

**FUTURE LAND USE MAP SERIES
PLAN AMENDMENT**

FINDINGS OF FACT (EXHIBIT B)

*Small Scale Plan Amendment 16S.06
Township 25, Range 36, Section 35*

Property Information

Owner / Applicant: Riverside Commons, LLC

Adopted Future Land Use Map Designation: NC

Requested Future Land Use Map Designation: CC

Acreage: 2.52 +/- acres Tax Account #: 2512040/2512044

Site Location: Eastside of US-1 Highway, approximately 780 feet north of Rockledge Dr.

Current Zoning: RP

Requested Zoning: BU-1

Surrounding Land Use Analysis

	Existing Land Use	Zoning	Future Land Use
North	Non-Profit (Goodwill)	RP&EA	NC
South	Vacant	BU-1	CC
East	Vacant	EA	NC
West	Roadway	N/A	N/A

General Analysis

The subject property is vacant, with a NC Future Land Use designation. This request will amend the NC Future Land Use designation and provide for a Community Commercial (CC) designation for 2.52 acres located on the eastside of US-1 Highway. The proposed CC small scale amendment and companion rezoning will allow for commercial uses on the property. The proposed use as a child and adult daycare is desired by the applicant.

The aforementioned parcel abuts a Goodwill store to the north, which has a NC future land use designation, vacant land to the south and east with CC and NC future land use designation correspondingly and US-1 Highway to the west. The character of the area is mixture of commercial and industrial land uses. The industrial land uses are located on the

west side of the FEC railway and commercial land uses are located on the east side of the US-1 Highway.

Environmental Resources

Note: The Natural Resources Management Office will provide a detailed analysis at the time of a the future request for rezoning for of the following environmental factors: Wetlands, Floodplains, Aquifer Recharge, and Endangered or Threatened Species. Applicants are encouraged to contact the Brevard County Natural Resources Management Office concerning environmental considerations prior to planning and development. Any future development will be subject to Brevard County's land development regulations.

Historic Resources

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

Comprehensive Plan Policies/Comprehensive Plan Analysis

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

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.

Role of the Comprehensive Plan in the Designation of Commercial Lands

Policy 2.1

The Comprehensive Plan takes into consideration broad criteria for evaluating requests for commercial land use designations within Brevard County. At a minimum, these criteria address the following:

Criteria:

- A. Overall accessibility to the site;

The subject parcel has direct access to US-1 Highway, an Urban Principal Arterial roadway.

- B. Compatibility and inter-connectivity with adjacent adopted Future Land Use designations and land uses;

The subject parcel is 2.52 acres with an existing NC future land use designation, and abut CC future land use designation to the south.

- C. Existing commercial development trend in the area;

There are existing heavy and light industrial parcels located on the west side of US-1 Highway and developed commercial properties with either neighborhood commercial or Community Commercial land use designations located on the east side of said roadway.

- D. Fundamental changes in the character of an area prompted by infrastructure improvements undertaken by the County;

There are no fundamental changes in the character of the area as a result of infrastructure improvements.

- E. Availability of required infrastructure at/above adopted levels of service;

The US-1 highway is a state facility. The preliminary concurrency analysis indicated that the proposed development may cause a deficiency of adopted levels of service.

- F. Spacing from other commercial activities;

The subject parcel is adjacent to other developed commercial land uses.

- G. Size of proposed commercial designation compared with current need for commercial lands;

The subject parcel is 2.52 acres, it has a NC Future Land Use designation. The requested change to CC and associated rezoning to BU-1 would allow higher intensity commercial development.

- H. Adherence to the objectives/policies of the Conservation Element and minimization of impacts upon natural resources and systems;

The environmental impact of the proposed development is additionally regulated by an existing BDP. The Natural Resources Department will provide a preliminary report as part of the staff comments for the rezoning application.

- I. Integration of open space; and

This will be evaluated during site plan review.

- J. Impacts upon strip commercial development.

The subject parcel would not impact strip commercial development.

Community Commercial (CC) development activities are intended to serve several neighborhoods, sub-regional and regional areas and provide an array of retail, personal and professional uses. Development activities which may be considered within the Community Commercial (CC) Future Land Use designation, provided that the guidelines listed in Table 2.2 are met, include the following:

- a) Existing strip commercial;
- b) Transient commercial uses;
- c) Tourist commercial uses;
- d) Professional offices;
- e) Personal service establishments;
- f) Retail establishments;
- g) Non-retail commercial uses;
- h) Residential uses;
- i) Institutional uses;
- j) Recreational uses;
- k) Public facilities;
- l) Transitional uses pursuant to Policy 2.12; and
- m) Planned Industrial Park development (as permitted by PIP zoning).

The applicant indicated that the proposed use will be a child and adult daycare facility. A daycare center is a non-retail commercial use.

