



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.11.

7/11/2024

Subject:

Put It In Me Storage, LLC (Vaheed Teimouri) requests a Small-Scale Comprehensive Plan Amendment (24S.04) from IND to CC. (24SS00004) (Tax Account 2322557) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a Small-Scale Comprehensive Plan Amendment (24S.04) to change the Future Land Use from IND (Industrial) to CC (Community Commercial).

Summary Explanation and Background:

The applicant is requesting a Small-Scale Comprehensive Plan Amendment (SSCPA) to change the Future Land Use Map from Industrial (IND) on a 2.46 acres parcel to Community Commercial (CC).

The applicant intends on developing the property as a RV and boat storage yard and a mini-warehouse.

A companion rezoning application (24Z00010) is requesting a change from IU (Light Industrial) to BU-2 (Retail, Warehousing and Wholesale Commercial). This request will be heard at the August 1, 2024 Board meeting.

This area can be characterized as an industrial corridor with IND FLU designation on the east side of Curtis Blvd. and commercial CC FLU designation on the west side of Curtis Blvd. Existing commercial development includes a Business Park to the north. Commercial development includes restaurants, shopping center and convenience store with gas pumps are located south along Curtis Blvd.

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

On June 5, 2024, the Port St. John Dependent Special District Board heard the request and unanimously recommended approval.

On June 10, 2024, the Planning and Zoning Board/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 ordinance to Planning and Development.



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

July 12, 2024

MEMORANDUM

TO: Tad Calkins, Planning and Development Director

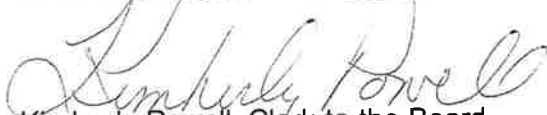
RE: Item H.11., Small Scale Comprehensive Plan Amendment (24S.04)

The Board of County Commissioners, in regular session on July 11, 2024, conducted the public hearing and adopted Ordinance No. 24-15, setting forth the second Small Scale Comprehensive Plan Amendment (24S.04) to change the Future Land Use designation from IND to CC (24SS00004). 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

/sm

Encl. (1)

ORDINANCE NO. 24-15

AN ORDINANCE AMENDING ARTICLE III, CHAPTER 62, OF THE CODE OF ORDINANCES OF BREVARD COUNTY, ENTITLED "THE 1988 COMPREHENSIVE PLAN", SETTING FORTH THE SECOND SMALL SCALE PLAN AMENDMENT OF 2024, 24S.04, 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 163.34 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 Plan Amendment 24S.04; 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 24S.04; 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 filed with the Secretary of State on July 15, 2024.

WHEREAS, on June 10, 2024, the Brevard County Local Planning Agency held a duly noticed public hearing on Plan Amendment 24S.04, and considered the findings and advice of the Technical Advisory Groups, and all interested parties submitting comments; and

WHEREAS, on July 11, 2024, 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.04; and

WHEREAS, Plan Amendment 24S.04 adopted by this Ordinance comply with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Plan Amendment 24S.04 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.04 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.04, 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 11 day of July, 2024.

ATTEST:



Rachel M. Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

By: 
Jason Steele, Chair

As approved by the Board on July 11, 2024.

EXHIBIT A.I

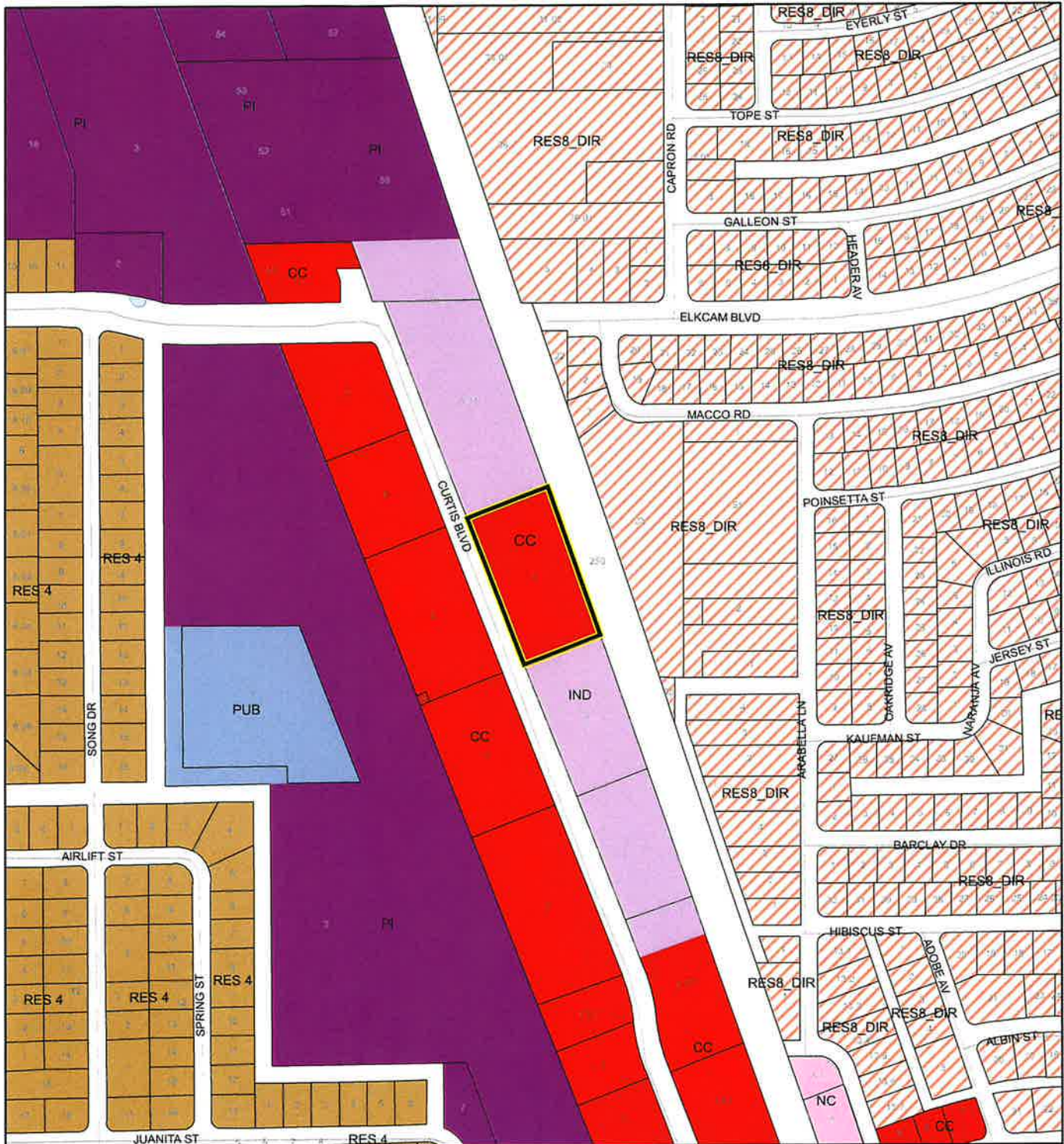
Contents

1. Proposed Future Land Use Map



PROPOSED FUTURE LAND USE MAP

PUT IT IN ME STORAGE LLC

24SS00004



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: 2/26/2024

EXHIBIT B

Contents

1. Legal Description

Lot 5, Block B, Port St. John Center, as recorded in ORB 9748, Pages 337 – 338, of the Public records of Brevard County, Florida. **Section 13, Township 23, Range 35.** (2.46 acres) Located on the east side of Curtis Blvd., approx. 1,735 ft. north of Fay Blvd. (3840 Curtis Blvd., Cocoa)

EXHIBIT B.I

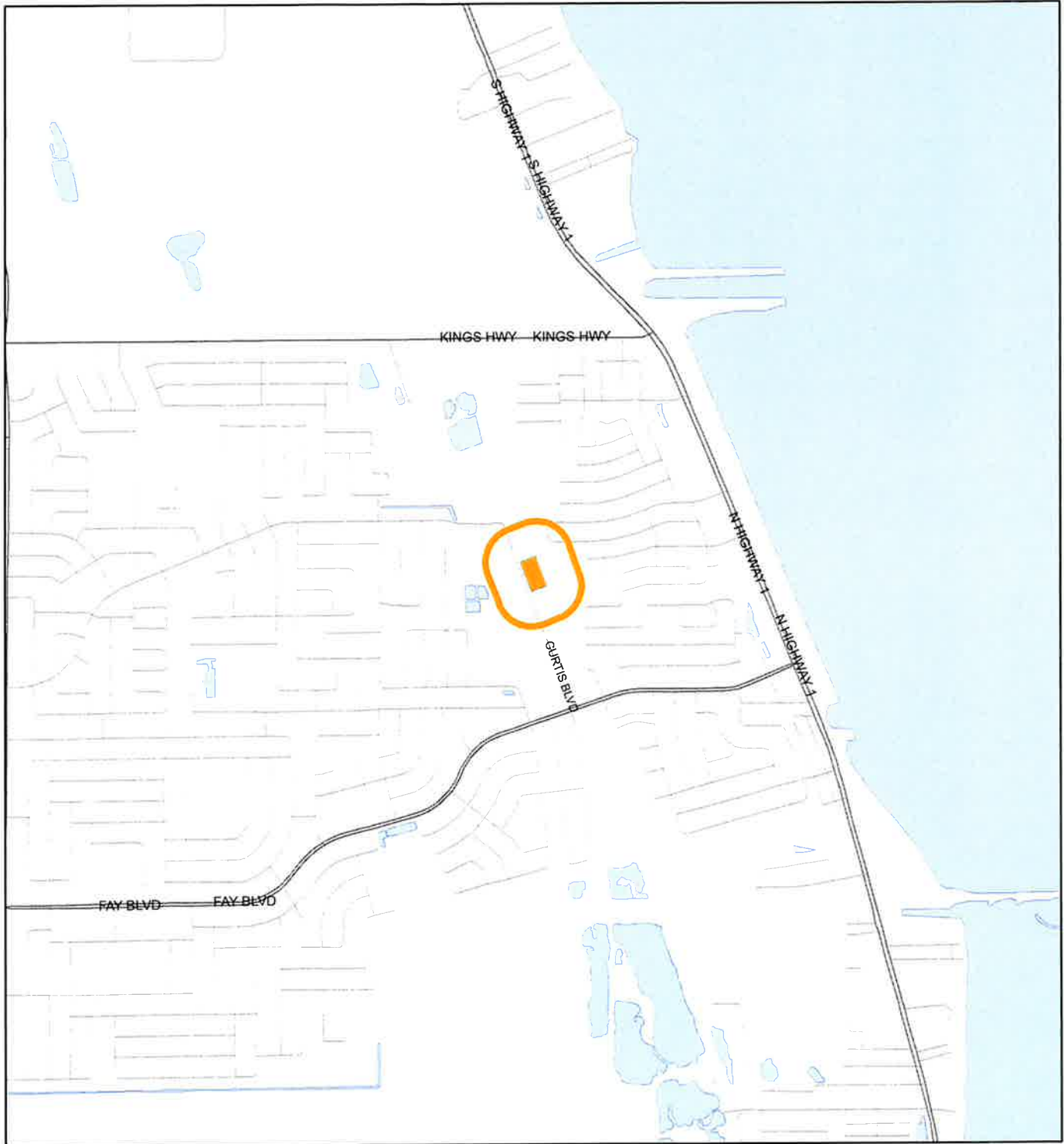
Contents

1. Other Maps

LOCATION MAP

PUT IT IN ME STORAGE LLC

24SS00004



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

Buffer Distance: 500 feet

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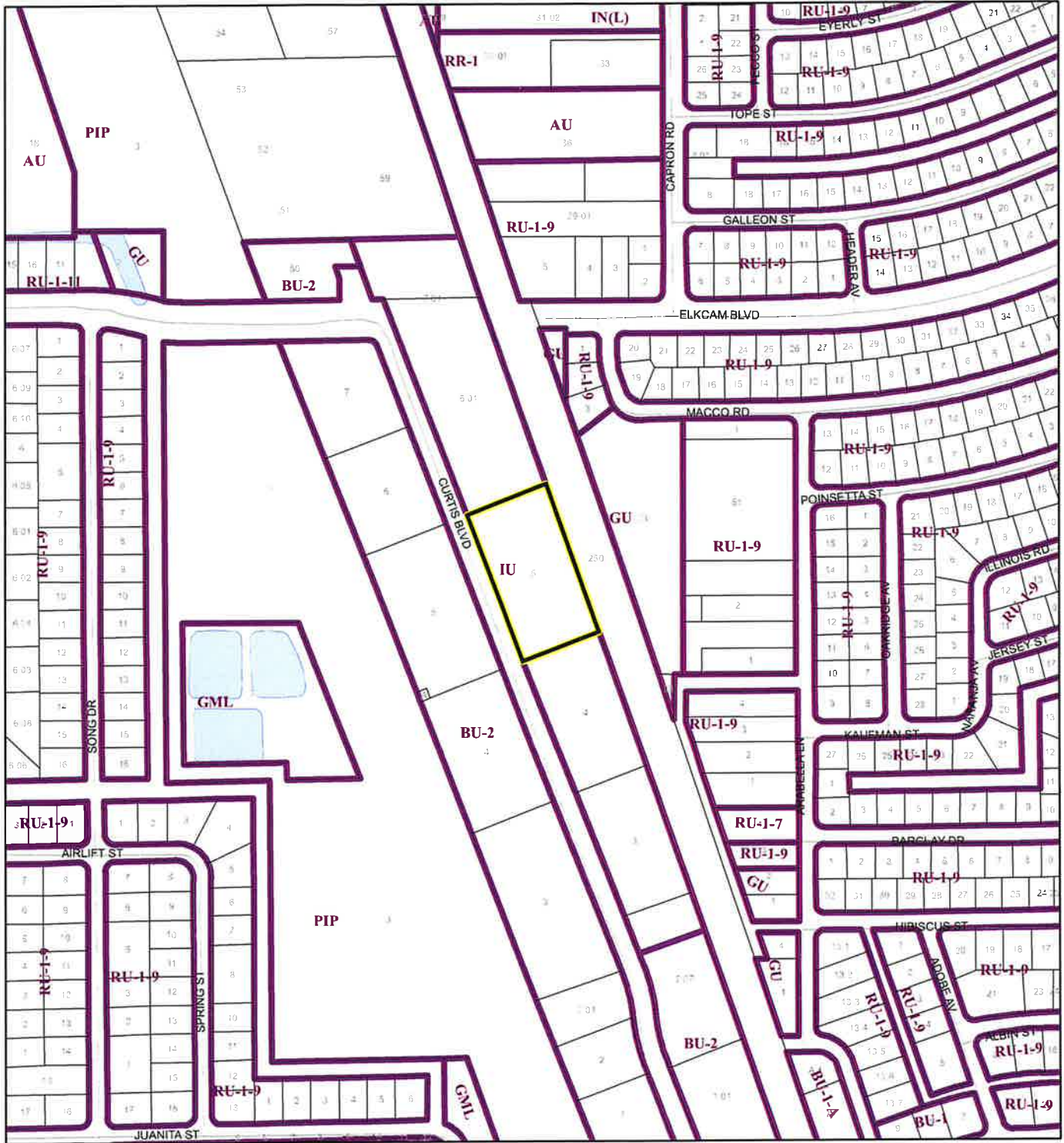
— Buffer

