

Donna Scott

From: AdministrativeServices <administrativeservices@brevardfl.gov>
Sent: Monday, July 14, 2025 11:15 AM
To: Alward, Elizabeth M; Amato, Ruth; Barrett, Melisa L; Bond, Brian; Calkins, Tad; Chase, Beatrice Mae; Clerk to the Board; District 1 Commissioner Kathryn Delaney; District 2 Commissioner Tom Goodson; District 3 Commissioner Kim Adkinson; District 4 Commissioner Rob Feltner; District 5 Commissioner Thad Altman; Elmore, Amanda T; Ernst, Janine; Esseeesse, Alexander; Febro, Patricia; Gianella, Janette; Gilliam, Trina; Hart, Jane; Hayes, Jill J; Hemenway, Logan; Holton, Ashley; Jim Barfield; Jones, Jennifer; Khan, Calvin; King, Jeff; Lane, Karen; Lively, Cathy; Lortie, Kristin; Mascellino, Carol; McCullough-Wham, Lee Ann; Prasad, Billy; Richardson, Morris; Roth, Joy; Skambraks, Anda C; Stern, Danielle; Toro, Deanna; Walker, Don; Watkins, Jaculin; Wines, Katie
Subject: [EXTERNAL EMAIL]BOCC Zoning Final Agenda 7-17-2025

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments, clicking links or responding to unknown senders.

The BOCC Zoning Final Agenda has been published and is available [HERE](#).

Thank you,
Alice



Alice D. Randall
Operations Support Specialist
Direct: (321) 350-8297
Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, FL 32940

This office can only provide zoning and comprehensive plan information. You may wish to contact other County agencies to fully determine the development potential of this property. This letter does not establish a right to develop or redevelop the property and does not constitute a waiver to any other applicable land development regulations. At the time of development, this property will be subject to all such regulations. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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Donna Scott

From: AdministrativeServices <administrativeservices@brevardfl.gov>
Sent: Thursday, July 10, 2025 3:11 PM
To: Abbate, Frank B; Barrett, Melisa L; Chase, Beatrice Mae; Calkins, Tad; Clerk to the Board; District 1 Commissioner Kathryn Delaney; District 2 Commissioner Tom Goodson; District 3 Commissioner Kim Adkinson; District 4 Commissioner Rob Feltner; District 5 Commissioner Thad Altman; Elmore, Amanda T; Ernst, Janine; Esseeesse, Alexander; Feltner, Rob; Goodson, Tom; Hart, Jane; Hemenway, Logan; King, Jeff; Jones, Jennifer; Delaney, Katie; Khan, Calvin; Adkinson, Kim; Lane, Karen; Lively, Cathy; Mascellino, Carol; McCullough-Wham, Lee Ann; McGee, Darcie A; Foll, Nadia; Newell, Marcia; Prasad, Billy; Richardson, Morris; Roth, Joy; Skambraks, Anda C; Stern, Danielle; Altman, Thad; Toro, Deanna; Gilliam, Trina; Walker, Don; Watkins, Jaculin
Subject: [EXTERNAL EMAIL]BOCC Zoning Advanced Agenda 7-17-2025

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments, clicking links or responding to unknown senders.

Good afternoon,

The BOCC Zoning Agenda has been published here on the [BEACH](#).

Thank you



Alice D. Randall
Operations Support Specialist
Direct: (321) 350-8297
Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, FL 32940

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Donna Scott

From: Calkins, Tad <tad.calkins@brevardfl.gov>
Sent: Saturday, July 19, 2025 8:17 AM
To: Richardson, Morris
Cc: Prasad, Billy; Donna Scott; Gilliam, Trina
Subject: [EXTERNAL EMAIL]Re: EAR Motion

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments, clicking links or responding to unknown senders.

Billy

I agree with Morris & you.

Tad
Sent from my iPhone

On Jul 18, 2025, at 6:31 PM, Richardson, Morris <Morris.Richardson@brevardfl.gov> wrote:

Billy,

Thanks for taking the lead on this. That language accurately reflects the Board action on the EAR. The only revision I have is to capitalize Comprehensive as noted in the body of your email below.

Thank you,
Morris

Morris Richardson

County Attorney

Brevard County Attorney's Office
2725 Judge Fran Jamieson Way, Building C
Viera, Florida 32940
phone: 321.633.2090
e-mail: morris.richardson@brevardfl.gov

From: Prasad, Billy <Billy.Prasad@brevardfl.gov>
Sent: Friday, July 18, 2025 4:16 PM
To: Richardson, Morris <Morris.Richardson@brevardfl.gov>; Calkins, Tad <tad.calkins@brevardfl.gov>
Cc: Donna Scott <donna.scott@brevardclerk.us>; Gilliam, Trina <Trina.Gilliam@brevardfl.gov>
Subject: EAR Motion

Morris/Tad,

Based on our discussion before, I thought I would run by what I thought the motion was last night on the EAR before sending it to the Clerk for the minutes (Donna is copied on this email for her awareness). I have also attached the draft changes to the policies themselves. Please let me know if you have any concerns.

