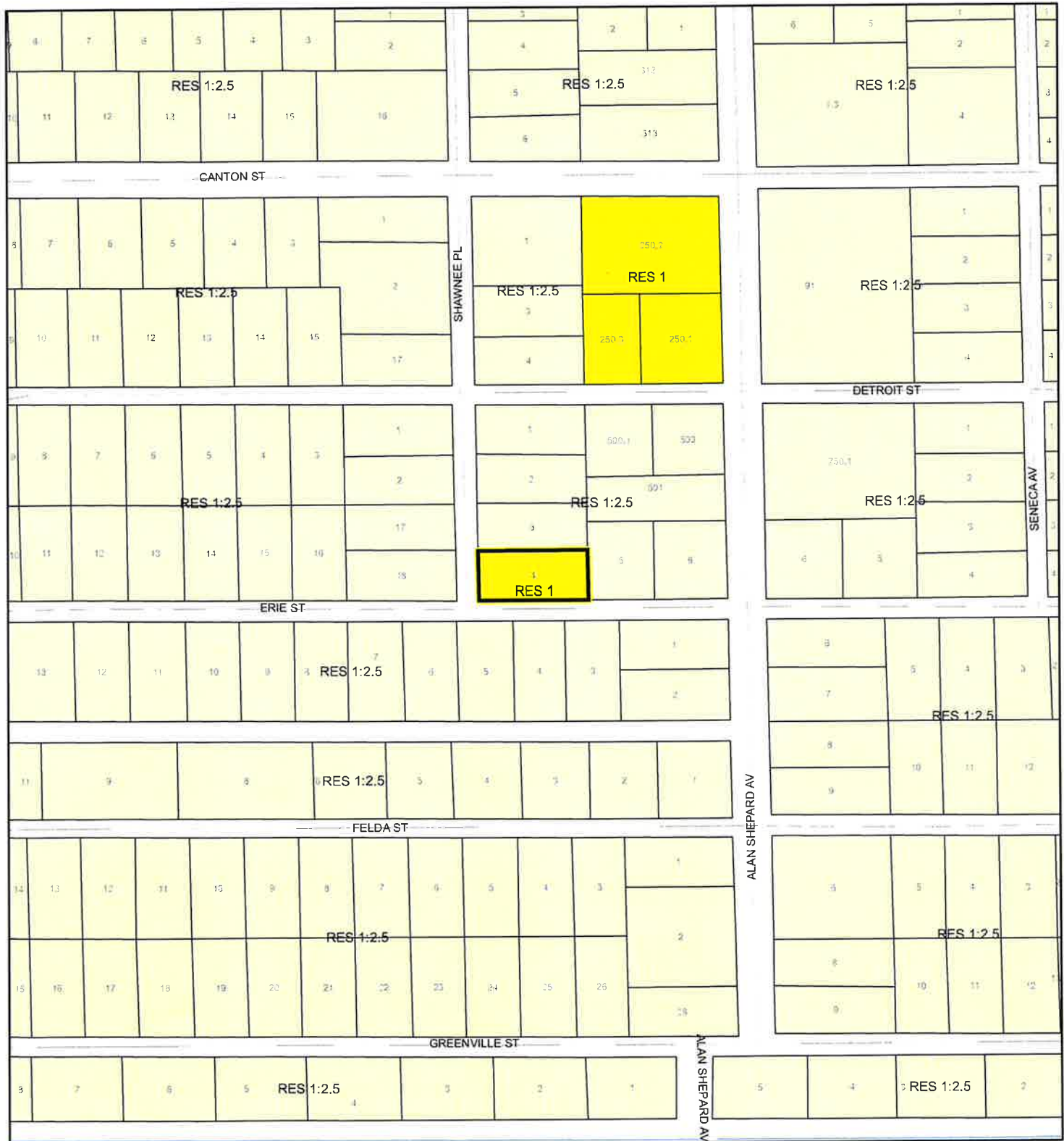
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Produced by BoCC - GIS Date: 12/6/2024

