



AGENDA REPORT
October 4, 2018

Public Hearing, Re: Flamingo Land Company, Inc. (Rick Kern) requests Transmittal of the 2018-2.1 Large Scale Comprehensive Plan Amendment to change the Future Land Use designation from IND to Res 4. (18PZ00071) (District 1)

SUBJECT:

Public Hearing, Re: Flamingo Land Company, Inc. (Rick Kern) requests Transmittal of the 2018-2.1 Large Scale Comprehensive Plan Amendment to change the Future Land Use designation from IND (Industrial) to Res 4 (Residential 4). The property is 27.99 acres in size, located on the north side of Canaveral Groves Blvd. 0.4 miles west of U.S. Highway 1. (18PZ00071) (District 1)

FISCAL IMPACT:

None

DEPT/OFFICE:

Planning and Development

REQUESTED ACTION:

It is requested that the Board or County Commissioners conduct a public hearing and consider transmittal of the 2018-2.1 Large Scale Comprehensive Plan Amendment for Flamingo Land Company, Inc. to change the Future Land Use designation from IND to Res 4.

SUMMARY EXPLANATION and BACKGROUND:

The proposed amendment is seeking to change the Comprehensive Plan to allow for residential development, on land abutting Canaveral Groves Boulevard to the south. It proposes to remove the existing Light Industrial (IND) Future Land Use designation and replace it with Residential 4 (RES 4), allowing for a companion rezoning for development of up to 111 single-family residences.

The subject property is proposed to be served with both potable water and sanitary sewer, and is located with access from an urban major collector roadway, which intersects with U.S. 1 approximately a half mile to the east and Grissom Road, an urban minor arterial roadway approximately one mile to the west. The subject site is bound by local roads to the north, east and west with direct access to Canaveral Groves Boulevard.

The applicant has submitted a companion rezoning application proposing a change the property's Light Industrial (IU) zoning classification to Single-Family Residential (RU-1-7) with a BDP to limit density to four (4) units per acre for public hearing to coincide with the adoption of this proposed amendment.

The Local Planning Agency heard the request on September 24, 2018, and unanimously recommended approval.

Staff Contact: Cheryl W. Campbell, Planner III, (321) 633-2070 ext. 52660 or via email Cheryl.Campbell@brevardfl.gov

CLERK TO THE BOARD INSTRUCTIONS:

Ordinance is DRAFT -- please do not sign.

ATTACHMENTS:

Description

- ▣ **Transmittal Package**



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Tammy.Rowe@brevardclerk.us

October 5, 2018

MEMORANDUM

TO: Tad Calkins, Planning and Development Director Attn: Cheryl Campbell

RE: Item F.10., Flamingo Land Company, Inc. for Transmittal of 2018-2.1 Large Scale Comprehensive Plan Amendment

The Board of County Commissioners, in regular session on October 4, 2018, conducted the public hearing and approved the transmittal of the 2018-2.1 Large Scale Comprehensive Plan Amendment for Flamingo land Company, Inc., to change the Future land use designation from Industrial (IND) to Residential 4 (Res 4). Enclosed is a copy of the transmittal Letter for your action.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

Tammy Rowe, Deputy Clerk

/ds

Encl. (1)



BOARD OF COUNTY COMMISSIONERS

Planning & Development Department
2725 Judge Fran Jamieson Way
Suite A-114
Viera, FL 32940
Phone: (321)633-2070

October 4, 2018

Mr. Ray Eubanks
Plan Processing Administrator
Division of Community Planning
Florida Department of Economic Opportunity
107 East Madison Street, MSC-160
Tallahassee, FL 32399-4120

Re: 2018-2.1 Fall Cycle Large Scale Comprehensive Plan Amendment Transmittal Package

Dear Mr. Eubanks,

Enclosed please find the Transmittal package for the 2018-2 Fall Cycle Large Scale Comprehensive Plan Amendment. There is one private application for amendment being considered for Transmittal: 2018-2.1 submitted by Flamingo Land Company, Inc., more fully described in the attached staff comments for 18PZ00071.

The Local Planning Agency held a public hearing regarding the Transmittal of the 2018-2.1 Comprehensive Plan Amendment on September 24, 2018. The Brevard County Board of County Commissioners approved the Transmittal of the 2018-2.1 Comprehensive Plan Amendment package during a public hearing on October 4, 2018.