— Subject Property

ZONING MAP

PUT IT IN ME STORAGE LLC

24SS00004



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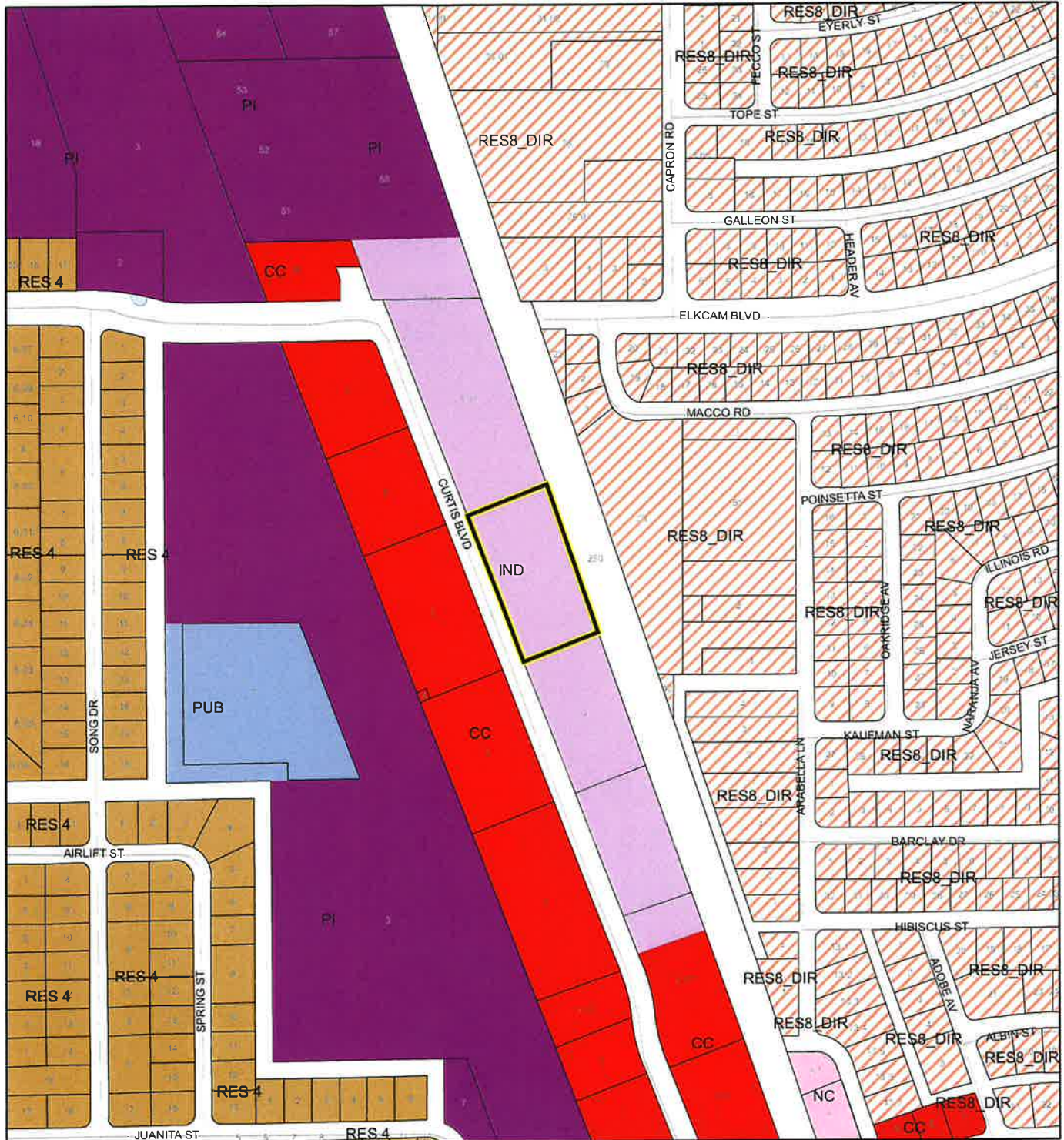
Produced by BoCC - GIS Date: 2/26/2024

- Subject Property
- Parcels
- Zoning

FUTURE LAND USE MAP

PUT IT IN ME STORAGE LLC

24SS00004



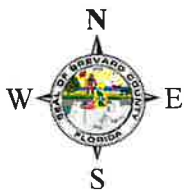
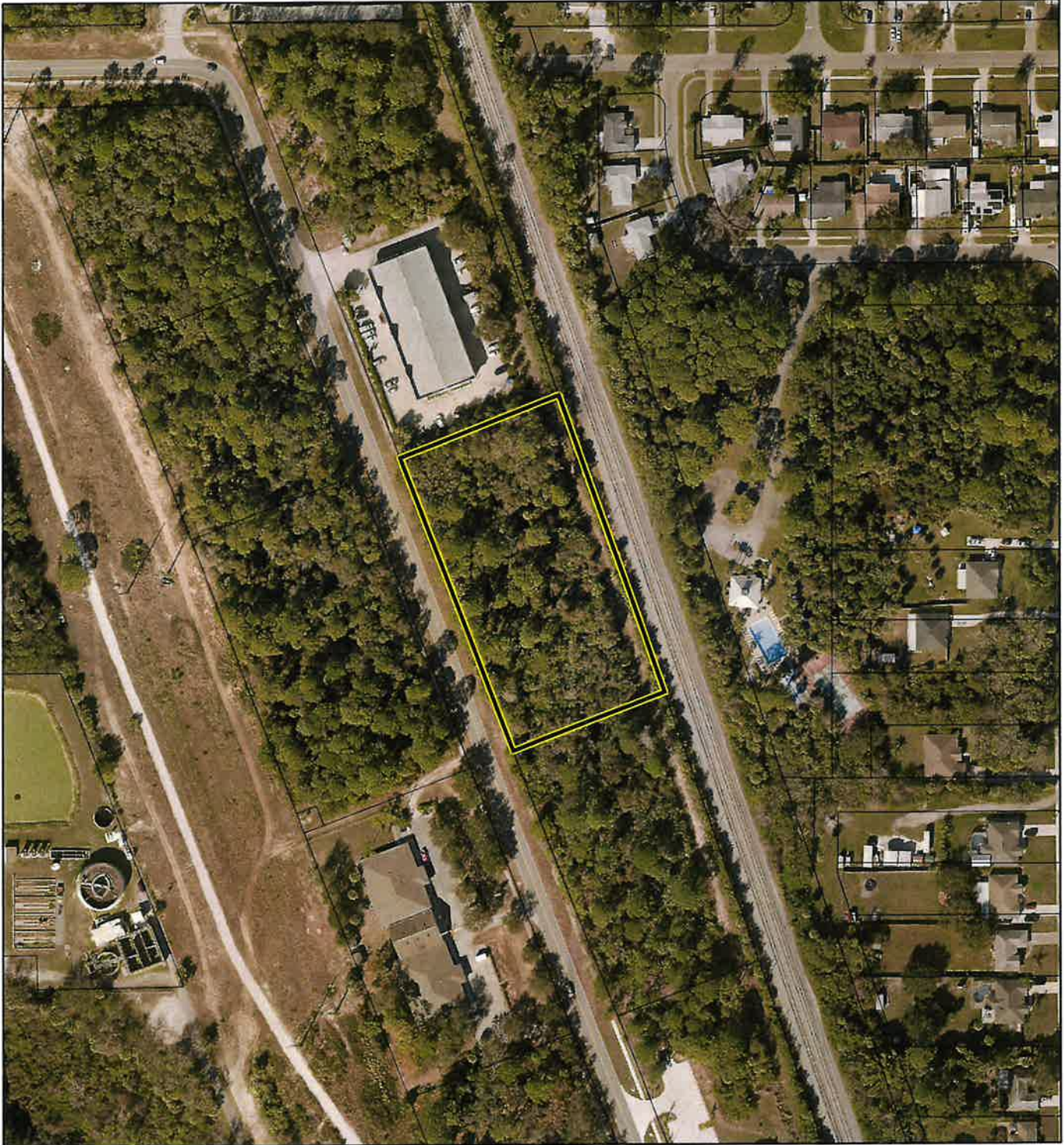
1:4,800 or 1 inch = 400 feet

- Subject Property
- Parcels

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AERIAL MAP
PUT IT IN ME STORAGE LLC
24SS00004





1:2,400 or 1 inch = 200 feet

PHOTO YEAR: 2023

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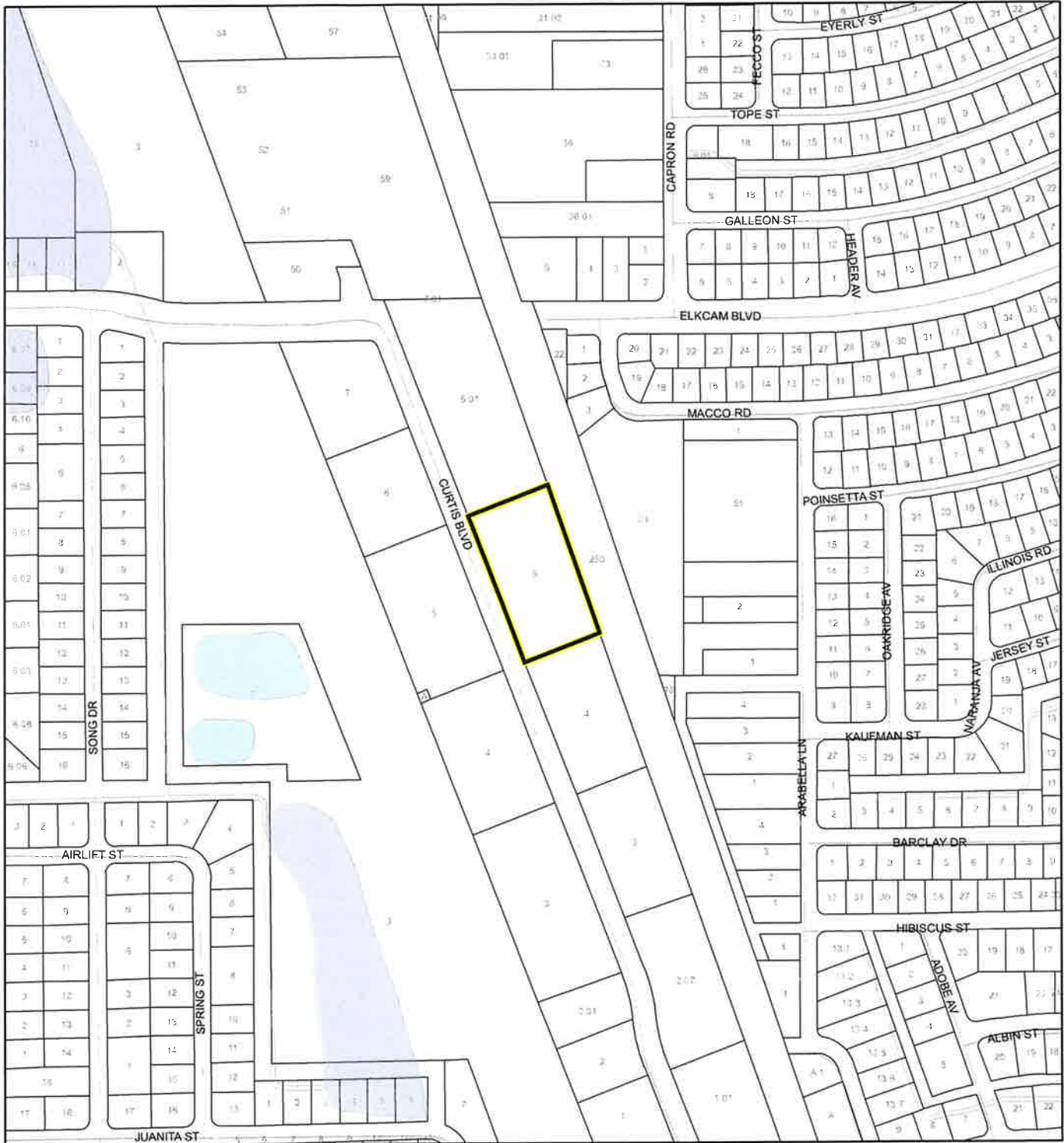
Produced by BoCC - GIS Date: 2/26/2024

-  Subject Property
-  Parcels

NWI WETLANDS MAP

PUT IT IN ME STORAGE LLC

24SS00004










1:4,800 or 1 inch = 400 feet

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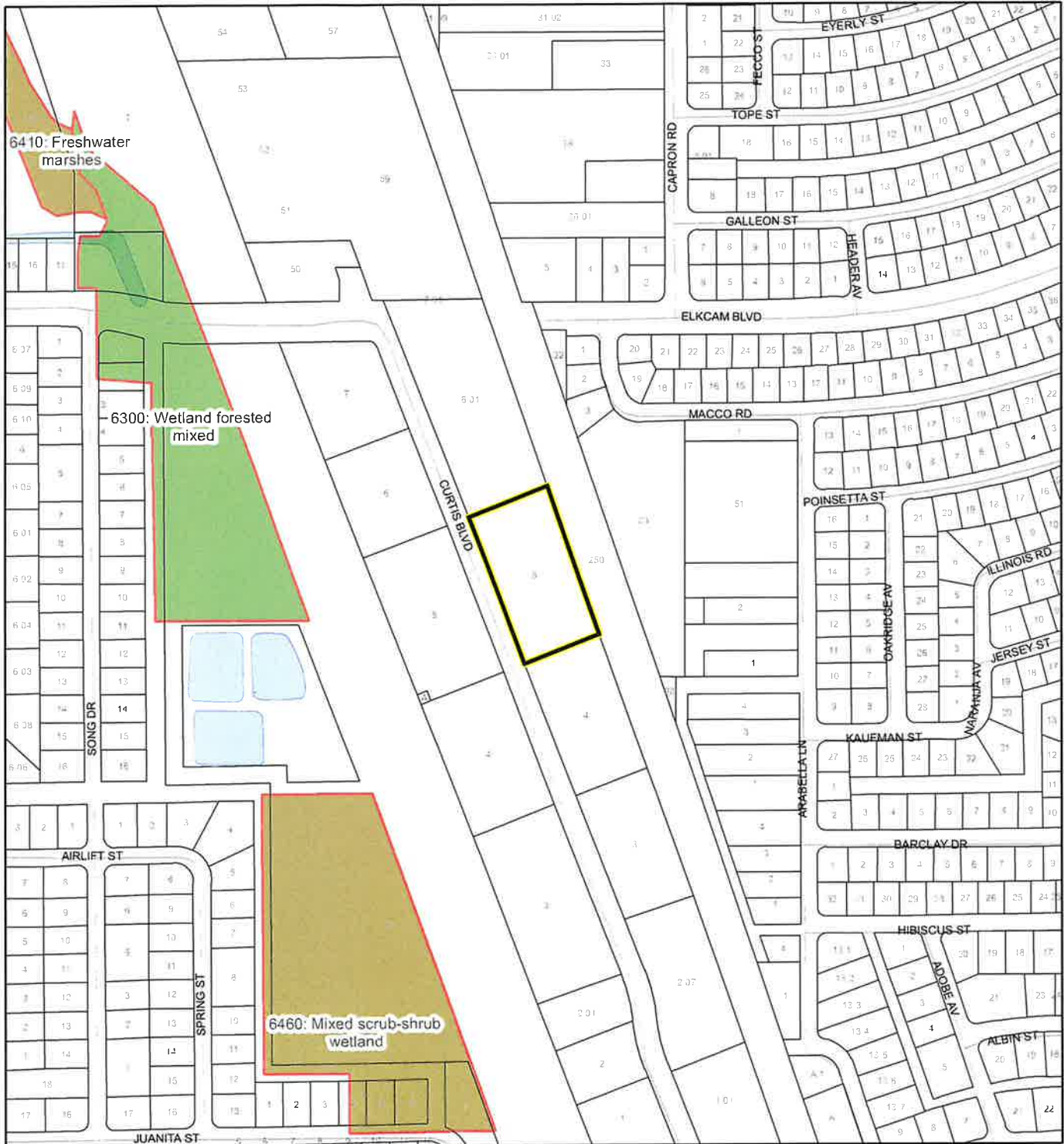
Produced by BoCC - GIS Date: 2/26/2024