# PROPOSED FUTURE LAND USE MAP

PARKER, CAMERON

24SS00018



1:4,800 or 1 inch = 400 feet

Subject Property

Parcels

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AERIAL MAP

PARKER, CAMERON

24SS00018



1:2,400 or 1 inch = 200 feet

PHOTO YEAR: 2024

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 Subject Property

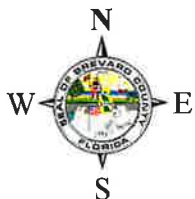
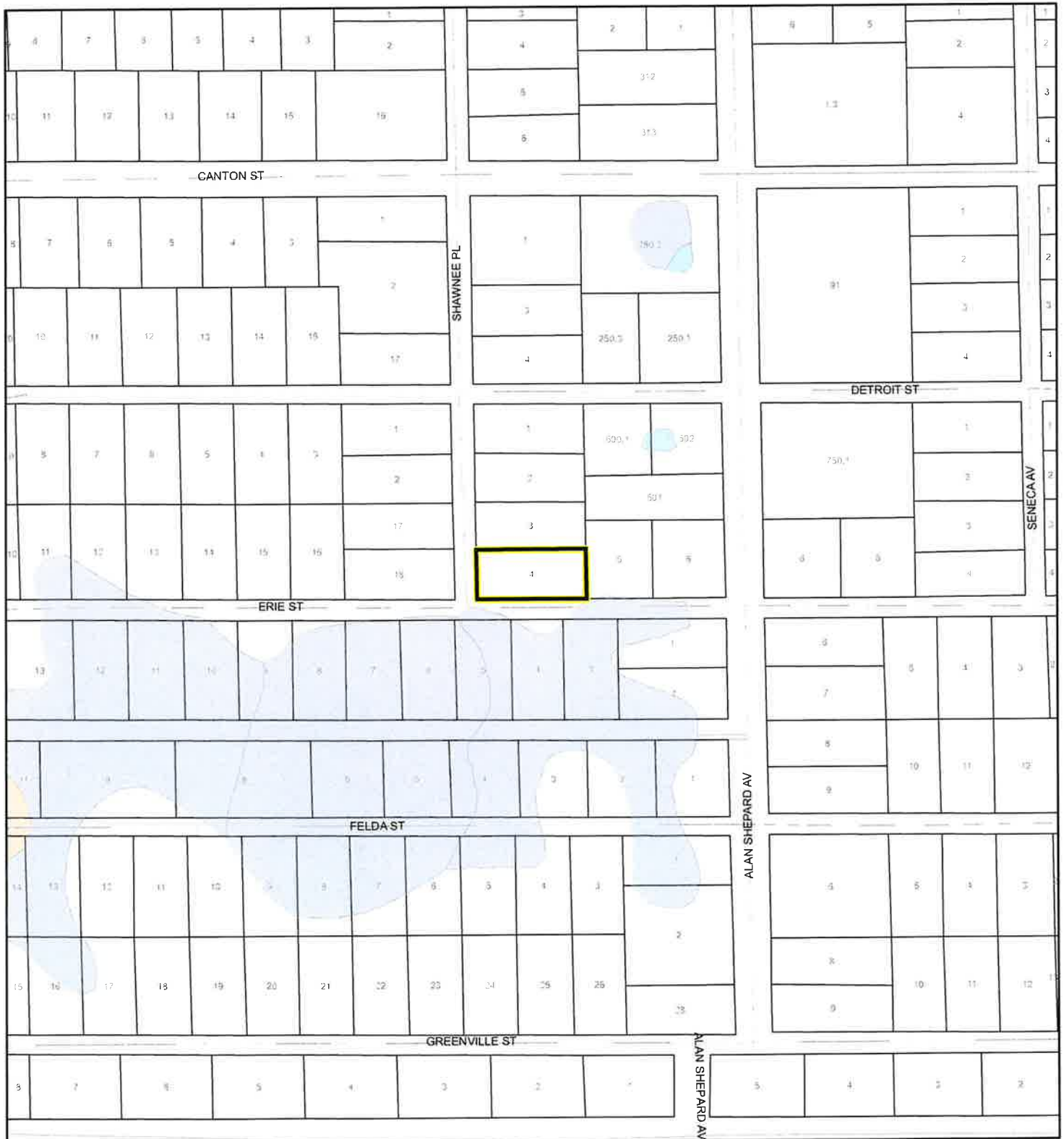
 Parcels