Copies of the proposed amendment package have been sent to the St. Johns River Water Management District, the East Central Florida Regional Planning Council, the Florida Department of Environmental Protection, the Florida Department of Transportation (District 5), the Florida Department of State, the Florida Game and Freshwater Fish Commission, the Florida Department of Education, the Florida Department of Agriculture and Consumer Services, and the Patrick Air Force Base Military Installation.

The plan amendment's "content and effect" is included in this mailing. Brevard County is submitting the proposed LSCPA is being submitted under the expedited state review process.

The proposed amendment package is anticipated to be adopted by Brevard County on February 7, 2019.

The proposed amendment package is not within an area of critical state concern.

The proposed amendment package is not within the Wekiva River Protection Area.

The proposed amendments are not being adopted under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

The contact person for the 2018-2.1 Plan Amendment package is:

Cheryl Campbell, Planner III
Cheryl.Campbell@brevardfl.gov
Planning and Development Department
2725 Judge Fran Jamieson Way, Building A
Viera, FL 32940
(321) 633-2070 - FAX (321) 633-2074

A local newspaper of general circulation is:

Florida Today
1 Gannett Plaza
Melbourne, FL 32940
(321)259-5555

In accordance with Florida Statutes, one paper copy and two copies in Portable Document Format (PDF) on the enclosed CD-ROM of the proposed amendment package including all proposed text, maps, and support documents are sent to your office via this transmittal. If you have any questions regarding the enclosed materials, please contact George Ritchie at the above address.

Sincerely,



Rita Pritchett, Chair
Brevard County Board of County Commissioners

Enclosures

cc: Board of County Commissioners (w/out encl.)
Frank Abbate, County Manager (w/out encl.)
Eden Bentley, County Attorney (w/out encl.)
Tad Calkins, Director, Planning and Development Department (w/out encl.)
Exec. Director, East Central Florida Regional Planning Council
St. Johns River Water Management District
Director of Planning and Public Transportation Operations, FDOT District Five
Florida Department of Environmental Protection
Florida Division of Historic Resources
Florida Fish and Wildlife Conservation Commission
Florida Division of Agriculture and Consumer Services
Florida Department of Education
Patrick Air Force Base Military Installation



Planning & Development Department
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

BOARD OF COUNTY COMMISSIONERS

TO: LOCAL PLANNING AGENCY MEMBERS

FROM: Erin Sterk
Planning & Zoning Manager, Planning & Development Department

DATE: September 24, 2018

SUBJECT: Transmittal of the 2018 Fall Cycle Comprehensive Plan Amendment Packet

Please find attached the 2018 Fall Cycle Large Scale Comprehensive Plan Amendment Packet. The Brevard County Zoning Code Chapter 62-502 (b)(3) establishes a twice a year application deadline. The 2018-2 Comprehensive Plan amendment is the County's first Large Scale Comprehensive Plan Amendment package of 2018.

There is one private application being considered for Transmittal in this cycle, listed below and more fully described in the attached staff comments:

- 2018 – 2.1 submitted by Flamingo Land Company, Inc., amending the Future Land Use Element

For additional information or questions please contact Cheryl Campbell, Planner III, Planning & Development Department Phone: 633-2070, Ext: 52660 E-mail: Cheryl.Campbell@BrevardFL.gov



BOARD OF COUNTY COMMISSIONERS

Planning & Development Department
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

Large Scale Comprehensive Plan Amendment Transmittal Package 2018-2

**Large Scale Comprehensive Plan Amendment
Flamingo Land Company, Inc. 2018-2.1**

**PROPOSED COMPREHENSIVE PLAN AMENDMENT 2018-2.1
FUTURE LAND USE MAP SERIES
FUTURE LAND USE ELEMENT**

Request: 2018-2.1
Large Scale Comprehensive Plan Amendment (LSCPA) Future Land Use (FLU) Map Amendment

Owner / Applicant: Flamingo Land Company Inc.