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

PUT IT IN ME STORAGE LLC
24SS00004



1:4,800 or 1 inch = 400 feet

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SJRWMD FLUCCS WETLANDS

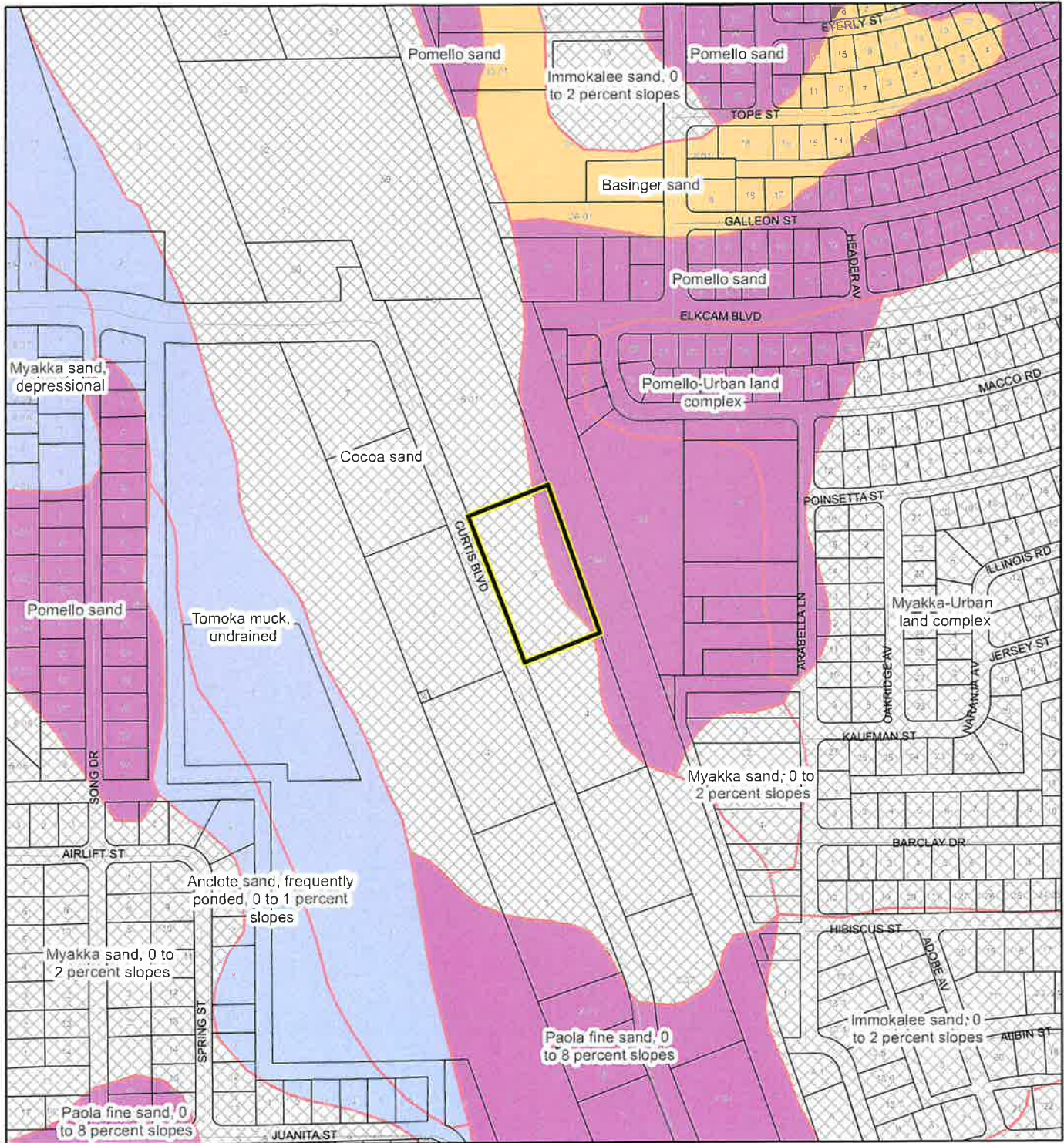
- Wetland Hardwood Forests - Series 6100
- Wetland Coniferous Forest - Series 6200
- Wetland Forested Mixed - Series 6300
- Vegetated Non-Forested Wetlands - Series 6400
- Non-Vegetated Wetland - Series 6500

Subject Property

Parcels

USDA SCSSS SOILS MAP

PUT IT IN ME STORAGE LLC
24SS00004



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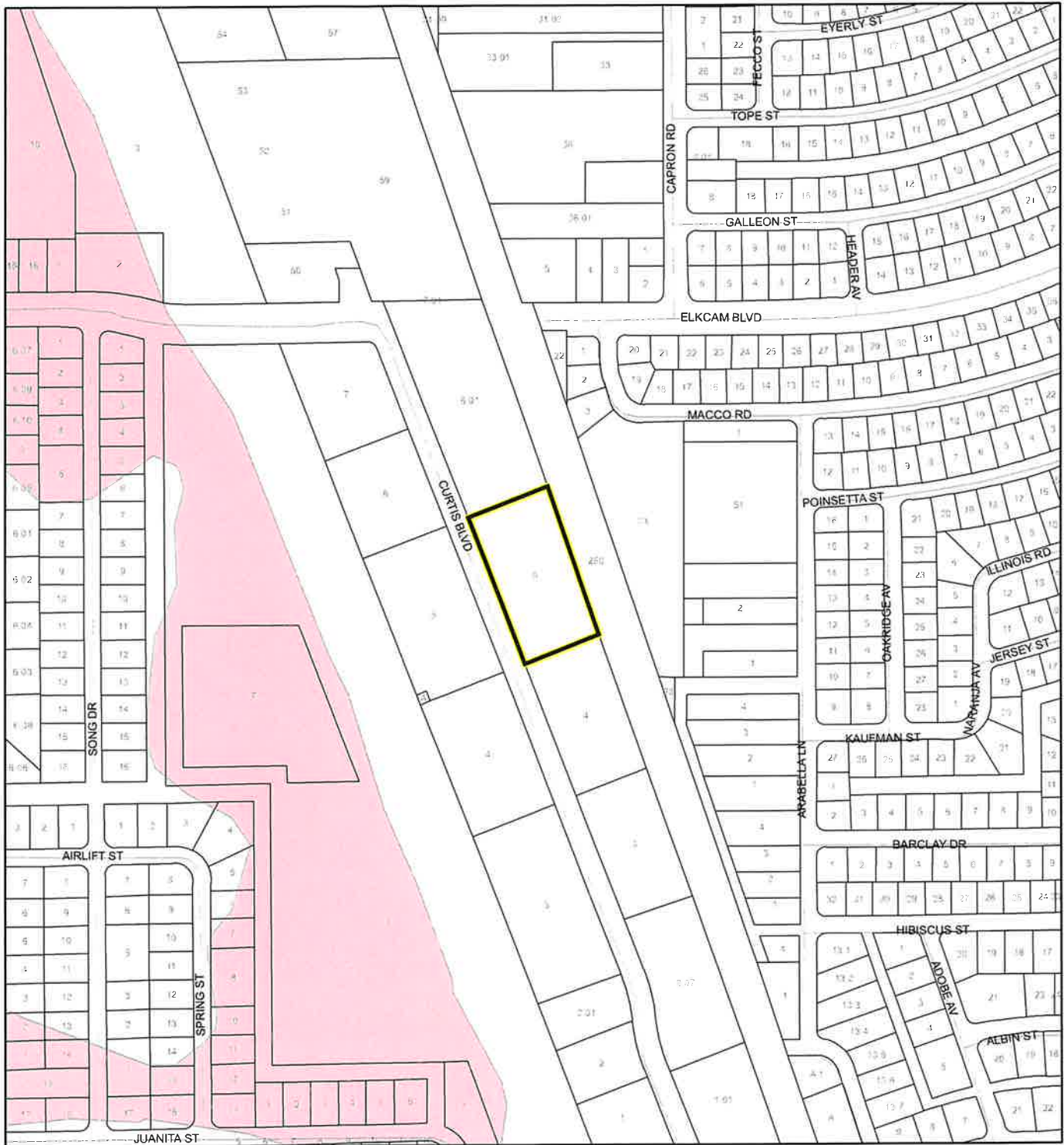
USDA SCSSS Soils

- Aquifer and Hydric
- Aquifer
- Hydric
- None
- Subject Property
- Parcels

FEMA FLOOD ZONES MAP

PUT IT IN ME STORAGE LLC

24SS00004



1:4,800 or 1 inch = 400 feet

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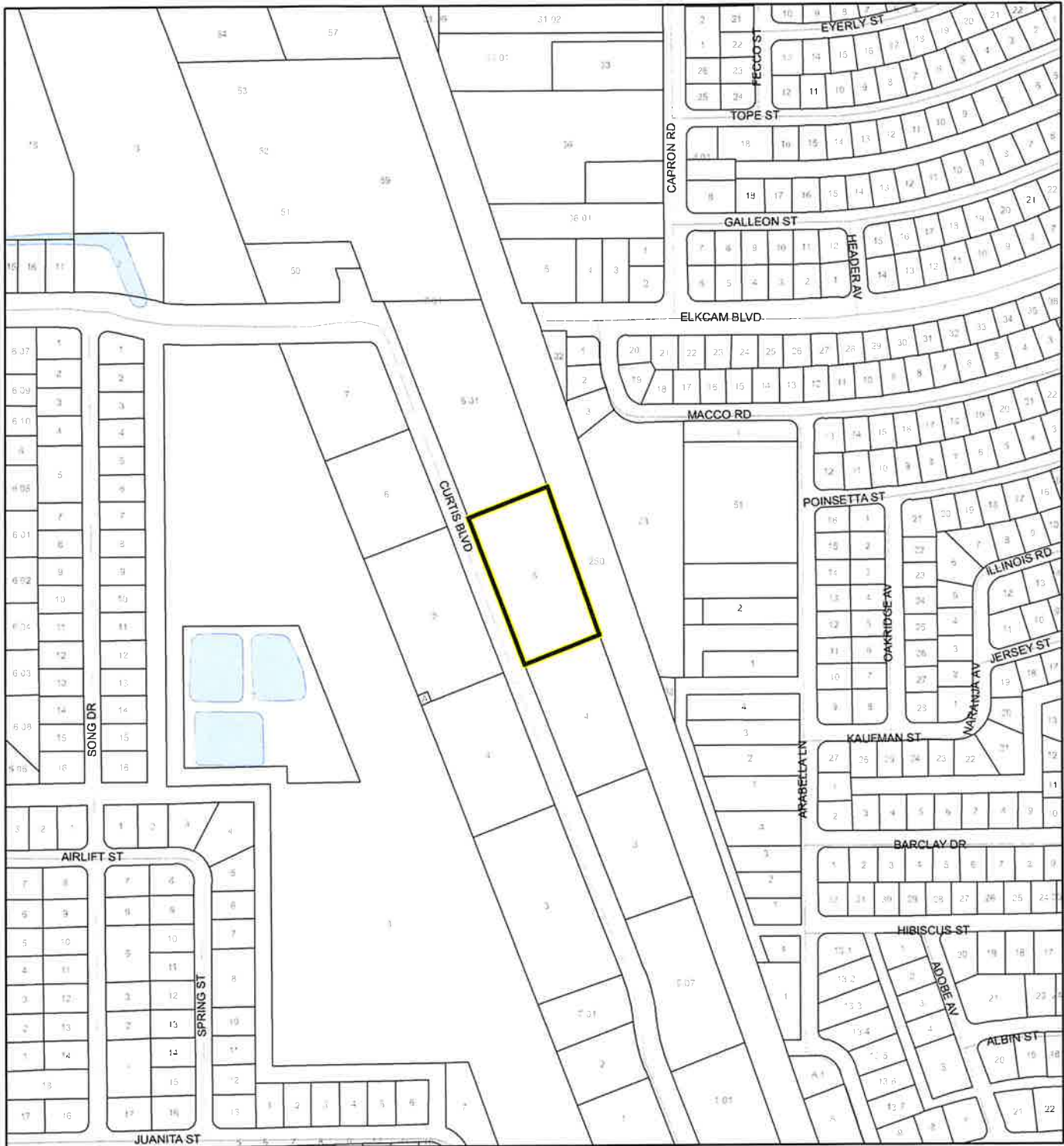
FEMA Flood Zones

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

COASTAL HIGH HAZARD AREA MAP

PUT IT IN ME STORAGE LLC

24SS00004



1:4,800 or 1 inch = 400 feet

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 Subject Property

 Parcels

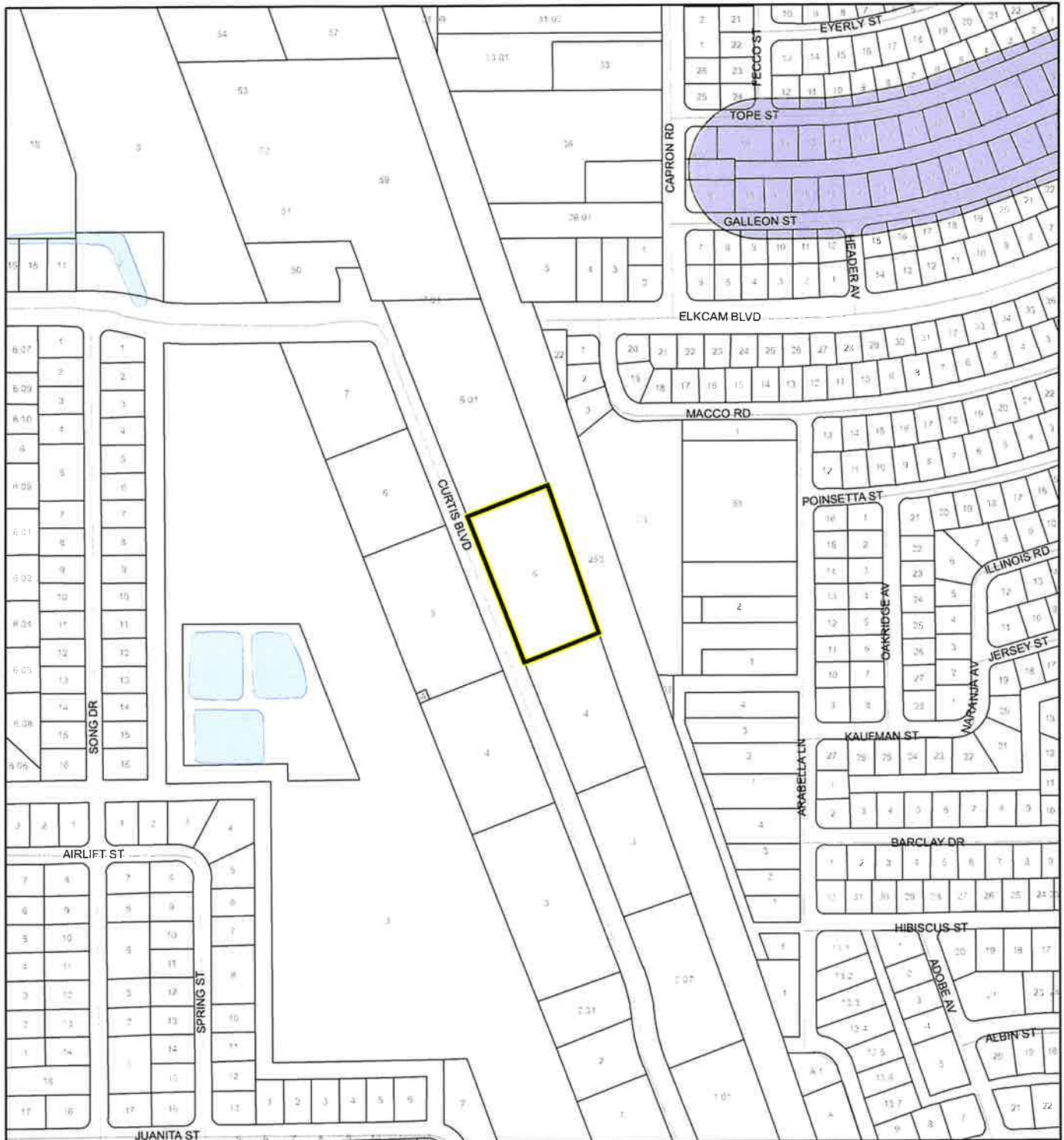
Coastal High Hazard Area

 SurgeZoneCat1

INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

PUT IT IN ME STORAGE LLC






24SS00004



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 2/26/2024

-  Subject Property
-  Parcels
- Septic Overlay**
-  40 Meters
-  60 Meters
-  All Distances