# NWI WETLANDS MAP

PARKER, CAMERON

24SS00018



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 12/6/2024

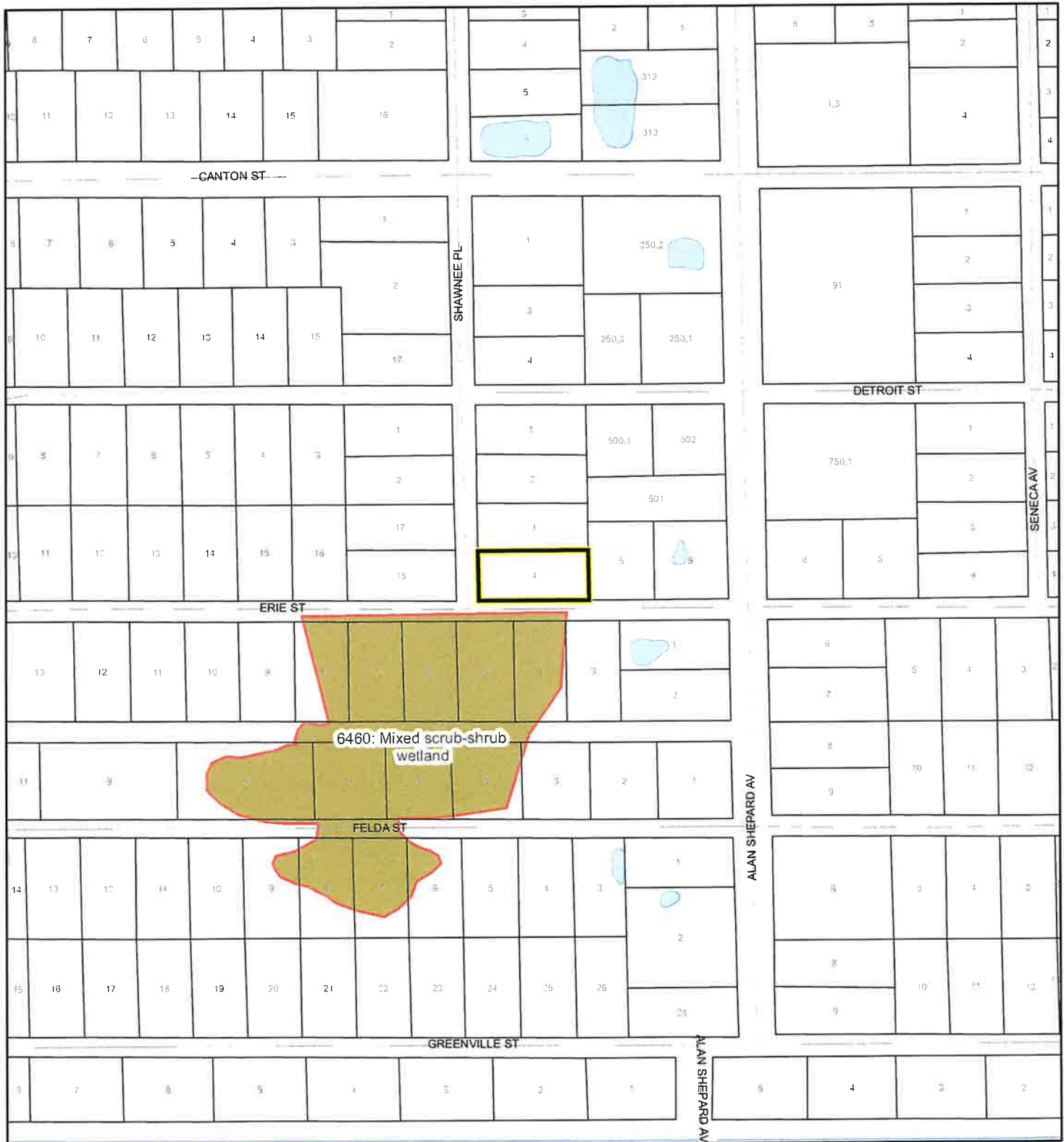
## National Wetlands Inventory (NWI)

	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

PARKER, CAMERON

24SS00018



1:4,800 or 1 inch = 400 feet

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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