Locational and Development Criteria for Community Commercial Uses

Policy 2.8

Locational and development criteria for community commercial land uses are as follows:

Criteria:

- A. Community Commercial clusters of up to ten (10) acres in size should be located at arterial/arterial intersections. Collector/arterial intersections are acceptable for clusters of up to ten (10) acres in size, however, the collector roadways must serve multiple residential areas. Intrusion of these land uses into the surrounding residential areas shall be limited. For Community Commercial clusters greater than ten (10) acres in size, they must be located at principal arterial/principal arterial intersections.

The subject parcel is less than 10 acres.

- B. Community commercial complexes should not exceed 40 acres at an intersection.

The subject parcel is 2.52 acres and is not located at an intersection.

- C. Community commercial clusters up to 10 acres in size should be spaced at least 2 miles apart and community commercial clusters up to 40 acres in size should be spaced at least five (5) miles apart.

The subject parcel is less than 10 acres.

- D. The gross floor area of community commercial complexes should not exceed 150,000 square feet for commercial clusters up to 10 acres in size and shall not exceed 400,000 square feet for commercial clusters greater than 10 acres but less than 40 acres in size.

The gross floor area is regulated through the land development regulations at the time of site plan review.

- E. Floor Area Ratio (FAR) of up to 1.00 will be permitted for Community Commercial sites.

The FAR is regulated through the land development regulations at the time of site plan review.

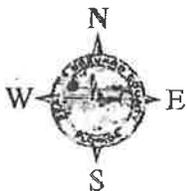
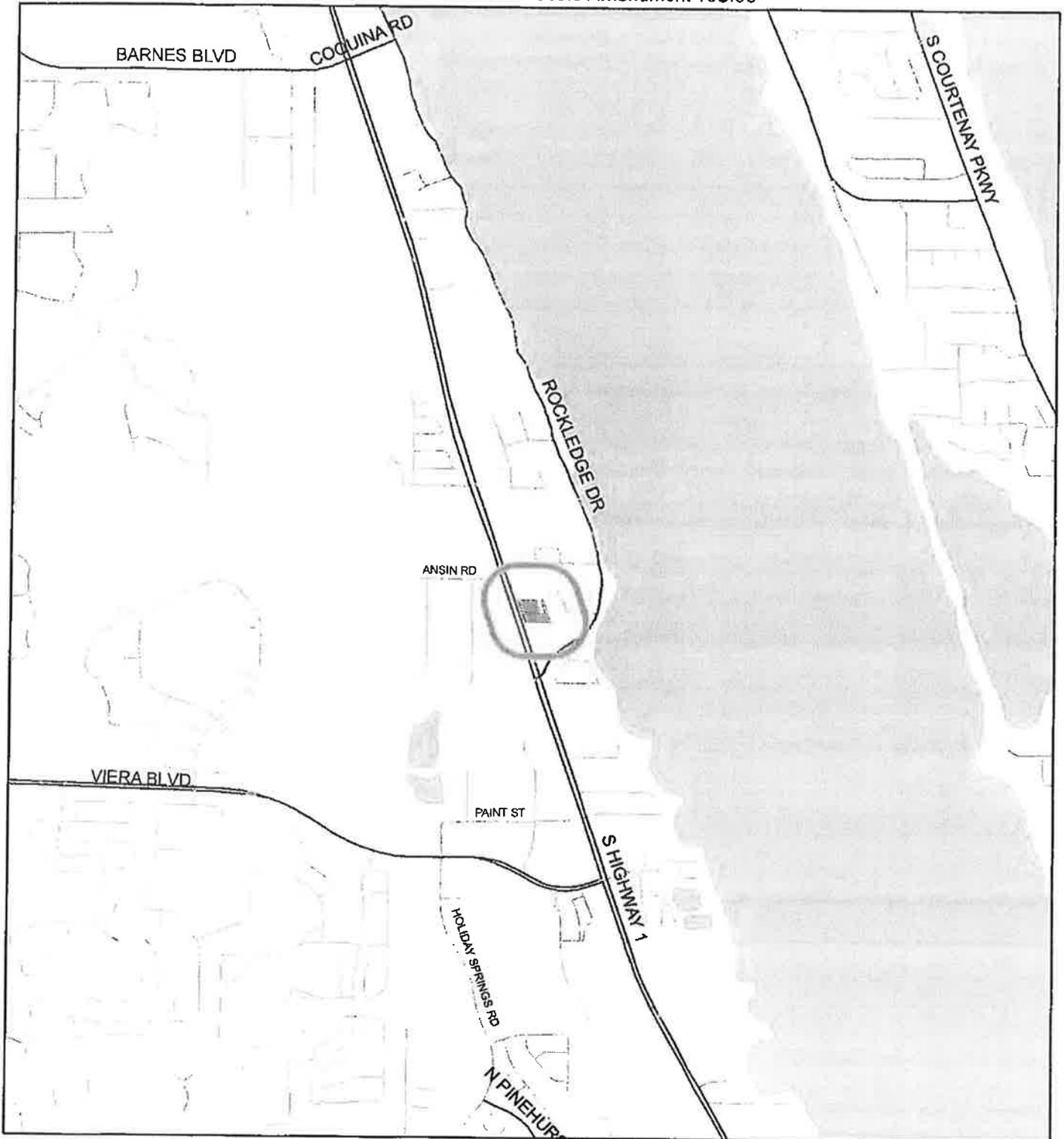
Summary

The proposed change in future land use of 2.52 acres of land from NC to CC is located on the east side of US-1 Highway, which is an arterial roadway. There are existing industrial and commercial development on the west and east side of said road. The proposed amendment to Community Commercial is needed to allow for the companion rezoning to BU-1.