EAGLE NESTS MAP

PUT IT IN ME STORAGE LLC

24SS00004



1:4,800 or 1 inch = 400 feet

 Subject Property

 Parcels

 Eagle Nests
FWS

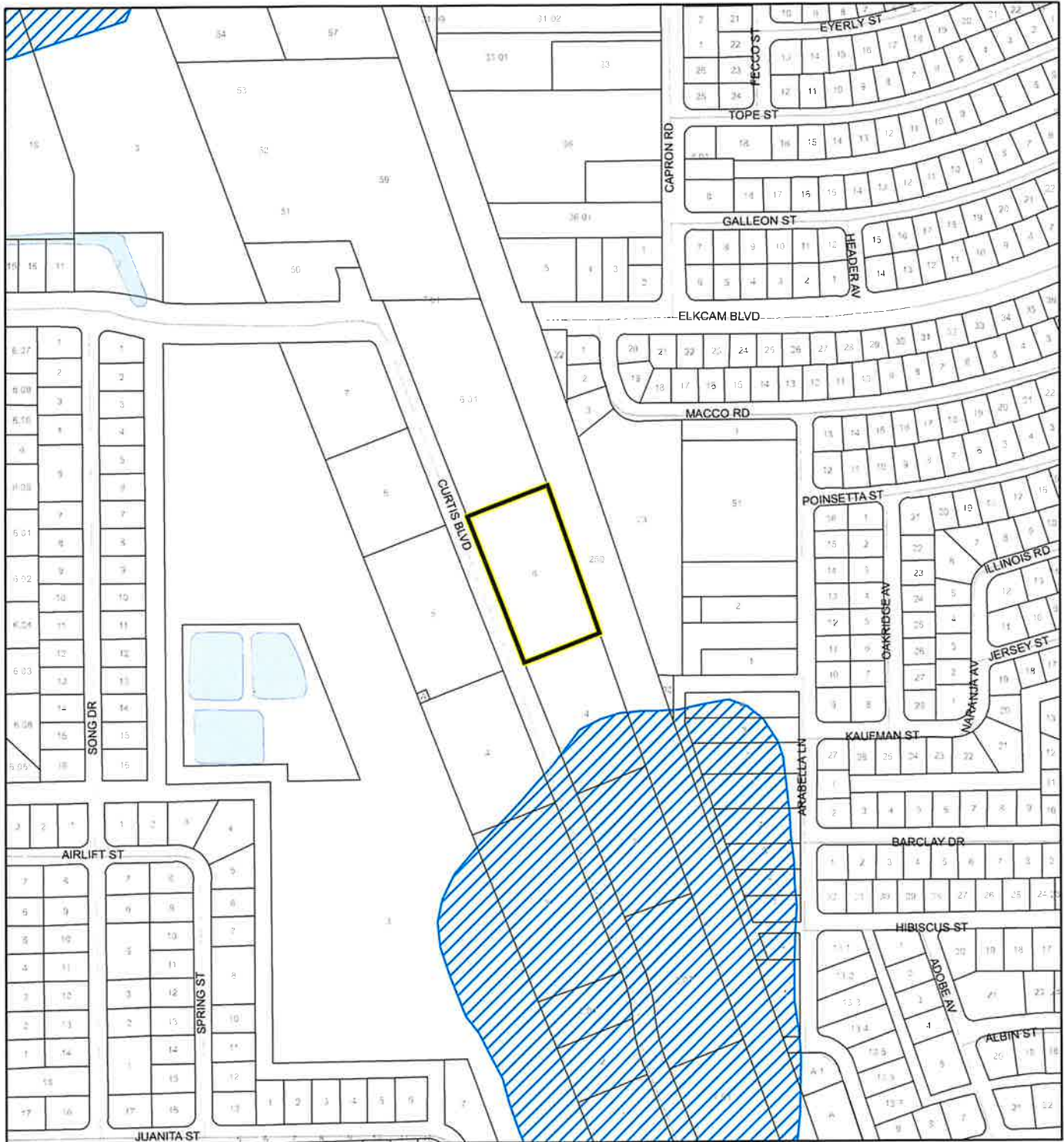
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Produced by BoCC - GIS Date: 2/26/2024

SCRUB JAY OCCUPANCY MAP

PUT IT IN ME STORAGE LLC




24SS00004



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 2/26/2024

-  Subject Property
-  Parcels
-  Scrub Jay Occupancy

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

PUT IT IN ME STORAGE LLC
24SS00004



1:4,800 or 1 inch = 400 feet

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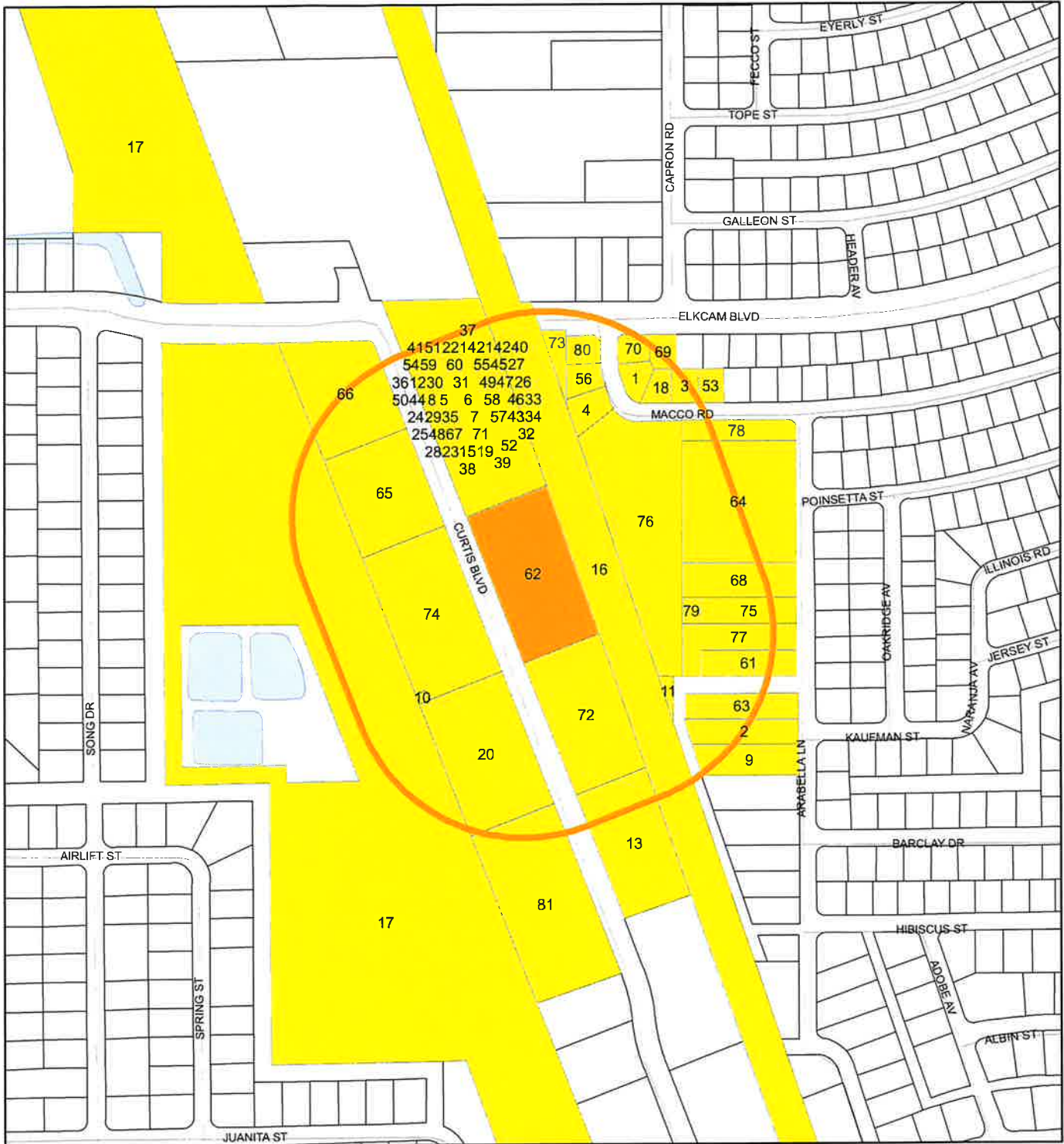
SJRWMD FLUCCS Upland Forests

- Upland Coniferous Forest - 4100 Series
- Upland Hardwood Forest - 4200 Series
- Upland Mixed Forest - 4300 Series
- Tree Plantations - 4400 Series

Subject Property

Parcels

RADIUS MAP
 PUT IT IN ME STORAGE LLC
 24SS00004







1:4,800 or 1 inch = 400 feet

Buffer Distance: 500 feet

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Produced by BoCC - GIS Date: 2/26/2024

-  Buffer
-  Subject Property
-  Notify Property
-  Parcels



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

July 15, 2024

Honorable Rachel M. Sadoff
Board of County Commissioners
Brevard County
Post Office Box 999
Titusville, FL 32781-0999

Dear Honorable 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. 24-15, which was filed in this office on July 15, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh

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.04 (24SS00004)
Township 23, Range 35, Section 13*

Property Information

Owner / Applicant: **Put It In Me Storage LLC (Vaheed B. Teimouri, P.E.)**

Adopted Future Land Use Map Designation: Industrial (IND)

Requested Future Land Use Map Designation: Community Commercial (CC)

Acreage: 2.46

Tax Account #: 2322557

Site Location: East side of Curtis Blvd., 1,735 feet north of Fay Blvd.

Commission District: 1

Current Zoning: Light Industrial (IU)

Requested Zoning: Retail, Warehousing and Wholesale Commercial (BU-2) (24Z00010)

Background & Purpose

The applicant is requesting a Small-Scale Comprehensive Plan Amendment (SSCPA) to change the Future Land Use Map from Industrial (IND) on a 2.46 acres parcel to Community Commercial (CC) to rezone the parcel to BU-2 (Retail, Warehousing and Wholesale Commercial) to build a RV and boat storage yard and a mini warehouse.

The subject parcel has access to Curtis Blvd., a County maintained roadway.

The applicant has a companion rezoning application, **24Z00010**, requesting a change from IU (Light Industrial) to BU-2 (Retail, Warehousing and Wholesale Commercial).

The original zoning was GU (General Use).

On October 26, 1998, zoning action **Z-836** rezoned the parcel from GU to IU (Industrial Use).

On March 07, 1974, zoning action **Z-3594** rezoned from IU to IU-1 (Heavy Industrial) with a CUP (Conditional Use Permit) for storage of explosives.

On July 24, 1990, zoning action **Z-8630** Administrative rezoned from IU-1 to IU.

On November 06, 2003, zoning action **Z-10859(2)** removed the **CUP Z-3594** (Conditional Use Permit) for storage of explosives.

Comprehensive Plan Policies/Comprehensive Plan Analysis

The proposed BU-2 zoning classification may not be considered consistent with the existing Industrial (IND) Future Land Use designation; however, the proposed BU-2 zoning classification may be considered consistent with the requested Community Commercial (CC) Future Land Use Map designation.

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.

Role of the Comprehensive Plan in the Designation of Commercial Lands FLUE 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 is located on the east side of Curtis Blvd., a County maintained roadway.

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

There is no interconnectivity with residential development to the east as the development is separated by the Florida East Coast Railway to the east. The commercial development to the west is separated by Curtis Blvd.

- C. Existing commercial development trend in the area;

This area can be characterized as an industrial corridor with IND FLU designation on the east side of Curtis Blvd. and commercial CC FLU designation on the west side of Curtis Blvd. Existing commercial development includes a Business Park to the north. Additional

commercial development includes restaurants, shopping center and convenience store with gas pumps are located south along Curtis Blvd.

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

No fundamental changes in the character of the area prompted by infrastructure improvements undertaken by the County have been identified.

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

The preliminary concurrency analysis did not indicate that the maximum development potential from the proposed Future Land Use Map change would cause a deficiency in the transportation adopted level of service. The subject property has access to City of Cocoa potable water and septic. Concurrency will be reviewed during the site plan process.

- F. Spacing from other commercial activities:

The closest Community Commercial activities are located on the west side of Curtis Blvd. and 905 feet south on the east side of Curtis Blvd. Community Commercial clusters up to 10 acres in size should be spaced at least 2 miles apart.

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

A market study was not provided nor required.

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

The applicants will work with Natural Resources to ensure conformance with the Conservation Element. No noteworthy land use issues were identified.

- I. Integration of open space; and

The provisions of this Criterion will be addressed at the site plan stage.

- J. Impacts upon strip commercial development.

The applicant is proposing to develop a RV and boat storage yard and a mini warehouse facility. Curtis Blvd. is an existing commercial corridor located west along the Florida East Coast Railway from Fay Blvd. to where

Curtis Blvd. turns west. The proposal would not extend strip commercial development, which is discouraged within the Future Land Use element of the Comprehensive Plan.

**Activities Permitted in the Community Commercial (CC) Future Land Use Designations
FLUE Policy 2.7**

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 2.1; and
- m) Planned Industrial Park development (as permitted by PIP zoning).

The applicant's proposed use can be considered consistent with these uses.

**Locational and Development Criteria for Community Commercial Uses
FLUE 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 site is not located within an existing commercial cluster but, rather along an existing Industrial corridor along this section of Curtis Blvd., which functions as an Urban Minor Collector Road.

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

The subject site is not located at an intersection and will not exceed 40 acres.

- 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.

Curtis Blvd., is a minor collector roadway, and an existing commercial and residential corridor serving the community and the surrounding region.

- 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 unless within a Planned Unit Development (PUD) zoning classification. The square footage may be increased if it is located within a PUD zoning classification.

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

- E. Floor Area Ratio (FAR) of up to 1.00 will be permitted for Community Commercial sites unless accompanied with a PUD zoning classification wherein the FAR may be increased up to 1.75.

The Floor Area Ratio (FAR) is evaluated at the time of site plan review and regulated through the land development regulations. The applicant has not requested PUD zoning.

- F. Recreational vehicle parks shall be located in areas which serve the needs of tourists and seasonal visitors to Brevard County. The location of recreational vehicle parks shall have access to interstate interchanges via arterial and principal collector transportation corridors or the property shall be located on a major multi-county transportation corridor.

The request is not for a recreational vehicle park.

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;

This property will need to comply with Brevard County Performance Standards noted within Section 62-1483 and 62-1833.5 of Brevard County Code.

- 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;

There are undeveloped and developed commercial and industrial parcels in the surrounding area along the Curtis Blvd. from Fay Blvd. to where Curtis Blvd. turns west. The developed character of the surrounding area on the east side of Curtis Blvd. to the north is commercial. To the east is the Florida East Coast Railway. To the south of the subject property is vacant industrial and further south is commercial. To the west across Curtis Blvd. is developed with Commercial along with vacate commercial parcels.

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

There has been no recent zoning action 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 not been constructed.

D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

Only a certified MAI (Member Appraisal Institute) appraisal can determine if material reduction has or will occur due to the proposed request.

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.

Staff analysis indicates the request is not located within an existing platted commercial and industrial neighborhood with buffering from the Florida East Coast Railway property along the east.