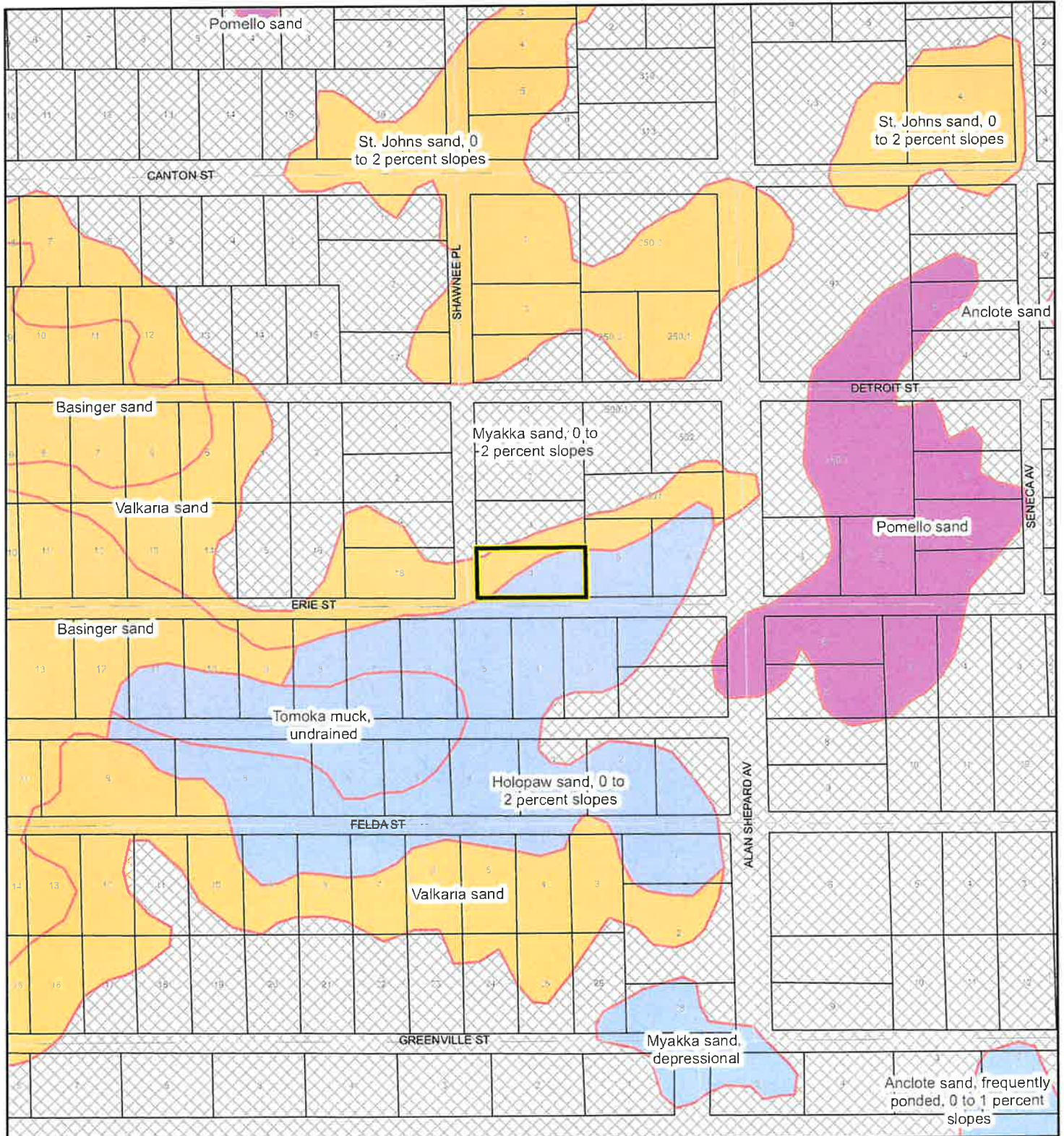
Parcels



# USDA SCSSS SOILS MAP

PARKER, CAMERON

24SS00018



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 12/6/2024

## USDA SCSSS Soils

- Aquifer and Hydric
- Aquifer
- Hydric
- None

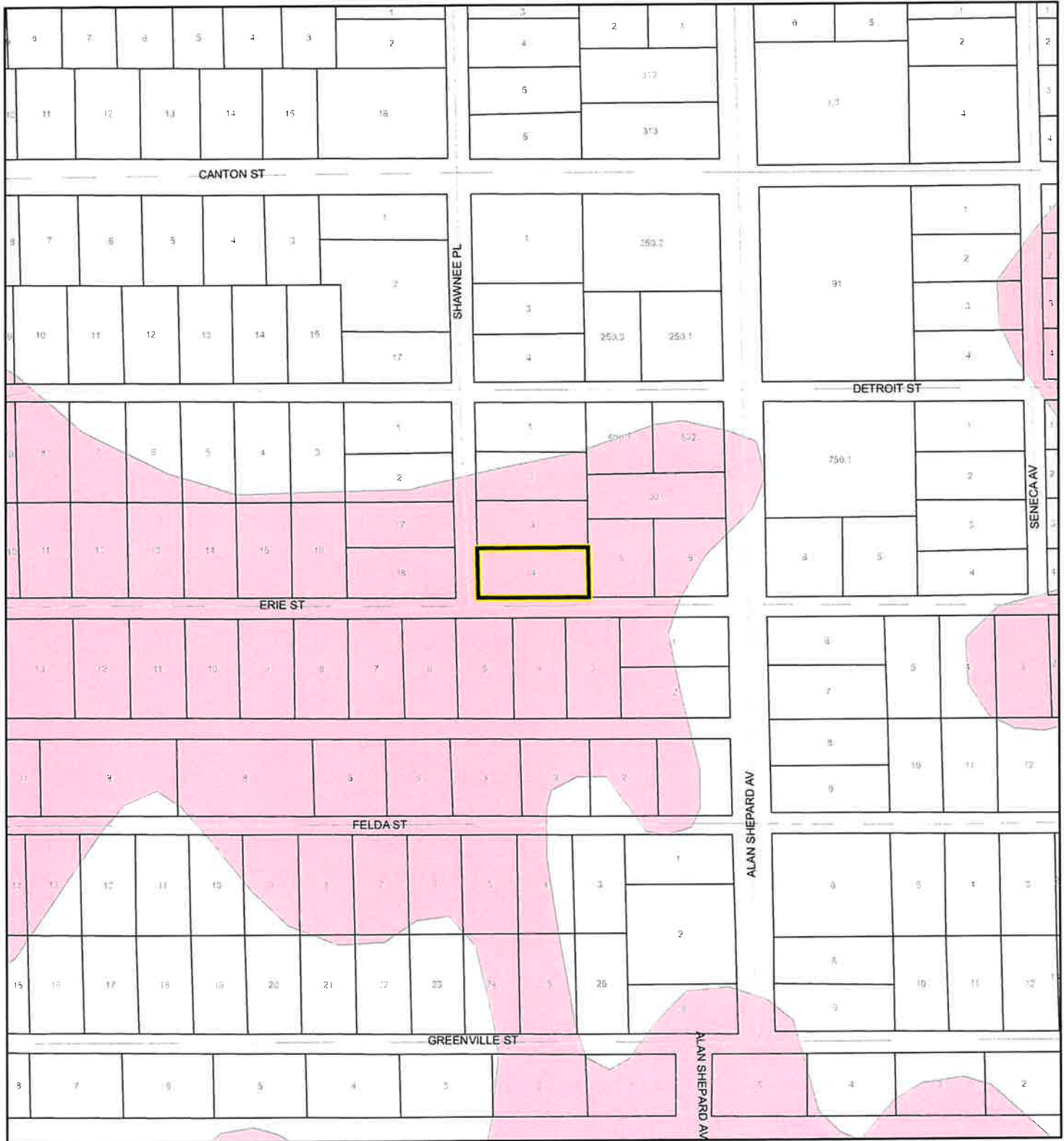
- Subject Property
- Parcels



# FEMA FLOOD ZONES MAP

PARKER, CAMERON