Motion:

Adopt requested action (“adopt the Evaluation Appraisal Report (EAR) based amendments to the Comprehensive Plan, including those changes made necessary by Florida Commerce’s Objections, Recommendations and Comments Report pursuant to the State Coordinated Review Process (24-03ER)”), with the exception of the following change to the EAR based Amendment to the eComprehensive Plan:

Current language in policies CON 4.1(A)(1), 4.1(B)(1), and 4.1(C)(2) shall remain (and not be stricken as proposed), but locational criteria shall be added to these policies so that they apply only on lands that are both north of SR 520 and west of I-95.

Thanks,

<image002.jpg>

Billy Prasad

Director, Brevard County Planning and Development

PH: (321) 633-2069, Ext. 58283

Direct Line: (321) 350-8283

2725 Judge Fran Jamieson Way #A114

Viera, Florida 32940

Policy **CON 4.1**

Brevard County shall continue to protect the riverine ~~floodplain~~ floodplains in order to protect infrastructure and human life, conserve flood storage capacities, and to improve, where feasible, the quality of water within the watershed. ~~The preferred land use, density and fill footprint of the riverine floodplain, where developed, should function as is in the predevelopment natural state,~~ and Brevard County supports the use of fee simple acquisition, less than fee acquisition, transfer of development rights, appropriate development standards, and other innovative measures to preserve and restore the predevelopment riverine floodplain. At a minimum, the following criteria shall be the basis for the protection of the riverine floodplain:

Criteria:

- A. Within the 100-year riverine floodplain (that is the area that is below the 100-year flood elevation but above the 25-year flood elevation):
 - 1. On lands that are both north of SR 520 and west of I-95,
~~R~~esidential density shall be limited to no more than two dwelling units per acre.
 - 2. ~~Commercial, institutional, and industrial land uses shall be limited to a filled footprint of no more than 15,000 square feet per acre, except for redevelopment as specified in Policy 4.3.~~
 - 3. 2. Development shall not adversely impact the drainage of adjoining properties. There shall be no net loss of flood storage capacity of the 100-year riverine floodplain, except undeveloped parcels created prior to ~~the effective date of this policy~~ February 17, 2011 may fill up to 1/3 acre filled footprint for development without providing compensatory storage.
 - 4. 3. The following uses are not compatible with the resource requirements of the 100-year riverine floodplain and shall not be permitted. These include, but are not limited to:
 - a. Placing, depositing or dumping of solid waste except for treated municipal solid sludge.
 - b. Processing and storing of threshold amounts of hazardous materials.
 - c. Disposal of hazardous materials.
- B. Within the 25-year riverine floodplain (that is the area that is at or below the 25-year flood elevation but above the 10-year flood elevation):
 - 1. On lands that are both north of SR 520 and west of I-95,
~~R~~esidential density shall be limited to not more than one dwelling unit per two and one-half acres.
 - 2. ~~Commercial land uses shall be limited to a filled footprint of no more than 3,000 square feet per acre and commercial uses shall be no greater than one acre, except for redevelopment as specified in Policy 4.3.~~
 - 3. 2. Industrial land uses shall be prohibited, unless the activity is in the best public interest, or except for mining where it does not increase the filled footprint within the 25-year floodplain.

4. ~~3.~~ Development shall not adversely impact the drainage of adjoining properties. There shall be no net loss of flood storage capacity of the 25-year riverine floodplain.
- C. Within the 10-year riverine floodplain (that is the area that is at or below the 10-year flood elevation but above the mean annual flood elevation):
1. The 10-year riverine floodplain should be maintained in its natural state unless a project has a special reason or need to be located there. These special reasons and needs are further defined in the ~~land development regulations~~ Land Development Regulations. These needs may include but are not limited to agriculture and passive recreation.
 2. On lands that are both north of SR 520 and west of I-95,
~~R~~esidential density shall be limited to not more than one dwelling unit per ten acres; and
 3. ~~Commercial, institutional, and industrial~~ Industrial land uses shall be prohibited unless they are in the public interest and the location of the use is integral to its operation.
 4. Development shall not adversely impact the drainage of adjoining properties. There shall be no net loss of flood storage capacity of the 10-year riverine floodplain.
- D. Within the mean annual riverine floodplain (that is the area that is at or below the annual flood elevation) residential, commercial, institutional, and industrial land uses shall be prohibited unless the project has a special reason or need to locate within the annual floodplain and it is in the best public interest. The annual riverine floodplains within Brevard County should be left in their natural state, and re-established where feasible.
- E. The best available data shall be utilized to determine appropriate floodplain elevations.

Kimberly Powell

From: Kimberly Powell
Sent: Tuesday, August 5, 2025 10:50 AM
To: Cathy Lively; Commissioner District 1; Commissioner District 2; Commissioner District 3; Commissioner District 4; Commissioner District 5; Morris Richardson
Subject: 07-17-2025 Zoning Kim Draft
Attachments: 07-17-2025 Zoning Kim Draft.rtf

Good morning,

Please see the attached July 17, 2025, Zoning meeting minutes to be considered by the Board on August 12, 2025.

If you find any discrepancies please let me know prior to Board approval.

Have a great day,
Kim