The BU-2 zoning classification is the county's most intense commercial zoning classification due to the intensive nature of commercial activities permitted (i.e., major auto-repair facilities, paint and body shops, and contractor storage yards). Off-site impacts such as noise, light, traffic, and other potential nuisance factors associated with BU-2 activities should be considered.

The proposal would be a down grading of use intensity for the Future Land Use and zoning classification.

A preliminary concurrency evaluation did not indicate that the proposal has the potential to cause a deficiency in the transportation adopted level of service; however, the maximum development potential from the proposed rezoning increases the percentage of MAV by 0.43%.

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 area has development of roads, open spaces, and similar existing features. It is not located in a neighborhood or subdivision but is along a commercial corridor.

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.

Staff analysis indicates that the area to the east of the Florida East Coast Railway is residential in character.

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.

The subject parcel is located along a commercial and industrial corridor. The subject parcel is proposed to be rezoned from IU to BU-2. As the immediate area is commercial the proposed uses maintain the commercial integrity of the area.

The closest BU-2 zoning classification is located directly west across Curtis Blvd. of the subject property, along the west side of Curtis Blvd.

Surrounding Land Use Analysis

	Existing Land Use	Zoning	Future Land Use
North	Business office	IU	IND
South	Vacant	IU	IND
East	Railroad	NA	NA
West	Vacant west side of Curtis Blvd.	BU-2	CC

The developed character of the surrounding area on the east side of Curtis Blvd is commercial uses with IU zoning. To the east is the Florida East Coast Railway. To the west across Curtis Blvd is commercial uses with BU-2 zoning.

The current IU zoning classification permits light industrial land uses within enclosed structures. IU zoning allows all uses permitted in the BU-1 and BU-2 classification, except, single-family residence. The minimum lot size is 20,000 square feet, with a minimum width of 100 feet and a minimum depth of 200 feet.

The proposed BU-2 zoning classification permits retail, wholesale and warehousing commercial land uses on minimum 7,500 square foot lots. BU-2 zoning is the county's most intense commercial zoning classification due to the intensive nature of commercial activities permitted. Off-site impacts such as noise, light, traffic, and other potential nuisance factors associated with BU-2 activities should be considered. The BU-2 zoning classification allows outside storage of retail items including, but not limited to, motor vehicles, utility sheds, nursery items such as plants and trees, boats and mobile homes.

Preliminary Concurrency

The closest concurrency management segment to the subject property is Fay Blvd., between Carol Avenue. and Highway US-1, which has a Maximum Acceptable Volume (MAV) of 33,800 trips per day, a Level of Service (LOS) of D, and currently operates at 46.07% of capacity daily. The maximum development potential from the proposed rezoning increases the percentage of MAV utilization by 0.43%. The corridor is anticipated to operate at 46.50% of capacity daily. The maximum development potential of the proposal is not anticipated to create a deficiency in LOS. Specific concurrency issues will be address at the time of site plan review. This is only a preliminary review and is subject to change.

No school concurrency information has been provided as the proposed project is a commercial development and not intended for residential uses.

The subject property has availability to the City of Cocoa potable water and on septic.

Environmental Constraints

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Aquifer Recharge Soils
- Protected and Specimen Trees
- Protected Species

Information available to NRM indicates that federally and/or state protected species may be present on the property. There is a large area of mapped Florida Scrub Jay occupancy adjacent to the property, and there may be Gopher Tortoises onsite. 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. There was a 1996 FWC permit related to the gopher tortoises. The applicant should call Valeria Guerrero at 561-882-5714 (O) or 561-365-5696 (C) with the FLFWC to ensure permit compliance. Additional consultation with USFWS NRM is required if FL Scrub Jays utilize the property.

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. 24SS0004

Applicant: Vaheed Teimouri, P.E. (Owners: Put It In Me Storage LLC)

Land Use Request: IND to CC

Note: To be able to put mini storage with boat & RV storage without IU storage requirements

PSJ Hearing: 06/05/2024; **LPA Hearing:** 06/10/2024; **BCC Hearing:** 7/11/2024

Tax ID No.: 2322557

- 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:

- Aquifer Recharge Soils
- Protected and Specimen Trees
- Protected Species

Information available to NRM indicates that federally and/or state protected species may be present on the property. There is a large area of mapped Florida Scrub Jay occupancy adjacent to the property, and there may be Gopher Tortoises onsite. 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. There was a 1996 FWC permit related to the gopher tortoises. The applicant should call Valeria Guerrero at 561-882-5714 (O) or 561-365-5696 (C) with the FLFWC to ensure permit compliance. Additional consultation with USFWS NRM is required if FL Scrub Jays utilize the property.

Land Use Comments:

Aquifer Recharge Soils

This property contains Pomello sand, classified as an aquifer recharge soil. Mapped topographic elevations indicate the soils may consist of Type 2 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.**

Protected and Specimen Trees

Protected (≥ 10 inches in diameter) and Specimen (≥ 24 inches in diameter) trees likely exist on the parcel. The applicant shall perform a tree survey prior to any site plan design in order to incorporate valuable vegetative communities or robust trees into the design. Per Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, Section 62-4341(18), Specimen and Protected Trees shall be preserved or relocated on site to the Greatest Extent Feasible. Greatest Extent Feasible shall include, but not be limited to, relocation of roads, buildings, ponds, increasing building height to reduce building footprint or reducing Vehicular Use Areas. 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.**

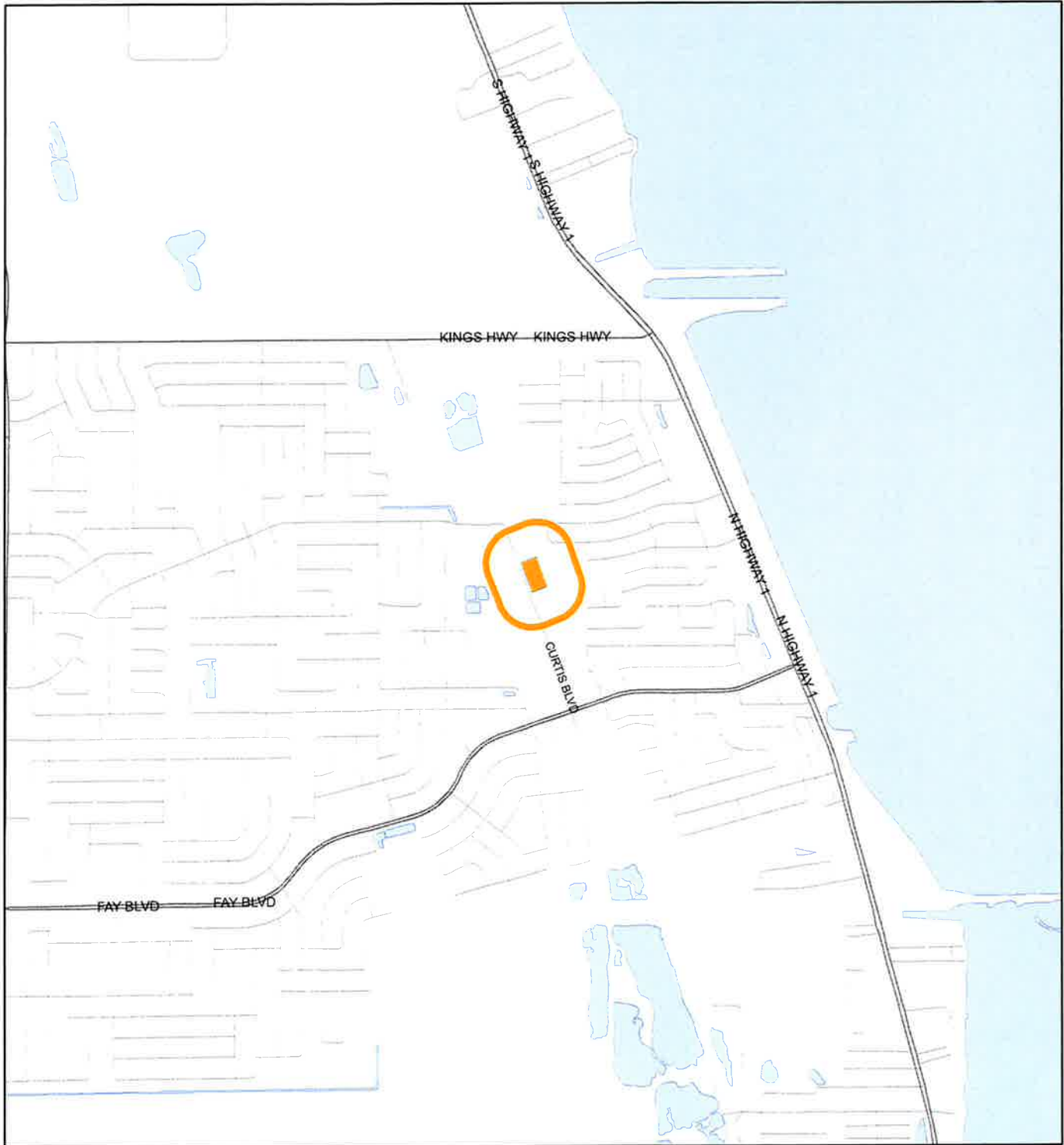
Protected Species

Information available to NRM indicates that federally and/or state protected species may be present on the property. There is a large area of mapped Florida Scrub Jay occupancy adjacent to the property, and there may be Gopher Tortoises onsite. 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. There was a 1996 FWC permit related to the gopher tortoises. The applicant should call Valeria Guerrero at 561-882-5714 (O) or 561-365-5696 (C) with the FLFWC to ensure permit compliance. Additional consultation with USFWS NRM is required if FL Scrub Jays utilize the property.