24SS00018



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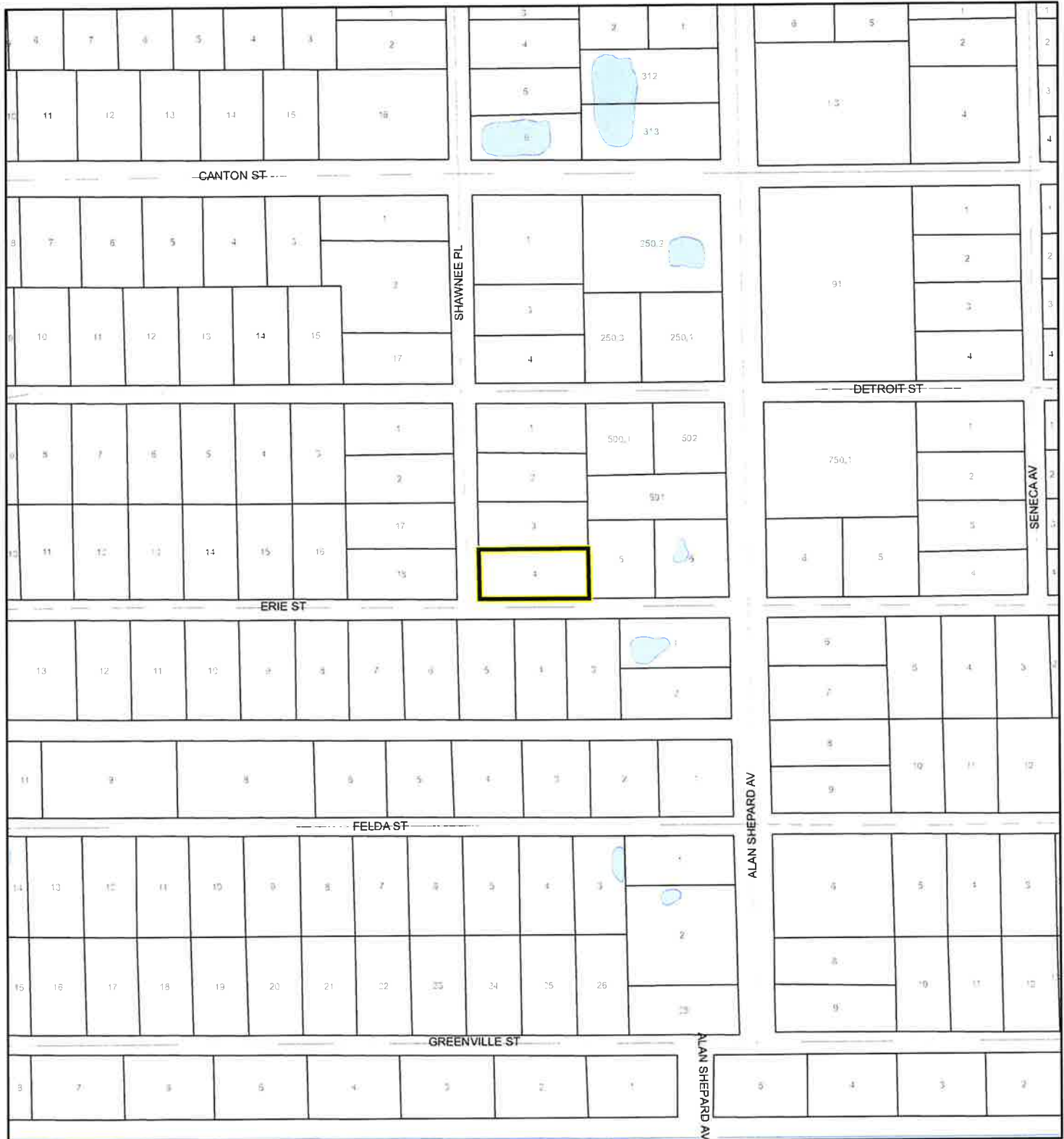
## FEMA Flood Zones

- |                  |            |   |
|------------------|------------|---|
| A                | AO         | X |
| AE               | Open Water |   |
| AH               | VE         |   |
| Subject Property | Parcels    |   |

