



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

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September 5, 2014

MEMORANDUM

TO: Robin Sobrino, Planning and Development Director Attn: Stuart Buchanan

RE: Item III.A.3. (14PZ-00022) – Cocoa Expo Sports Center, LLC Small Scale Plan Amendment (14S.03) to Change the Future Land Use from NC to CC on **Tax Parcel 762**

The Board of County Commissioners, in regular session on September 4, 2014, adopted Ordinance No. 14-24, changing the classification from TR-1 to BU-1, with a Small Scale Plan Amendment (14S.03) to change the Future Land Use from NC to CC on **Tax Parcel 762**. Enclosed is fully-executed copy of the Ordinance for your action.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

*for* *Donna Scott*  
Tammy Etheridge, Deputy Clerk

/ds

Encl. (1)



**FLORIDA DEPARTMENT *of* STATE**

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

September 8, 2014

Honorable Scott Ellis  
Clerk  
Board of County Commissioners  
Brevard County  
Post Office Box 999  
Titusville, Florida 32781-0999

Attention: Mr. John Lynch, Clerk to the Board

Dear Mr. Ellis:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Brevard County Ordinance No. 2014-24, which was filed in this office on September 8, 2014.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR

ORDINANCE NO. 14- 24

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 2014, 14S.03, 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), ENTITLED THE FUTURE LAND USE MAP 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 163.3184 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 2014 as Plan Amendment 14S.03; 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 Technical Advisory Groups have provided technical expertise for the Amendment 14S.03; 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

Officially file with the Secretary of State 9-8-2014

WHEREAS, on May 5, 2014, the Brevard County Local Planning Agency held a duly noticed public hearing on Plan Amendment 14S.03, and considered the findings and advice of the Technical Advisory Groups, and all interested parties submitting comments; and

WHEREAS, on September 4, 2014, 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 14S.03; and

WHEREAS, Plan Amendment 14S.03 adopted by this Ordinance comply with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Plan Amendment 14S.03 adopted by this Ordinance is based upon findings of fact as included in the 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 14S.03 to the 1988 Comprehensive Plan, Article III, Chapter 62-504, Brevard County Code, 1988 Brevard County Comprehensive Plan is hereby amended as specifically shown in Exhibit A. Exhibit A is 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 14S.03, 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 Community Affairs, 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 4<sup>th</sup> day of September 2014.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA



Scott Ellis, Clerk

By:   
Mary Bolin Lewis, Chairman

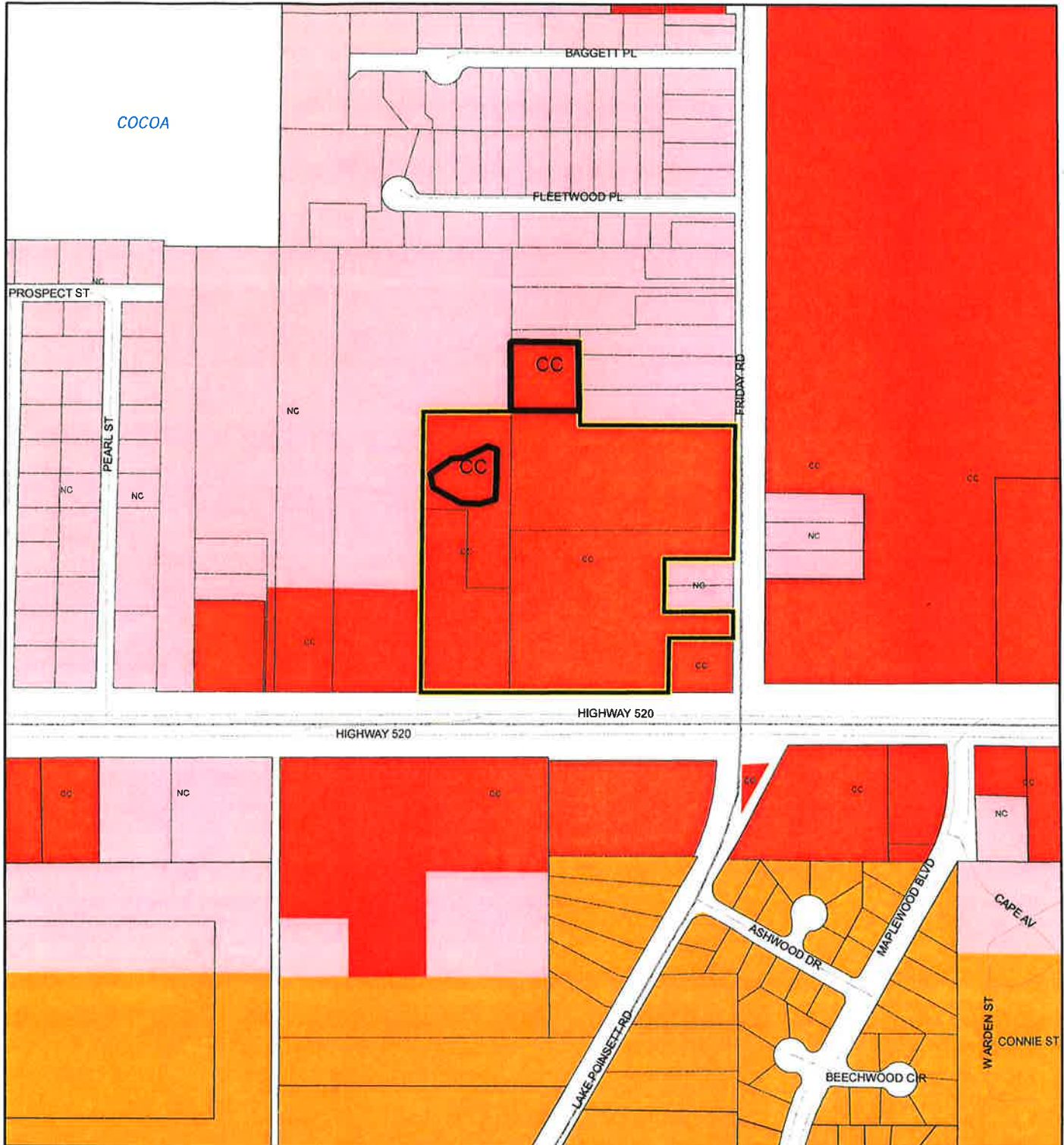
As approved by the Board on 9 - 4 , 2014.

**EXHIBIT A**



**14S.03 SMALL SCALE  
COMPREHENSIVE PLAN AMENDMENT**

# FUTURE LAND USE MAP

COCOA EXPO SPORTS CENTER LLC  
14PZ-00022 and Small Scale Amendment 14S.03



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 the Brevard County Planning and Zoning Office - GIS Section Date: 3/31/2014

## Cocoa Expo - Permits Summary

Updated: 8/27/2014

| Application No | Description of Work  | Status   |
|----------------|--|--|
| 11BC09493      | Demo batting cages, wood training structure, ticket booth, clubhouse, coaches dorm | 100% completed   |
| 12BC02222      | New (replacement) Concession stand #1  | 90% complete. Work in progress, inspections ongoing.   |
| 12BC02338      | Stadium Alterations  | 90% complete. Work in progress, inspections ongoing  |
| 12BC02337      | Existing Dorm Bldg alterations   | 90% complete. Work in progress, inspections ongoing.   |
| 12BC02414      | Demo of existing gymnasium   | 100% complete  |
| 12BC02852      | Interior demo work in existing dorm bldg.  | 100% complete  |
| 12BC04313      | New Office Building  | 90% complete. Work in progress, inspections ongoing.   |
| 12BC04312      | New Dorm Bldg  | Permit ready to issue applicant notified 6/20/2013   |
| 12BC04309      | New Concession Stand #2  | 90% complete. Work in progress, inspections ongoing.   |
| 12BC04306      | New Gymnasium Bldg   | Permit review in deficiency - deficiency letter sent 6/21/2013, waiting for applicant response |
| 12BC04298      | New Training Center Bldg   | 90% complete. Work in progress, inspections ongoing.   |
| 12BC05218      | Stadium Façade   | 100% complete  |
| 12BC05219      | Stadium Interior/exterior Demo work  | 100% completed   |
| 12BC06544      | Demo of 4 mobile homes and septic  | 100% completed   |
| 12BC06774      | Demo Mobile homes  | 100% completed   |
| 12BC06775      | Demo Mobile homes  | 100% complete  |
| 12BC09211      | 20 dugouts and 10 backstops  | 90% complete Work in progress, inspections ongoing.  |