LOCATION MAP

PUT IT IN ME STORAGE LLC

24SS00004



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: 2/26/2024

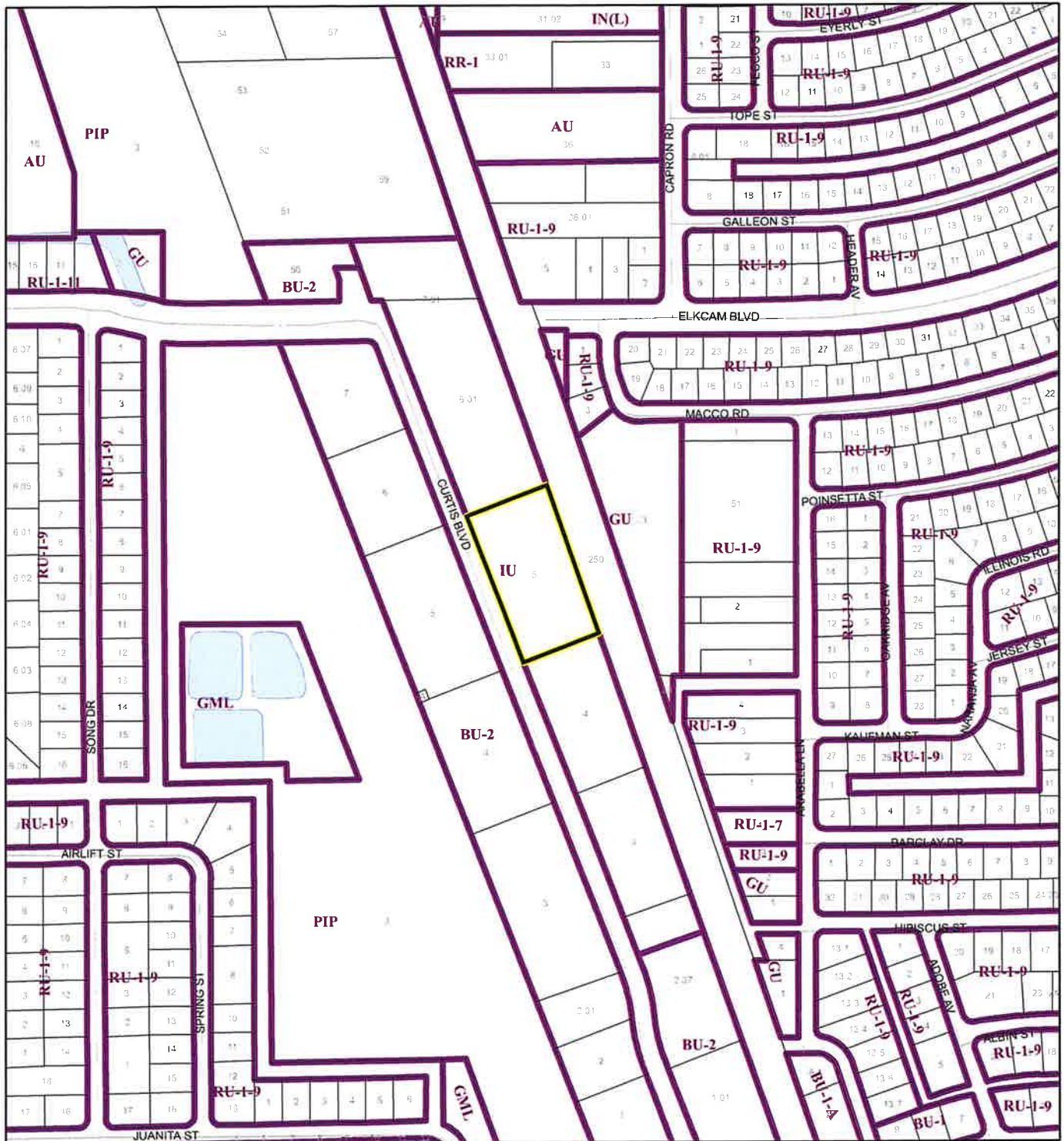
 Buffer

 Subject Property

ZONING MAP

PUT IT IN ME STORAGE LLC

24SS00004



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 2/26/2024

Subject Property

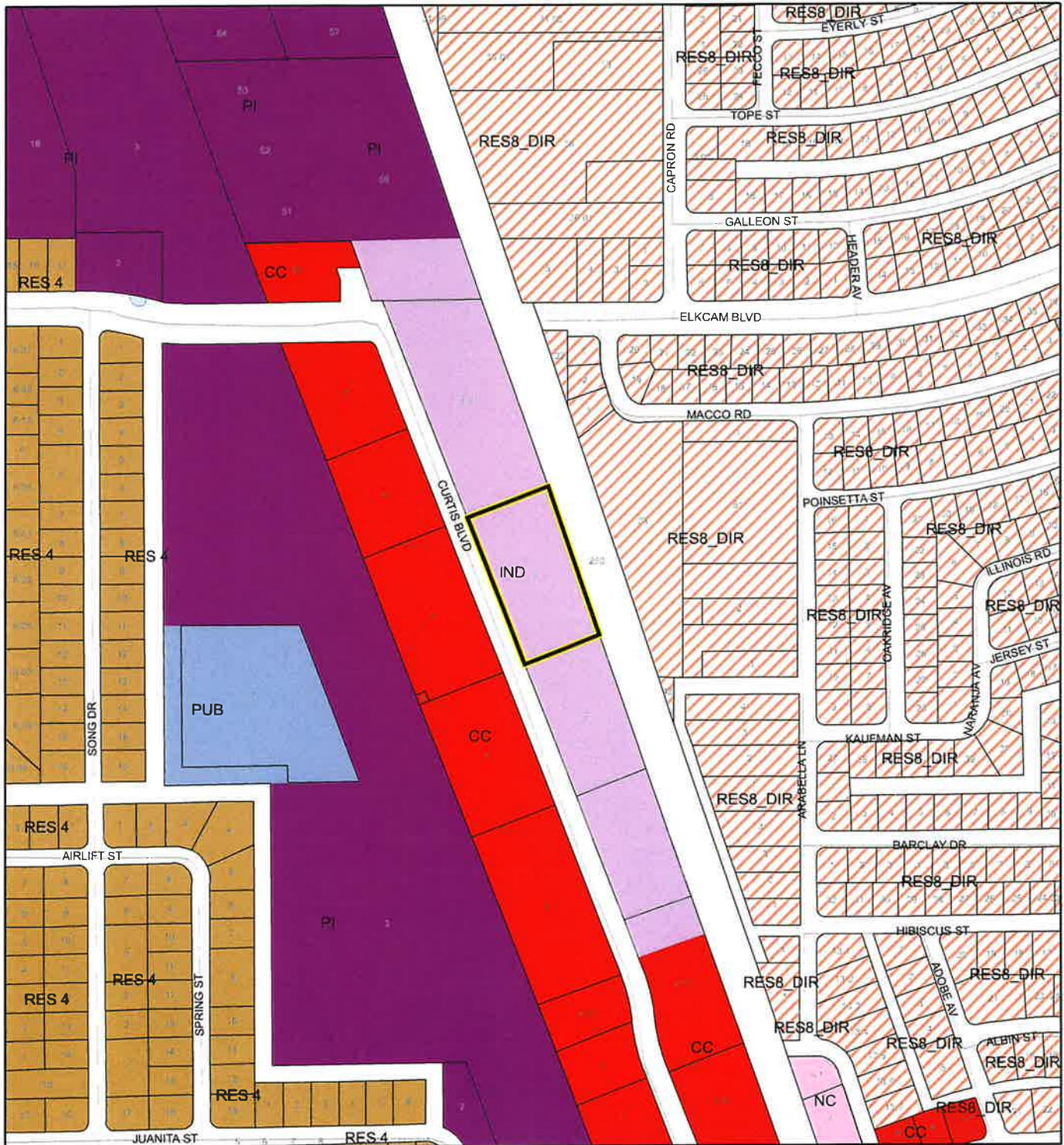
Parcels

Zoning

FUTURE LAND USE MAP

PUT IT IN ME STORAGE LLC

24SS00004



1:4,800 or 1 inch = 400 feet

— Subject Property
□ Parcels

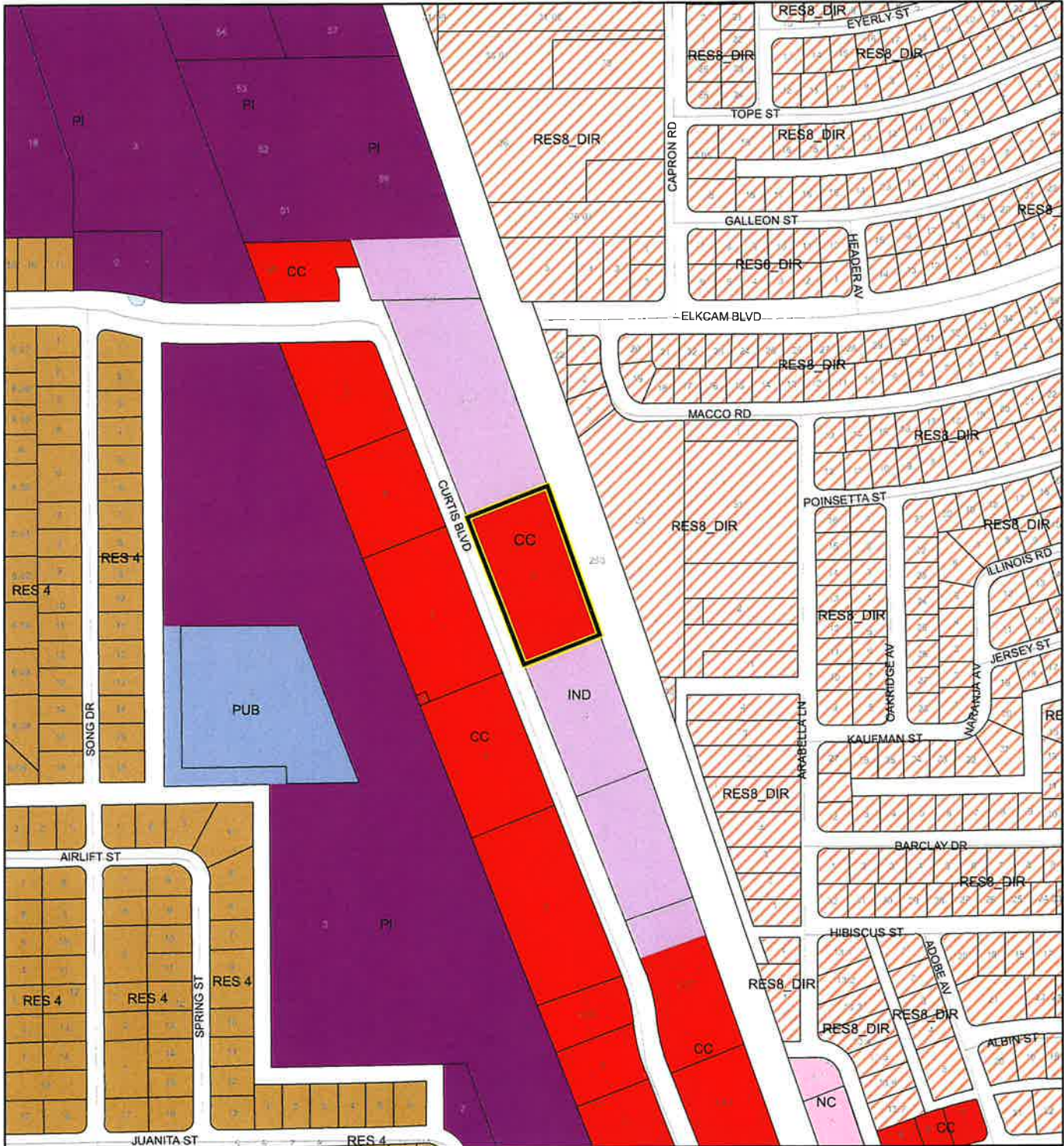
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Produced by BoCC - GIS Date: 2/26/2024



PROPOSED FUTURE LAND USE MAP

PUT IT IN ME STORAGE LLC

24SS00004



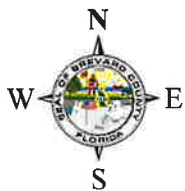
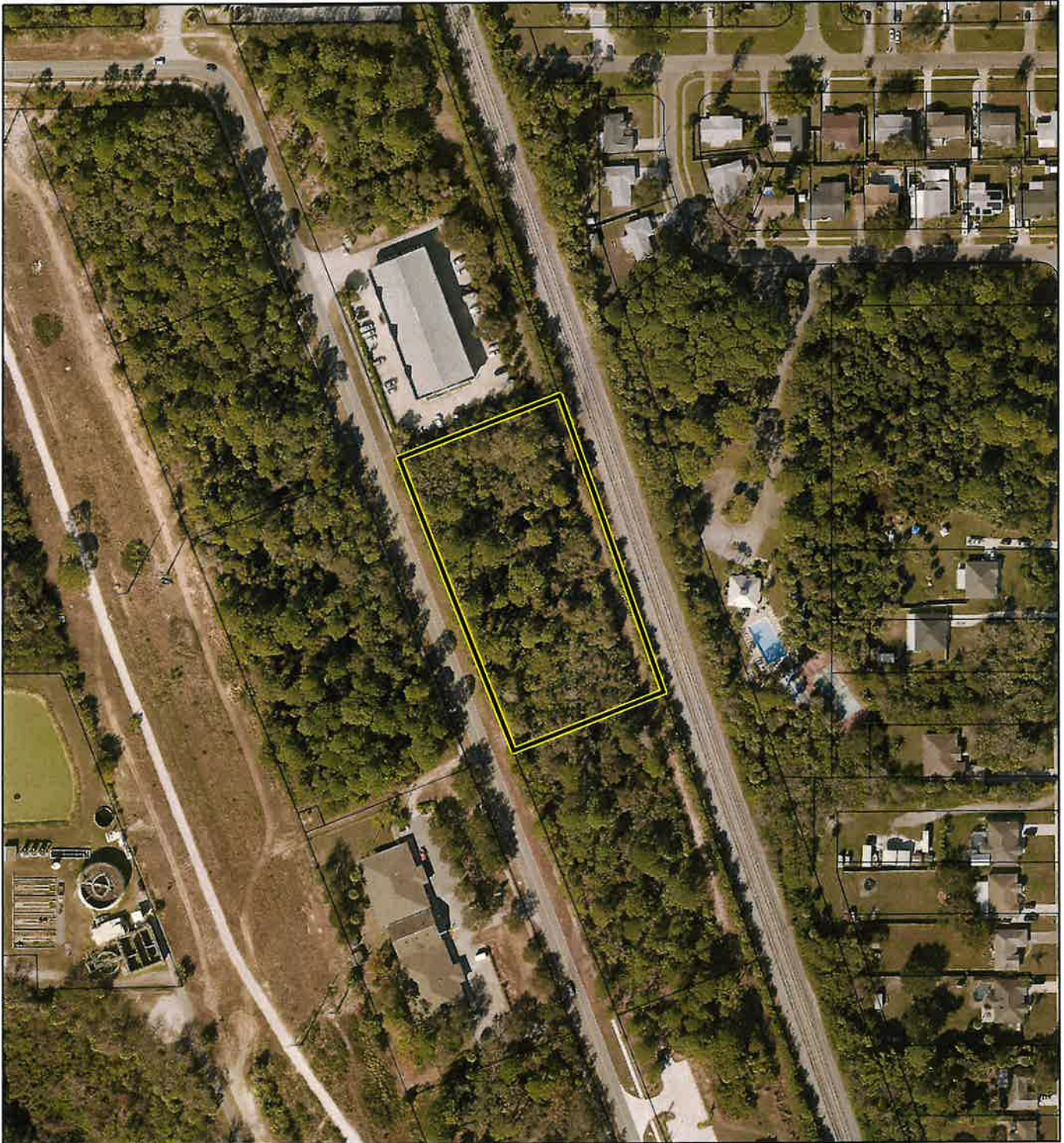
1:4,800 or 1 inch = 400 feet

-  Subject Property
-  Parcels

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AERIAL MAP
PUT IT IN ME STORAGE LLC
24SS00004





1:2,400 or 1 inch = 200 feet

PHOTO YEAR: 2023

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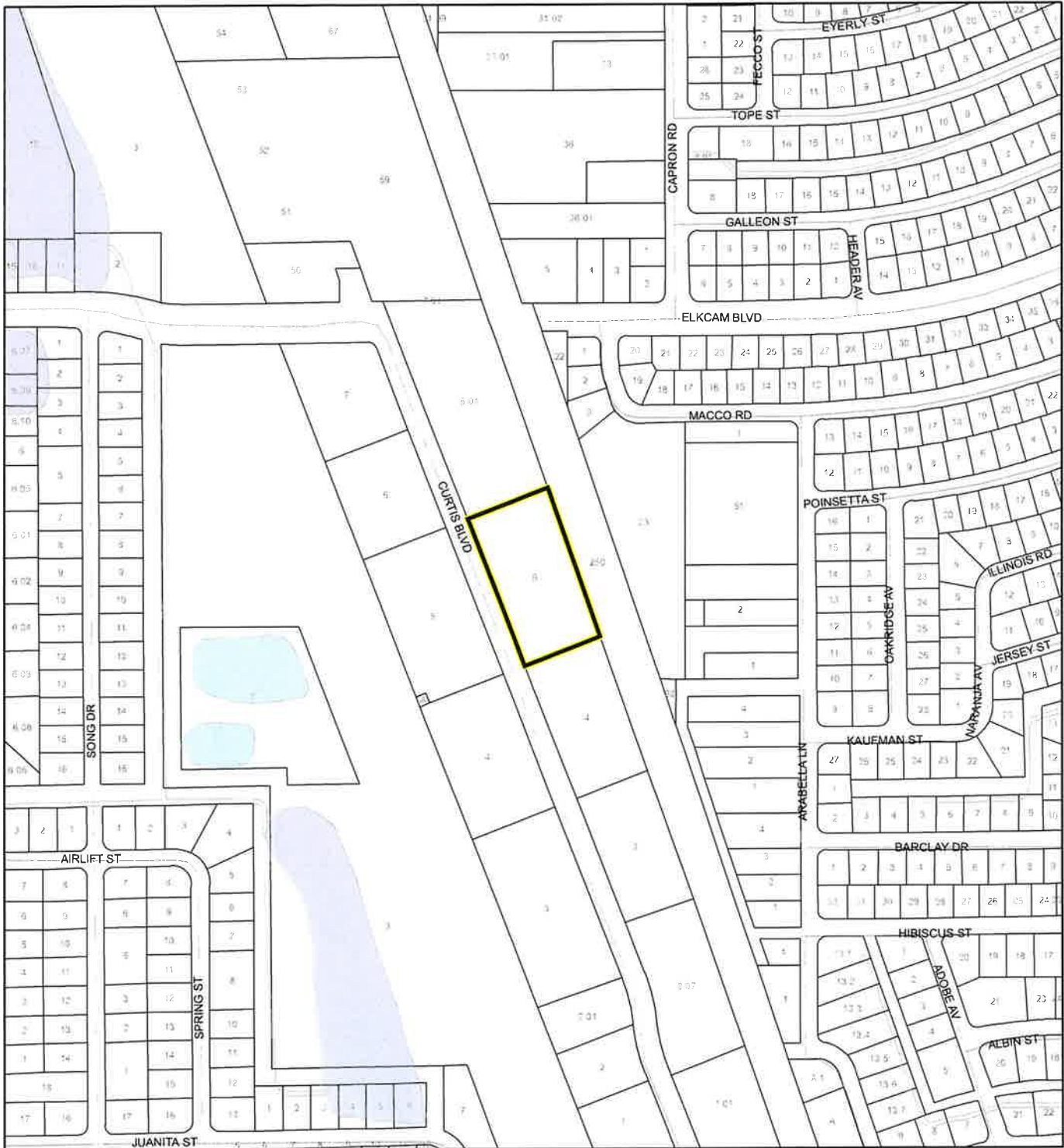
Produced by BoCC - GIS Date: 2/26/2024