# COASTAL HIGH HAZARD AREA MAP

PARKER, CAMERON

24SS00018



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 12/6/2024

 Subject Property

 Parcels

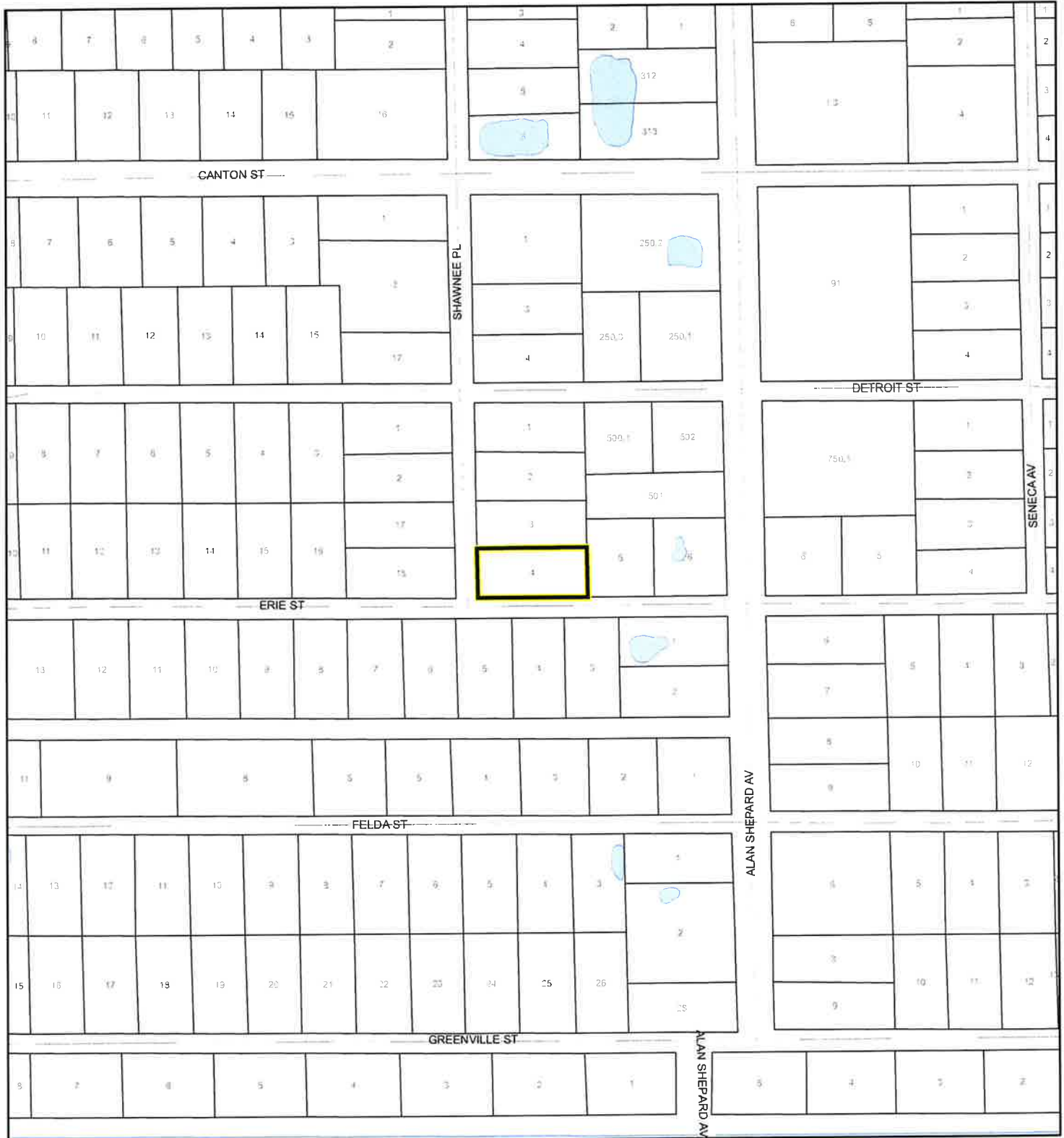
**Coastal High Hazard Area**

 SurgeZoneCat1

# INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

PARKER, CAMERON

24SS00018



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: 12/6/2024