LOCATION MAP

RIVERSIDE COMMONS LLC

16PZ00057 and Small Scale Amendment 16S.06



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

Buffer Distance: 500 feet

— Buffer

■ Subject Property

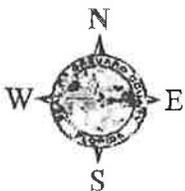
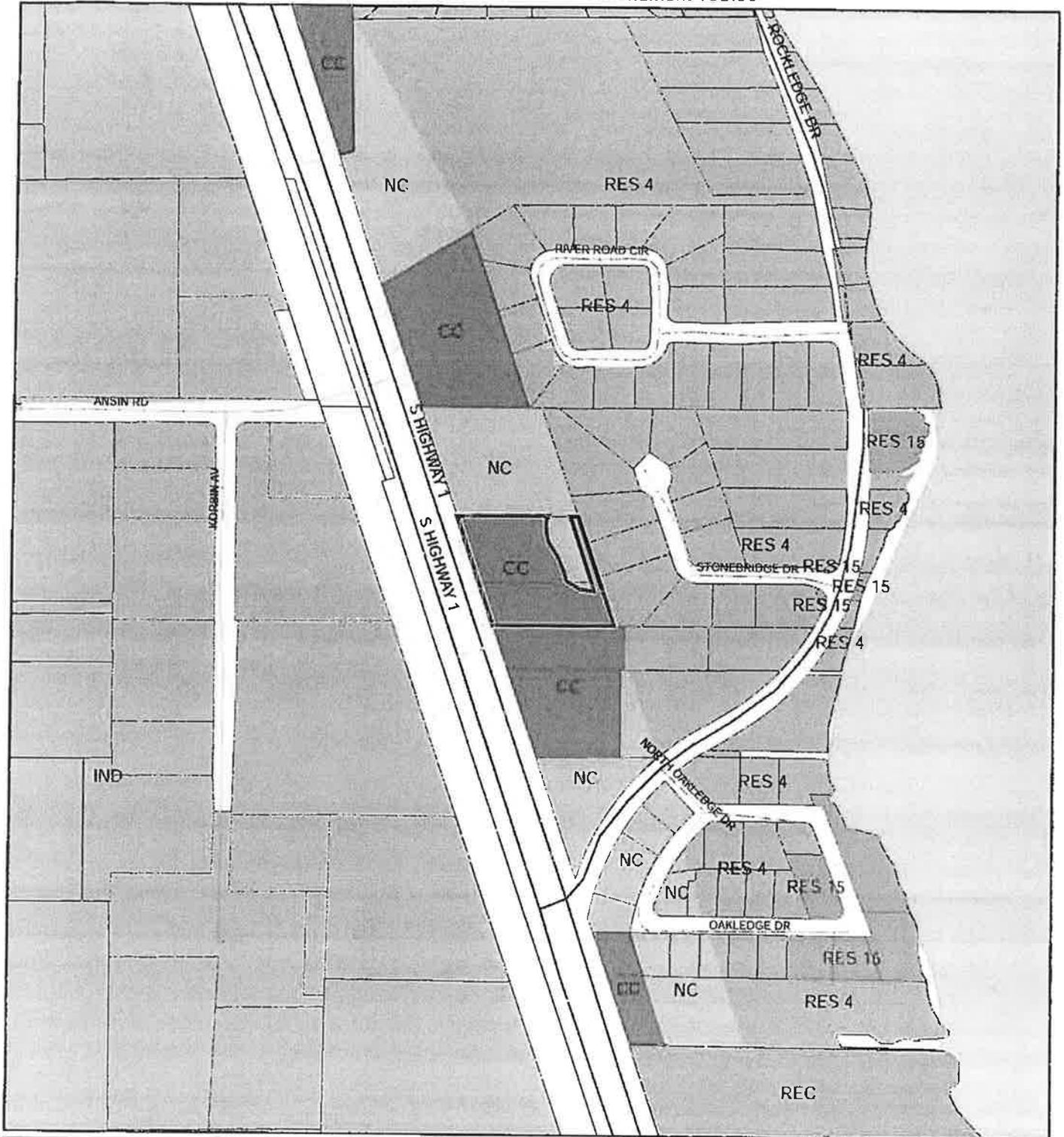
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Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 6/13/2016

PROPOSED FUTURE LAND USE MAP

RIVERSIDE COMMONS LLC

16PZ00057 and Small Scale Amendment 16S.06



1:4,800 or 1 inch = 400 feet

- Subject Property
- ▭ Parcels

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