 Subject Property
 Parcels

NWI WETLANDS MAP

PUT IT IN ME STORAGE LLC

24SS00004





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: 2/26/2024

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

PUT IT IN ME STORAGE LLC

24SS00004



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: 2/26/2024

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

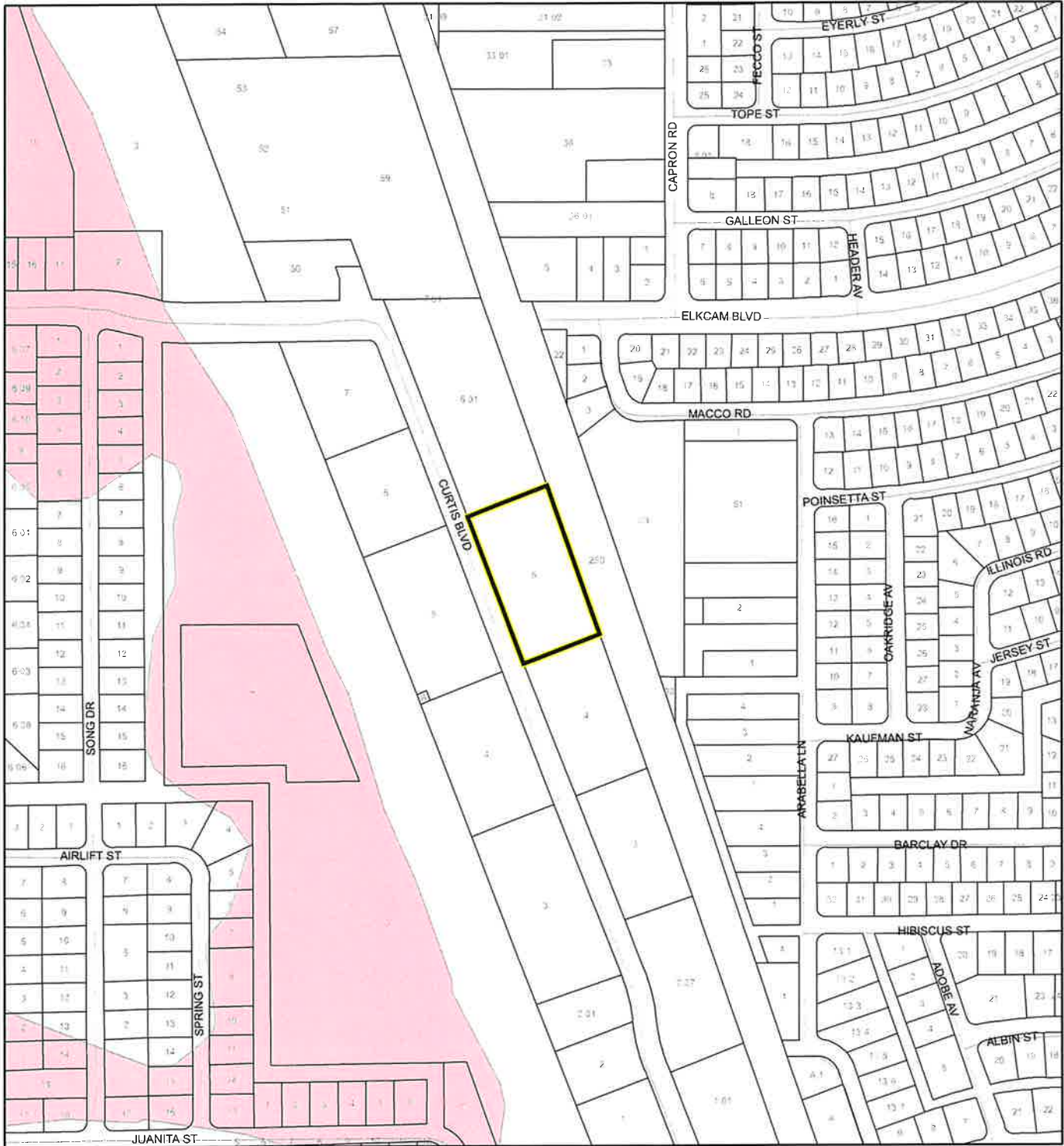
Subject Property

Parcels

FEMA FLOOD ZONES MAP

PUT IT IN ME STORAGE LLC








24SS00004



1:4,800 or 1 inch = 400 feet

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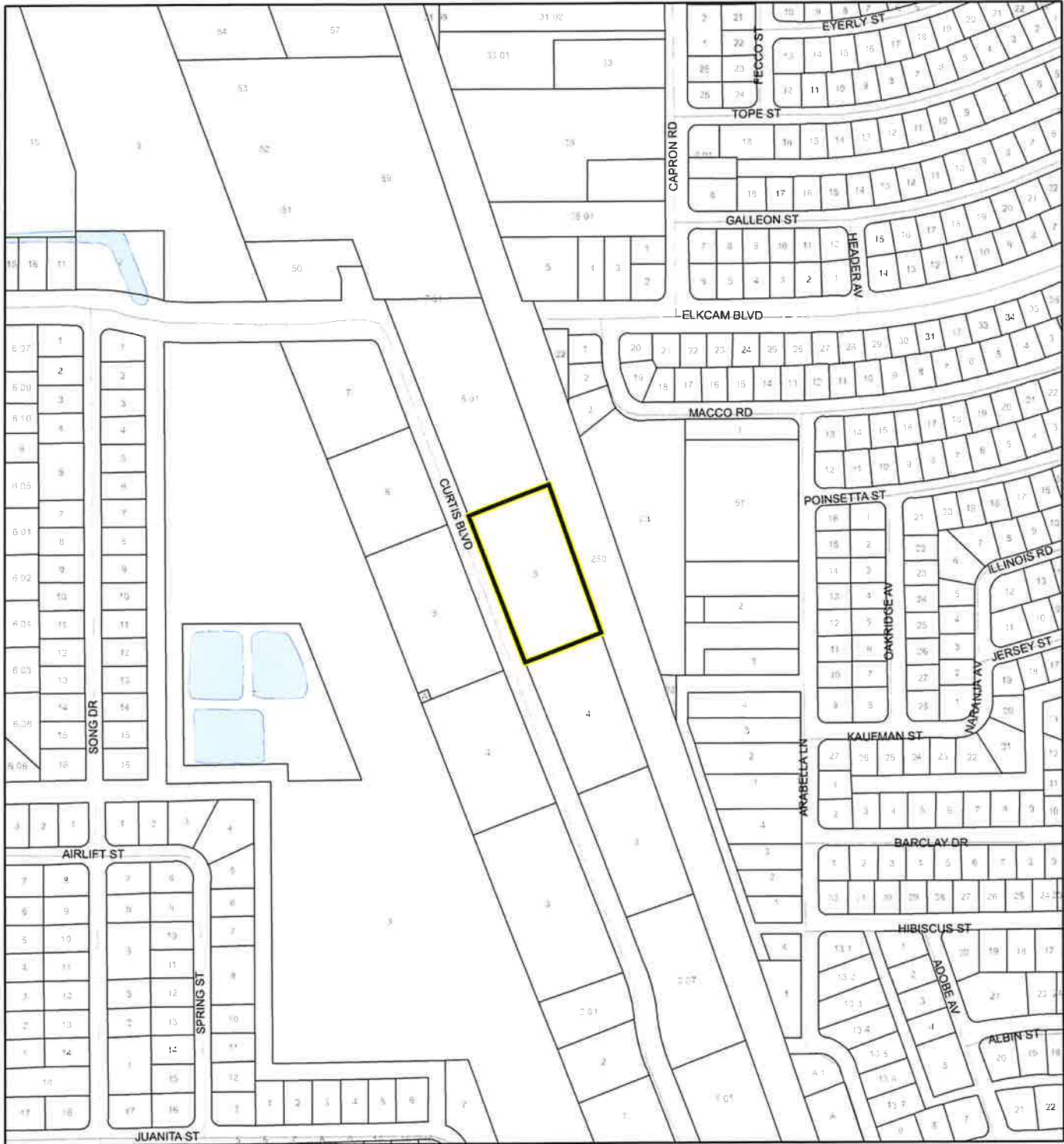
Produced by BoCC - GIS Date: 2/26/2024

FEMA Flood Zones			
	A		AO
	AE		Open Water
	AH		VE
	Subject Property		Parcels
			X

COASTAL HIGH HAZARD AREA MAP

PUT IT IN ME STORAGE LLC

24SS00004



1:4,800 or 1 inch = 400 feet


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Produced by BoCC - GIS Date: 2/26/2024

 Subject Property

 Parcels

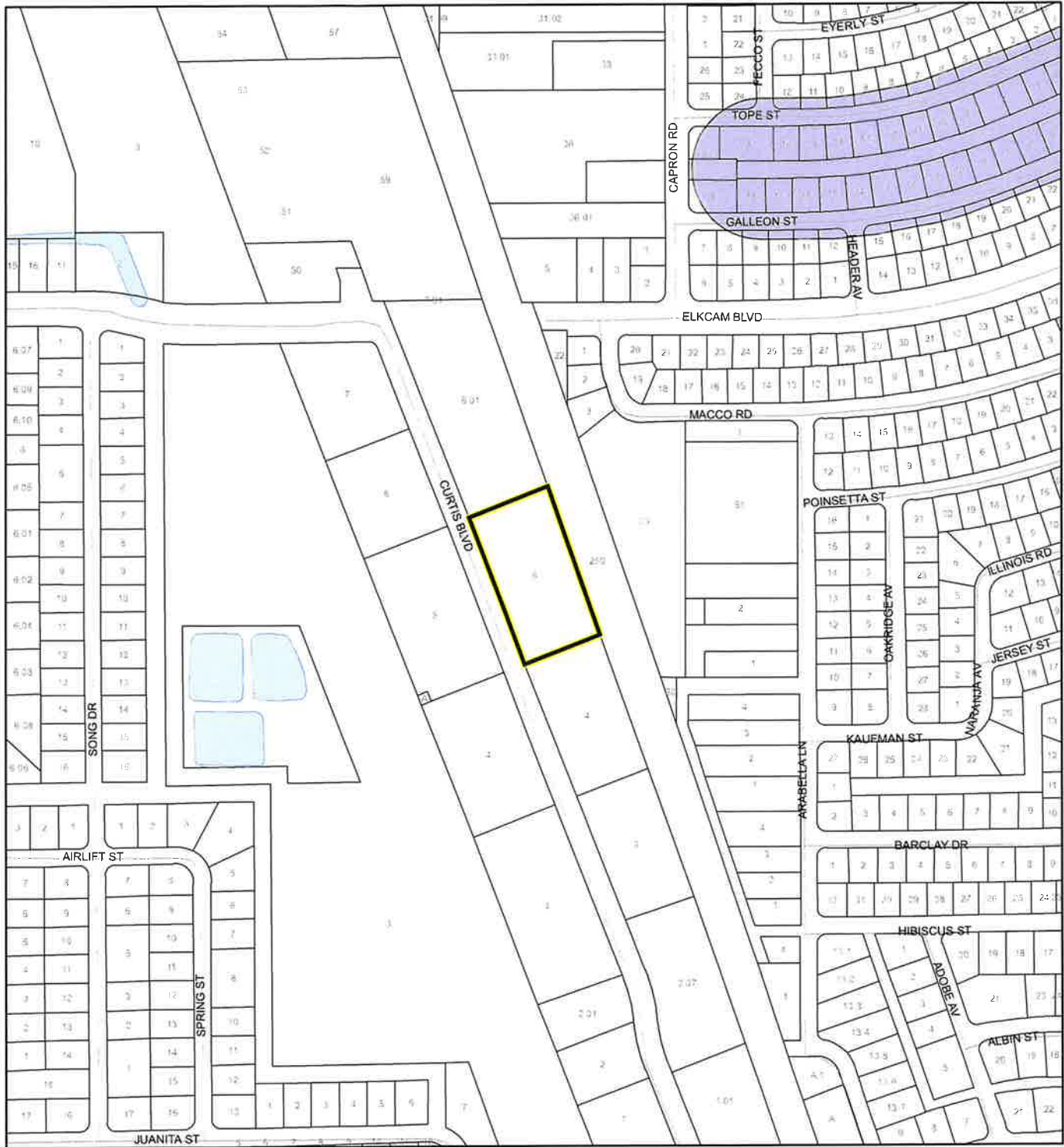
Coastal High Hazard Area

 SurgeZoneCat1

INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

PUT IT IN ME STORAGE LLC






24SS00004



1:4,800 or 1 inch = 400 feet

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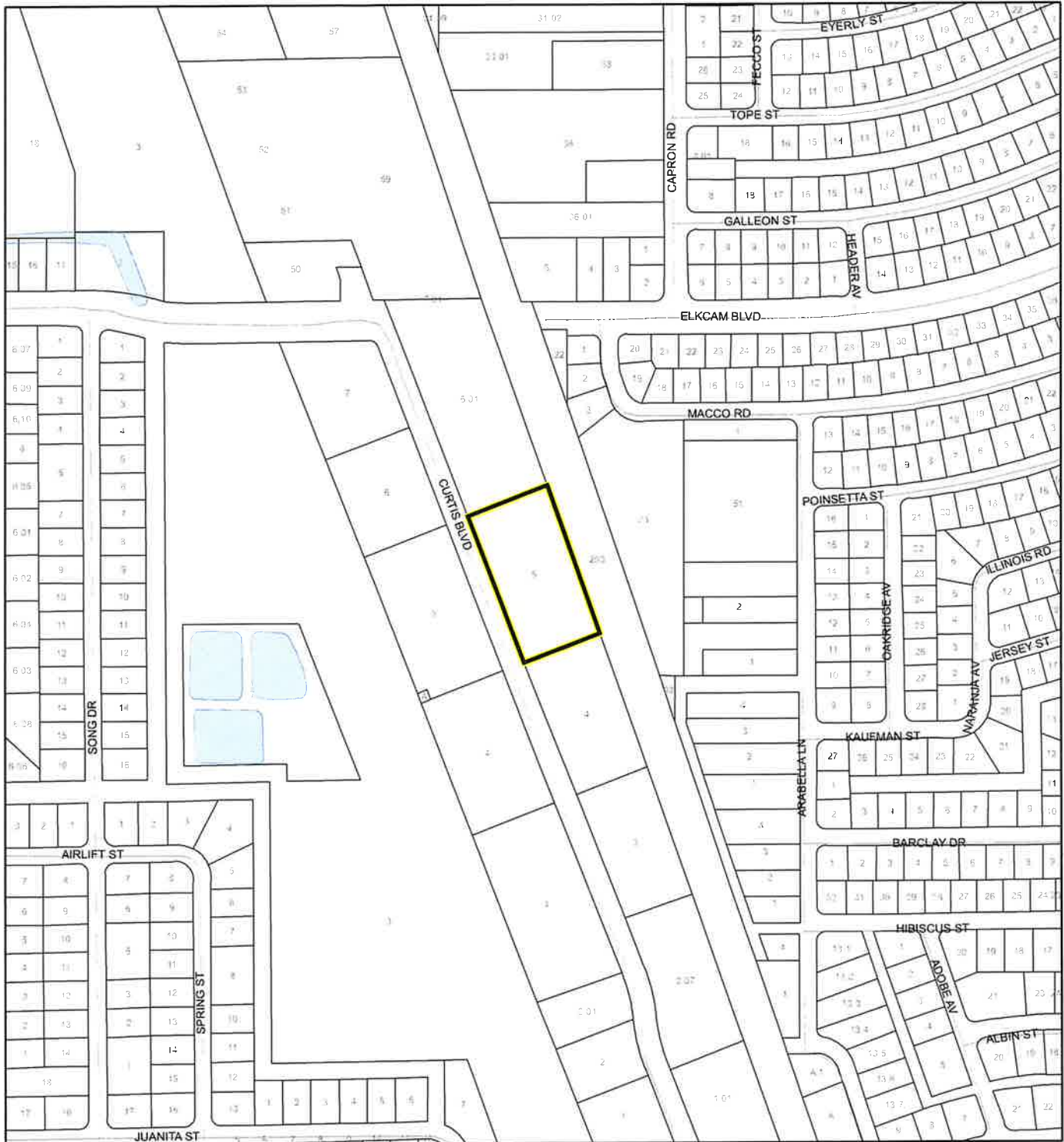
Produced by BoCC - GIS Date: 2/26/2024

-  Subject Property
-  Parcels
- Septic Overlay**
-  40 Meters
-  60 Meters
-  All Distances