 Subject Property

 Parcels

**Septic Overlay**

 40 Meters

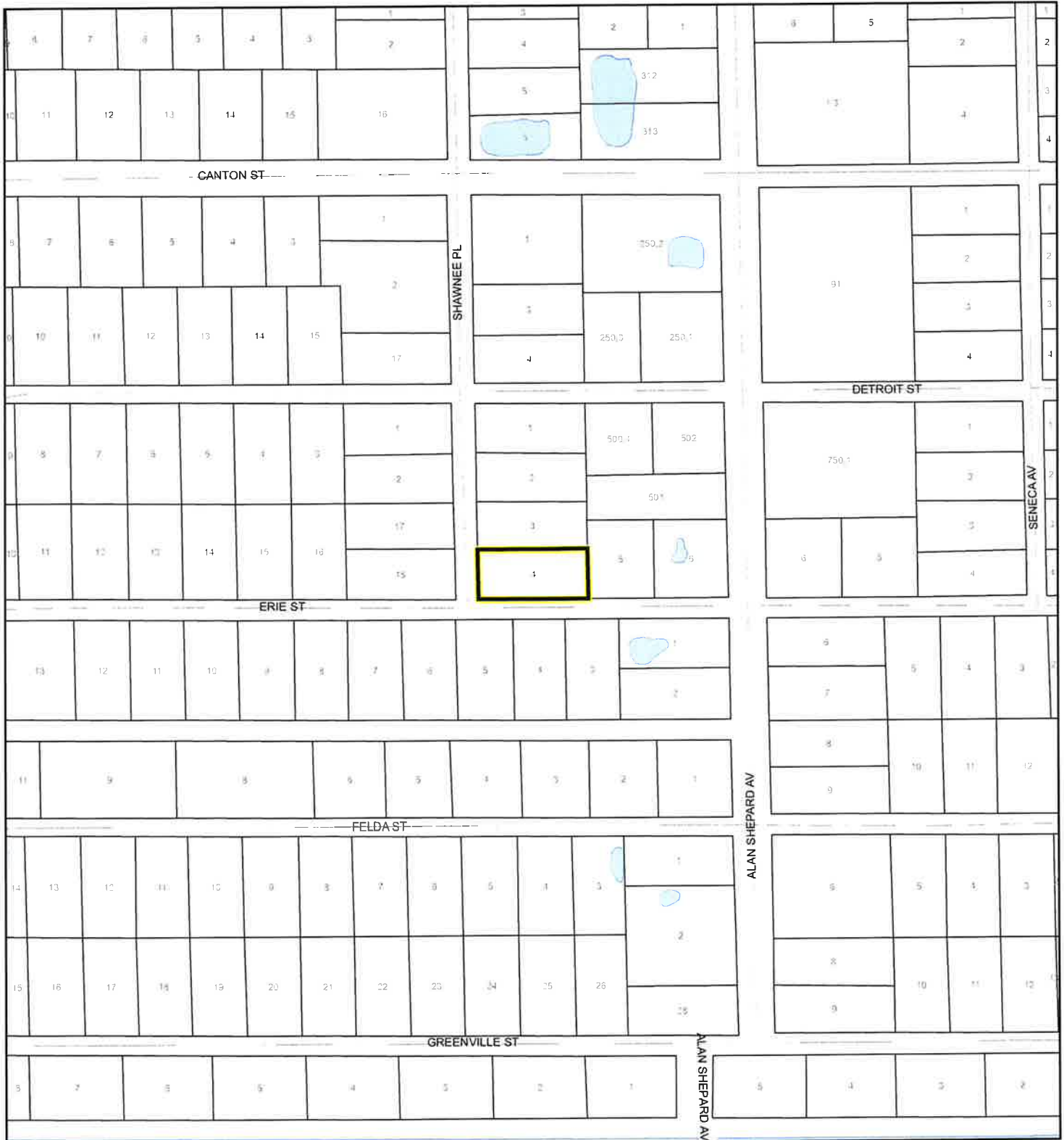
 60 Meters

 All Distances

# EAGLE NESTS MAP

PARKER, CAMERON

24SS00018



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 12/6/2024

 Subject Property

 Parcels

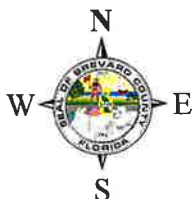
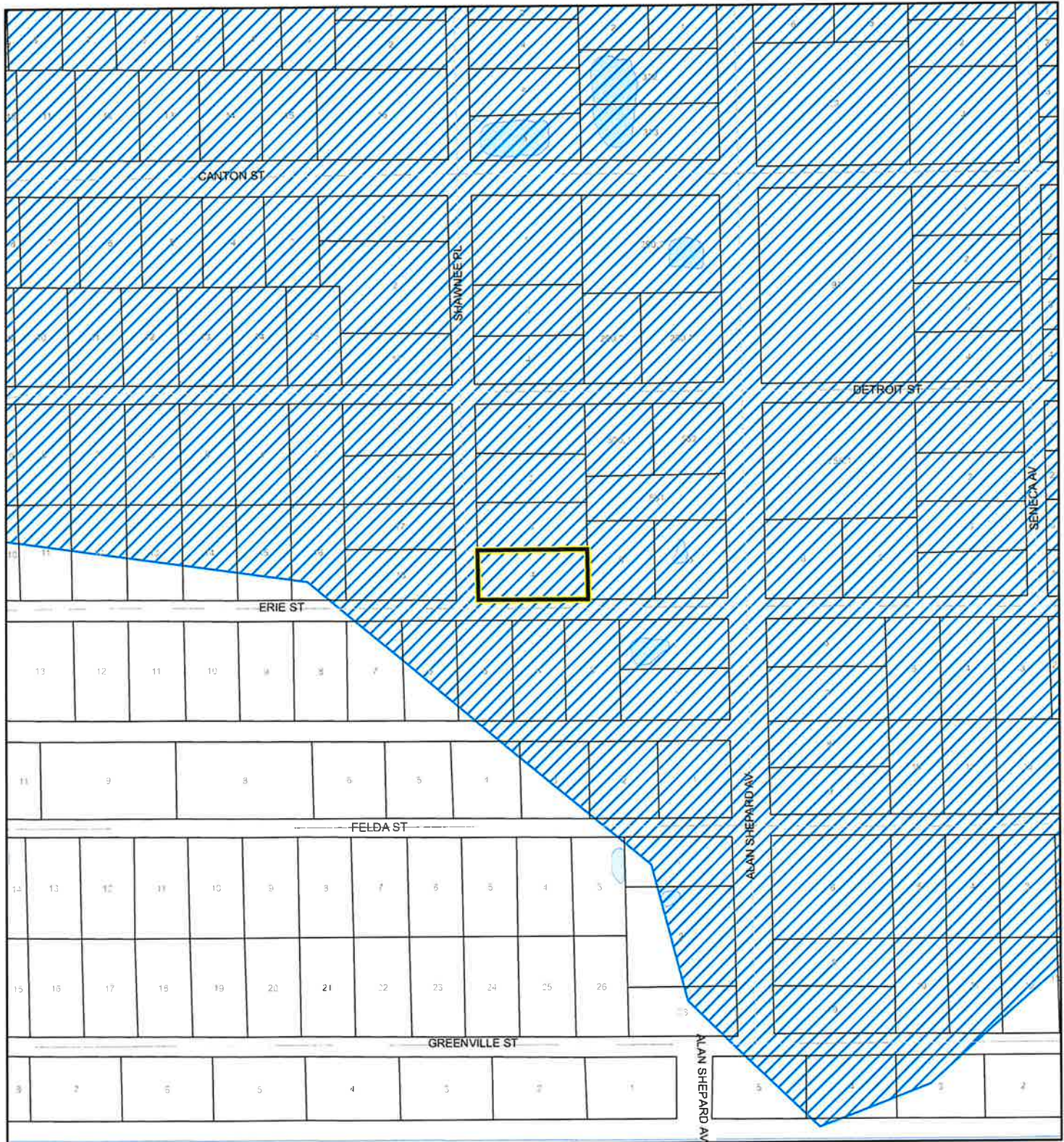
 Eagle Nests  
FWS



