

IV.B.5.

Commission District # 1 (16PZ00108)
Initial Hearing Dates: P&Z 01/09/17 BCC 02/02/17

REZONING REVIEW WORKSHEET

Applicant Name: MOBILE WORLD OF BREVARD

Request: BU-1 & BU-2 to all BU-2

Subject Property:

Parcel ID#: 24-36-07-00-5
Tax Acct#: 2410953
Location: Southwest corner of U.S. Hwy 1 and Louis Dr.
Address: 3737 N. Hwy 1, Cocoa
Acreage: 3.18 acres

Consistency with Land Use Regulations

- YES Current zoning can be considered under the Future Land Use Designation. Sec. 62-1255
- YES Proposal can be considered under the Future Land Use Designation. Sec. 62-1255
- YES Would proposal maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	CURRENT	PROPOSED
Zoning	BU-1 & BU-2	BU-2
Potential*	12,197 s.f.	12,197 s.f.
Can be Considered under FLU MAP	YES COMMUNITY COMMERCIAL	YES

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

	ADT	PM PEAK		
Trips from Existing Zoning	0	0	Segment Number	36001/O2
Trips from Proposed Zoning	0	0	Segment Name	US-1
Maximum Acceptable Volume (MAV)	41,790	3,761	Acceptable LOS	D
Current Volume	25,369	2,283	Directional Split	0.51
Volume With Proposed Development	25,369	2,283	ITE CODE	
Current Volume / MAV	60.71%	60.71%	210	
Volume / MAV with Proposal	60.71%	60.71%		
Current LOS	C	C		
LOS With Proposal	C	C		
Findings	<input checked="" type="checkbox"/> Non-Deficiency		<input type="checkbox"/> Deficiency	

Land Use Compatibility

FLUE 2.1 outlines the role of the Comprehensive Plan in the designation of commercial land.

This request is for the BU-2 zoning classification. The BU-2 zoning classification permits retail, wholesale and warehousing commercial land uses on minimum 7,500 square foot lots. Possible incompatibilities are due to the intensive nature of commercial activities permitted by the BU-2 classification and possible noise, light, traffic and other nuisance factors potentially associated with BU-2 activities. The surrounding zoning classifications are BU-1 and TR-1 to the north, TR-3, TU-1 to the south, TR-3 to the west and BU-1 to the east across North Highway US 1. The BU-1 classification allows retail commercial land uses on minimum 7,500 square foot lots. The BU-1 classification does not permit warehousing or wholesaling. TR-1 is a single family residential mobile home zoning classification which permits mobile homes or residences of standard construction on lots of 7,500 square feet (minimum) with lot width of 65 feet and lot depth of 100 feet. TR-3 zoning is a mobile home park zoning classification with a minimum lot size of 10 acres for the park. Mobile home sites must be at least 4,000 square feet, with a minimum width of 40 feet. TU-1 is a general tourist commercial zoning classification which permits hotels and motels among its listed uses. It also permits BU-1-A type retail uses in conjunction with and accessory to a hotel or motel with a minimum of 25 rooms. The minimum lot size is 15,000 with a minimum width of 100' and minimum depth of 150'. This area of Mims is characterized by single-family mobile home development and the commercialized US Highway 1 corridor. The Board should evaluate the compatibility of this application within the context of Administrative Policies 1 - 8 of the Future Land Use Element, as outlined on pages 2 through 5 of these staff comments.

Environmental Constraints

* Does the project appear to meet county use or density restrictions based upon:
 * Refer to NRM's comments following these staff comments.

The following environmental factors may affect development potential (Policies 1.1.A, II.2.E, and 3.1.F, of the Future Land Use Element):

Environmental Factor	Preliminary Assessment of Factor	Environmental Factor	Preliminary Assessment of Factor
Hydric Soils		Coastal Protection	NA
Aquifer Recharge Soils		Surface Water Protection	NA
Floodplains		Habitat for Protected Species	

Note: This is a preliminary review based upon environmental maps available to the Natural Resources Management (NRM) at the time of this review and does not include a site inspection to verify the accuracy of this information. This review does not ensure whether a proposed use or development of the property can be permitted under current federal, state or local regulations. Hydric Soils may be associated with wetlands. If applicable, the full text of NRM's comments follow these staff comments.

Other Considerations: The request for the BU-2 zoning classification is for the purposes of unifying the zoning classification and developing the property for cruise ship parking. The property is currently developed with an office building used for the sale of mobile homes. This area of Cocoa is characterized by single-family mobile home subdivision to the north and a mobile home park to the west and south, along the commercialized US Highway 1 corridor.

Historically, this property has had commercial zoning since the 1970s. In 1982, a conditional use permit for putt-putt golf with a carry-away ice cream store was proposed but, the applicant withdrew the application and the zoning action was denied (DNZ-6020). No development other than an office for mobile home sales, and structures serving the mobile home uses adjacent to the subject property have occurred.

Although the subject property is developed, there does not appear to be any infrastructure such as parking, paved drive aisles, ADA compliance requirements etc. Given that the use of the property is for cruise storage parking, the

Board may wish to buffer the site with type A buffers surrounding the storage area as well as the six foot masonry wall around the "storage area."

Summary: The applicant wishes to unify the zoning to BU-2 and to develop the site for cruise ship parking. This area of Cocoa is characterized by single-family mobile home development and the commercialized US Highway 1 corridor.

Although the subject property is developed, there does not appear to be any infrastructure such as parking, paved drive aisles, ADA compliance requirements etc. Given that the proposed use of the property is for cruise storage parking and is adjacent to single-family mobile home development, the Board may wish to ask the applicant to buffer the site with type A landscaping buffers (20 feet deep) surrounding the storage area as well as any other land development site planning requirements.

**NATURAL RESOURCES MANAGEMENT OFFICE
 Rezoning Review**

SUMMARY

Item #: 16PZ00108	Applicant: Mobile World
Zoning Request: BU-1 & BU2 to BU-2	BCC Hearing Date: 02/02/17
P & Z Hearing Date: 01/09/17;	

This is a preliminary review based on environmental maps available to the Natural Resources Management Department (NRM) at the time of this review and does not include a site inspection to verify the accuracy of this information. This review does not ensure whether or not a proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations. In that this process is not the appropriate venue for site plan review, specific site designs that may be submitted with the rezoning will be deemed conceptual and any comments or omissions relative to specific site design do not provide vested rights or waivers from these regulations, unless specifically requested by the owner and approved by the Board of County Commissioners. If the owner has any questions regarding this information, he/she is encouraged to contact NRM prior to submittal of any development or construction plans.

Natural Resource	Preliminary Assessment	Natural Resource	Preliminary Assessment
Wetlands Potential/Hydric Soils	Not mapped	Coastal Protection	N/A
Aquifer Recharge Soils	Mapped	Surface Waters	N/A
Floodplains	Not mapped	Wildlife	Potential

Comments:

This review relates to the following property: Twp. 24, Rng. 36, Sec. 07; Tax ID No. 2410953

The subject parcel contains mapped aquifer recharge soils (Paola Fine Sand, 0 to Candler - Urban land). The applicant is hereby notified of the development and impervious restrictions within Conservation Element Policy 10.2 and the Aquifer Protection Ordinance.

Information available to NRM indicates that federally and/or state protected species may be present on the property. Specifically, gopher tortoises can be found in areas of aquifer recharge soils. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant should obtain any necessary permits or clearance letters from the Florida Fish and Wildlife Conservation Commission and/or U.S. Fish and Wildlife Service, as applicable.

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. Land clearing is not permitted without prior authorization by NRM.