EAGLE NESTS MAP

PUT IT IN ME STORAGE LLC

24SS00004



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 2/26/2024

 Subject Property

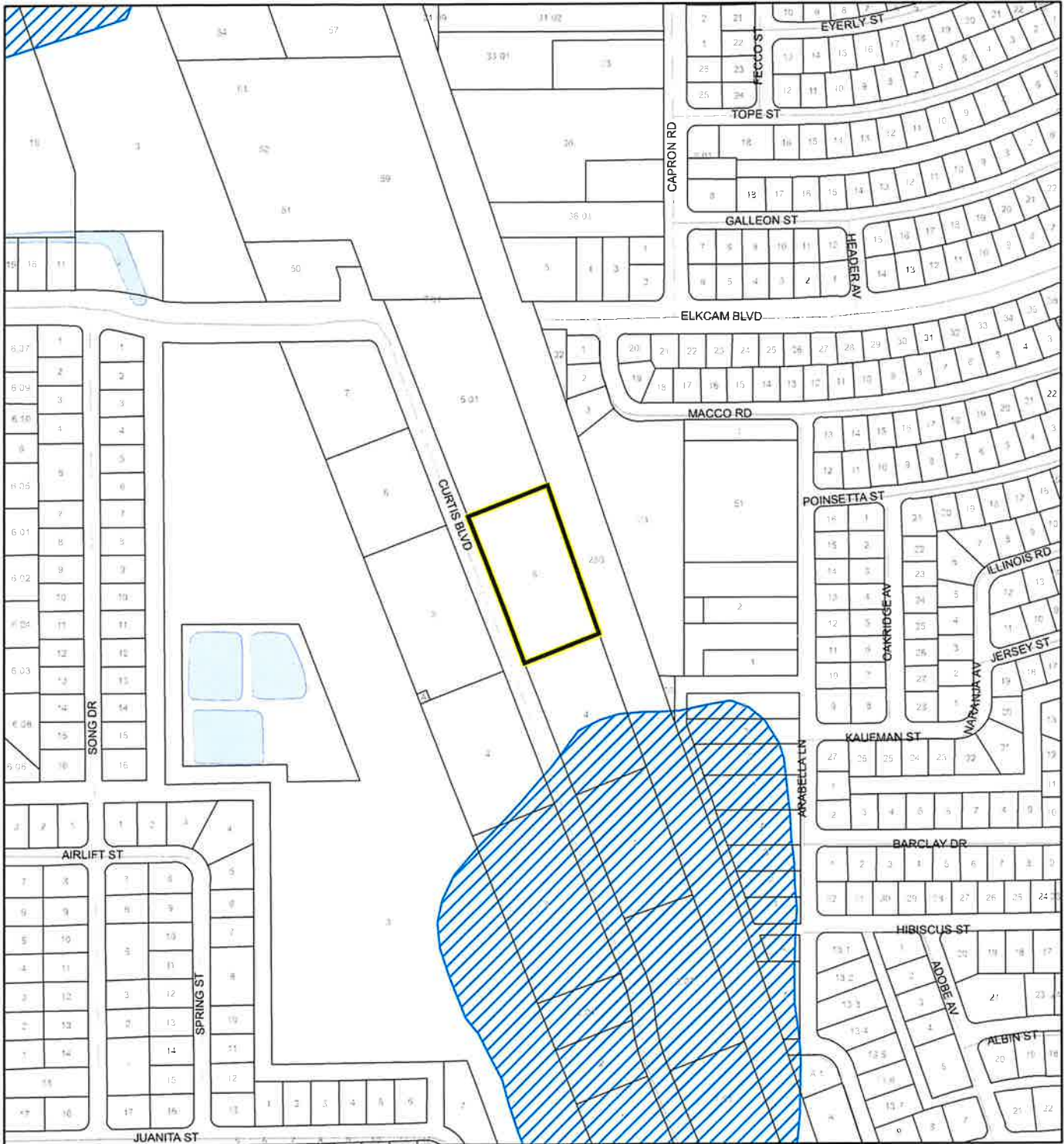
 Parcels

 Eagle Nests FWS

SCRUB JAY OCCUPANCY MAP

PUT IT IN ME STORAGE LLC




24SS00004



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 2/26/2024

-  Subject Property
-  Parcels
-  Scrub Jay Occupancy

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

PUT IT IN ME STORAGE LLC

24SS00004



1:4,800 or 1 inch = 400 feet

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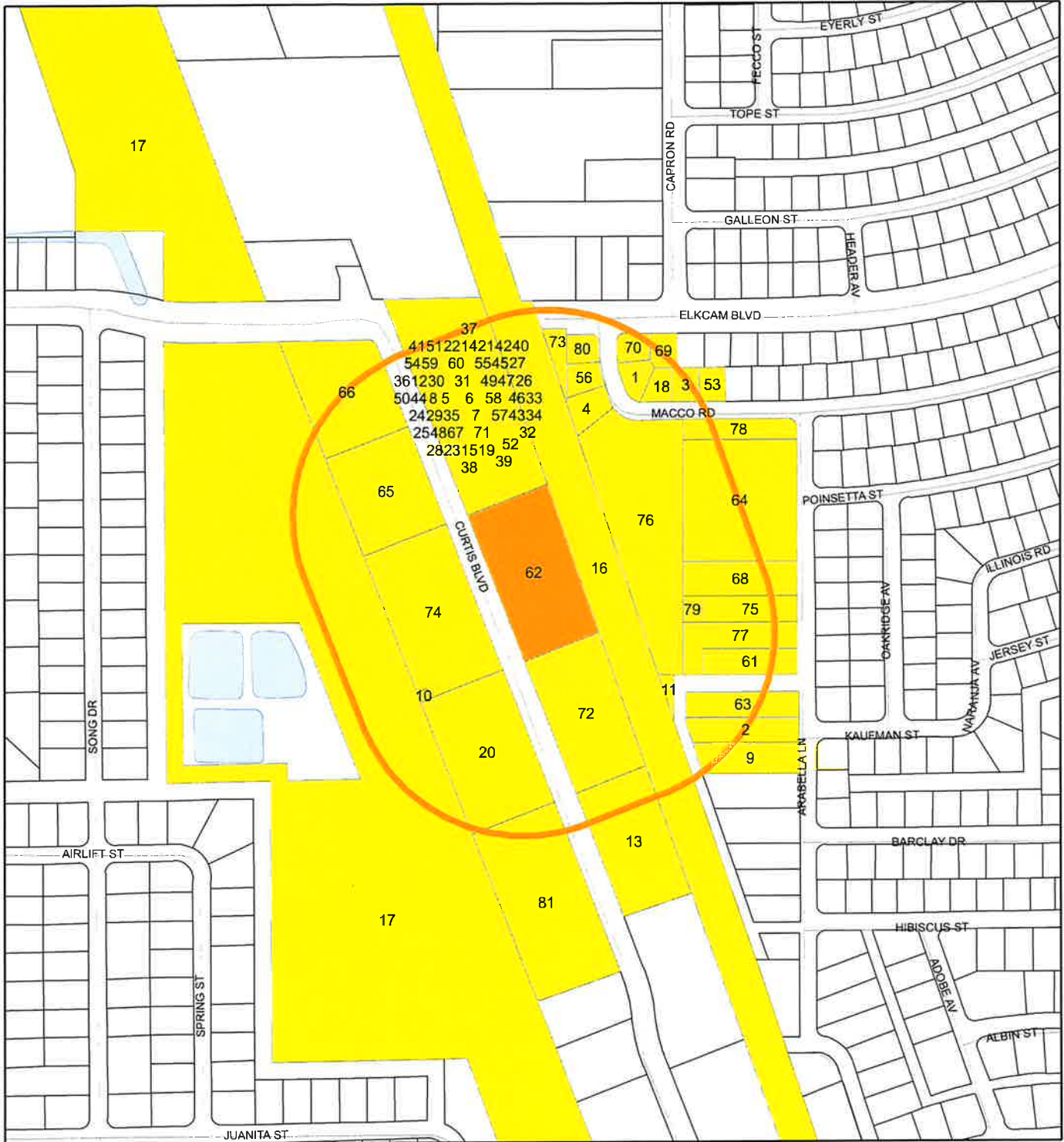
Produced by BoCC - GIS Date: 2/26/2024

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

RADIUS MAP
 PUT IT IN ME STORAGE LLC
 24SS00004







1:4,800 or 1 inch = 400 feet

Buffer Distance: 500 feet

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Produced by BoCC - GIS Date: 2/26/2024

-  Buffer
-  Subject Property
-  Notify Property
-  Parcels



BOARD OF COUNTY COMMISSIONERS

July 12, 2024

Ms. Donna Harris, Plan Processing Administrator
Florida Department of Commerce
Bureau of Community Planning
107 East Madison Street MSC 160
Tallahassee, FL 32399-4120

Re: Small Scale Comprehensive Plan Amendment 24S.04 Adoption Package

Dear Ms. Harris:

Please find enclosed the Comprehensive Plan Amendment Adoption Package for Small Scale Plan Amendment 24S.04 adopted by Ordinance 24-__.

In accordance with Section 163.3187 of Florida Statutes, "*Process for adoption of small-scale comprehensive plan amendment*," the following statements are provided to ensure compliance:

- The Local Planning Agency held a public hearing for these matters on June 10, 2024. The Brevard County Board of Commissioners adopted the Small Scale Amendment during public hearing on July 11, 2024.
- Acreage of Small Scale Amendment 2.46 acres
- Cumulative Acreage for Year 7.04 acres
- The Small Scale Amendment does not involve a text change.
- The Small Scale Amendment is not within an area of critical state concern.
- Brevard County is not a rural area of opportunity as defined under Section 288.0656 (d).
- The Small Scale Amendment Adoption Package includes the following required documents:
 1. Maps depicting the existing and proposed Future Land Use, the property boundaries, and surrounding transportation network.
 2. Copy of the executed ordinance adopting the amendment signed by the Chairman of the Brevard County Commission.
 3. Copy of the public hearing notice.
- One copy has been transmitted to the East Central Florida Regional Planning Council.

The contact person for the Small Scale Amendment is Steve Swanke, Senior Planner, Brevard County Planning and Development Department, located at 2725 Judge Fran Jamieson Way, Viera, Florida, 32940.

E-mail: Steve.Swanke@brevardfl.gov; Tel : (321) 350-8298; Fax: (321) 633-2087

If you have any questions regarding the enclosed materials, please contact Steve Swanke at the above address.

Sincerely,

Tad Calkins
Director, Planning & Development Department

Enclosure

cc: Executive Director, East Central Florida Regional Planning Council (w/enclosure)

EXHIBIT A
24S.04 SMALL SCALE
COMPREHENSIVE PLAN AMENDMENT

Contents

- 1. Copy of Ordinance**

PORT ST. JOHN DEPENDENT SPECIAL DISTRICT BOARD MINUTES

The Port St. John Dependent Special District Board met in regular session on Wednesday, June 5, 2024, at 6:00 p.m., at the Port St. John Library, 6500 Carole Ave., Port St. John, Florida.

Board members present were: Vaughan Kimberling, Chair; Kevin Shropshire, Vice Chair; Frank Robb; and Wendy Porter-Hyde.

Staff members present were: Jeffrey Ball, Planning and Zoning Manager.

The meeting was called to order by the Chair at 6:00 p.m.

Excerpt from complete agenda.

(24SS00004) Put It In Me Storage, LLC (Vaheed Teimouri) requests a Small-Scale Comprehensive Plan Amendment (24S.04), to change the Future Land Use Designation from IND (Industrial Light) to CC (Community Commercial), on 2.46 acres, located on the east side of Curtis Blvd., approx. 1,735 ft. north of Fay Blvd. (3840 Curtis Blvd., Cocoa)

Vaughan Kimberling read the application into the record.

Vaheed Teimouri, 32 East New Haven Ave., Melbourne,

Jeffrey Ball informed the Board that these are actually companion applications and they can be read into the record together and discuss them together, but they will need a separate motion for each.

Vaughan Kimberling stated that he was just going to go one at a time if that's okay and Jeffrey Ball replied that it was.

Vaughan Kimberling asked the Board members if they were able to review the agenda and did they have any questions. He then asked Mr. Teimouri to explain a little of what his applications are for.

Vaheed Teimouri stated that the property was purchased because his client would like to do boat and RV storage, however the County's code states that all storage must be behind the principal building, which doesn't make sense to him. He stated that staff informed him this would be the zoning that this property needs for that use. It was previously zoned commercial and rezoned to industrial, now we're asking to go back to commercial to be able to RV and boat storage and maybe sometime in the future, mini storage.

Vaughan Kimberling asked what the intent with the property is and Mr. Teimouri replied that it's for RV and boat storage, and **some** mini storage.

Vaughan Kimberling asked if the applicant is aware there might be scrub-jays on the property and Mr. Teimouri replied that yes, they're aware of all of that. Regardless of what zoning it is, we still have to go through all of the development process. This is just a permitted use in that zoning. We'll still have to go through the applications with Natural Resources and FWC to ensure there's nothing there. This is a platted subdivision, and it was addressed at that point as well.

Vaughan Kimberling asked what they would do if it is present and Mr. Teimouri stated that it will have to be dealt with, with the proper permits for mitigation, but it has nothing to do with the zoning, only development.

Public comment:

Carmine Ferraro, Crossover Commercial Group, is here as one of the three remaining vacant parcels on Curtis, part of the original plat. We did all of the development on Curtis, and we were able to sell this property to his client.

It was always intended during the plat when we did it that this would be the commercial hub of Port St. John. It's received that kind of support over the years. We've attracted the business and we've got more businesses coming, which we're excited about. I will speak to the scrub-jays though, because I can bring a little additional clarity to that. When we platted the subdivision, we were required by the County to mitigate for the entire 14 lots. So, we did a final mitigation through the Army Corp of Engineers and paid the appropriate fees and contributed to the scrub-jay reserves. All the lots were platted as they were having already been mitigated for scrub-jays. We're just hear to ask the Board to support the application as it's good for more businesses in Port St. John.

Motion by Vaughan Kimberling to approve the Small-Scale Comprehensive Plan Amendment (24S.04), to change the Future Land Use Designation from IND to CC. The motion passed unanimously.

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, June 10, 2024**, 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: Henry Minneboo (D1); Ron Bartcher (D1); Ian Golden (D1 Alternate); Robert Sullivan (D2); Brian Hodggers (D2); Ben Glover (D3); Mark Wadsworth, Chair (D4); Debbie Thomas (D4); Bruce Moia (D5); Robert Brothers (D5); and John Hopengarten (BPS).

Staff members present were: Tad Calkins, Planning and Development Director; Jeffrey Ball, Planning and Zoning Manager; Alex Esseesse, Deputy County Attorney; Trina Gilliam, Senior Planner; and Kristen Champion, Special Projects Coordinator.

Excerpt of complete agenda.

24SS00004) Put It In Me Storage, LLC (Vaheed Teimouri) requests a Small-Scale Comprehensive Plan Amendment (24S.04), to change the Future Land Use Designation from IND (Industrial Light) to CC (Community Commercial), on 2.46 acres, located on the east side of Curtis Blvd., approx. 1,735 ft. north of Fay Blvd. (3840 Curtis Blvd., Cocoa)

Jeffrey Ball read the companion applications into the record.

Vaheed Teimouri, 32 East New Have Ave., Melbourne, we're here to down-zone this property from Industrial to BU-2. It was BU-2 zoned previously and we're asking to go back. The only reason is there's a County requirement in Industrial that any type of storage has to be behind the building, and we have to go to BU-2 to get any time of storage for RV and boats, even though we'll have 8-ft. walls in the front.

The code basically says if you have a half a mile long property line along the right-of-way, you're supposed to have to have half a mile of building in order to store anything in front of it, so that's where we are. We just want to use it for RVs and boat storage and some mini storage and that's all.

No public comment.

Mark Wadsworth asked if the Board had any questions for the applicant.

John Hopengarten said that he just has a statement and thinks we have too much mini storage here in the county and we need industrial because of the space program. We have 362 public storage facilities in this county, serving 700,000 residents. In Houston, where my home office is, we have 406 for 6 million people. Something's wrong and I don't like to see more storage. I think we're building too many of them, and we may be accumulating a lot of junk and putting it in storage, but I don't believe that we need another self-storage facility here, so I would vote against it.

Ron Bartcher added that with people building a lot of houses on 40-ft. lots, they're going to need a lot of storage.

Vaheed Teimouri stated that the primary use is going to be boat and RV storage, there's only going to be a very small section of it, because the code says we have to have a building. We don't actually

want a mini storage. We just want boats and RVs, and they're not an inexpensive item. Not everyone has them. They can't store a 40-ft. boat on their property anymore.

John Hopengarten asked if this is only outdoor storage and Mr. Teimouri replied yes.

John Hopengarten asked if they only need a building for administration and Mr. Teimouri responded with that's correct. Staff said the initial step was a 300 sq. ft. building, and we were happy to back to that. However, the point was you had to put the building all along the right-of-way to store RVs and boats behind it, which doesn't make sense.

John Hopengarten asked staff if there is a variance that could be made on that, and Jeffrey Ball responded no.

Bruce Moia added that you can't apply for a variance for the use of something.

Motion to approve small-scale comprehensive plan amendment from IND to CC by Ron Bartcher, seconded by Bruce Moia. The vote was unanimous.