# SCRUB JAY OCCUPANCY MAP

PARKER, CAMERON




24SS00018



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 12/6/2024

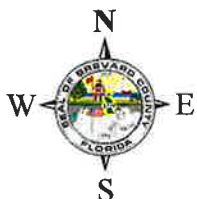
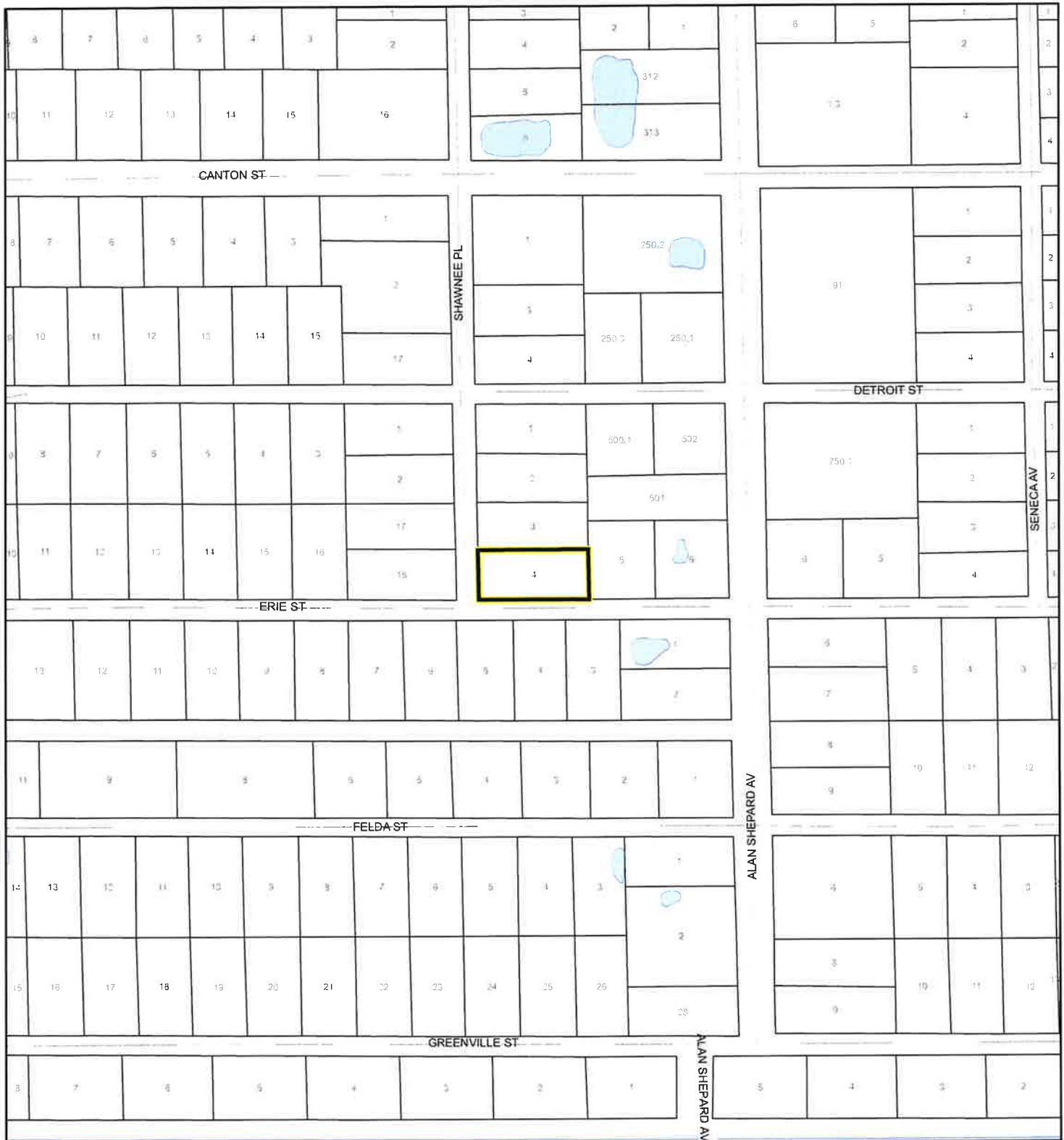
-  Subject Property
-  Parcels
-  Scrub Jay Occupancy



# SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

PARKER, CAMERON

24SS00018



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 12/6/2024

## 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**

March 13, 2025

Item Number: H, I.

Motion By: 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	✓	