Location: Legal Description On file
Tax Acct Parcel #2317712

Acreage: ± 27.99 acres

Existing Zoning Classification: Light Industrial (IU)

Proposed Zoning Classification: Single-Family Residential (RU-1-7)

Existing Land Use Designation: Industrial (IND)

Proposed Land Use Designation: Residential 4 (RES 4)

FUTURE LAND USE MAP AMENDMENT

Description:

This request is for an amendment to the Future Land Use designation from Light Industrial (IND) to Residential 4 (RES 4) on a 27.99 acres property for the purpose of developing up to 111 single-family residences. The subject property is located on the north side of Canaveral Groves Boulevard and is bound by three local roads on all other sides – Fox Place on the north, Devoe Avenue on the east and Morris Avenue on the west. The existing Light Industrial (IND) Future Land Use was adopted with the initial Comprehensive Plan in 1988, due to its proximity to the Florida East Coast (FEC) railway and major transportation corridors. The subject property has not been developed since that time. The requested Residential 4 (RES 4) Future Land Use designation may permit up to four (4) residential units per acre.

The proposed Future Land Use of Residential 4 (RES 4) will allow the subject property to be rezoned for residential use, allowing for a maximum of 111 single-family residences, a proposal that is consistent with the residential density historically permitted on the property. A companion rezoning application to Single-Family Residential (RU-1-7) with a Binding Development Plan (BDP) limiting density to four (4) units per acre will be filed and heard subsequent to the future Adoption hearing of this amendment, following Transmittal for state agency review. Staff anticipates that the applicant's BDP will also include a commitment to also provide for sewer service connectivity to proposed future residential development.

The abutting properties to the north, separated from the subject property by Fox Place, have been previously developed as single-family residences. Directly to the east of the subject property and across Devoe Avenue is a vacant parcel with a Future Land Use designation of Industrial (IND) which abuts the F.E.C. Railroad. To the west of the subject site, separated from the subject property by Morris Avenue is a commercially zoned (BU-1-A) parcel at Canaveral Groves Boulevard, an almost 4 acre parcel with mobile home zoning (TR-1-A) that will allow up to 17 units that both have a Future Land Use designation of Residential 4 (RES 4) and a Brevard County park known as the Space Coast Communities Sports Complex that has a Future Land Use designation of Recreational (REC). To the south of the subject site across Canaveral Groves Boulevard are vacant and developed parcels with Industrial (IND), Residential 2 (RES 2) and Community Commercial (CC).

Surrounding Uses	Current Use	Zoning	Future Land Use
North Across Fox Place	Single-Family Residence, Multiple Family Residences, Vacant Multi-Family	RU-1-11, IU	RES 4
East Across Devoe Avenue	Vacant Industrial	IU	IND
South Across Canaveral Groves Boulevard	Vacant Commercial, Vacant Residential, Single-Family Residence, Heavy Industrial Machine Shop	BU-2, AU, IN(L)	IND, RES 2, CC
West Across Morris Avenue	Space Coast Communities Sports Complex, Manufactured Housing Park, Vacant Commercial	GML, TR-1-A, BU-1-A	RES 4, REC

Availability of Public Facilities and Services:

Potable Water: The subject property is located in the City of Cocoa Service Area. The applicant has submitted a *potable water* Capacity Availability Certificate that depicts a non-deficiency (see attached).

Sanitary Sewer: The subject property is located within Brevard County's sanitary sewer service area. The applicant has submitted a *sanitary sewer* Capacity Availability Certificate that depicts a non-deficiency (see attached).

Solid Waste: Brevard County provides solid waste collection and disposal for this area. The applicant has submitted a *solid waste* Capacity Reservation Certificate that depicts a non-deficiency (see attached).

Parks & Recreation: The proposed land use amendment would not exceed existing park land level of service for the Central Mainland Planning Area.

Drainage: All necessary drainage and stormwater management facilities must be provided on-site by the developer and approved during the subdivision and land development review process.

Transportation: The subject property is located on Canaveral Groves Boulevard (segment 053B from Grissom Road to Highway U.S 1). The segment was identified with a non-deficiency and is not nearing maximum capacity. The Maximum Acceptable Volume (MAV) is 15,600 with an Average Daily Trips (ADT) of 5,337. The segment has a current operating volume of 34.21%.

The proposed 111 unit single-family residential subdivision would generate approximately 1,057 ADT and 111 PM Peak trips. Therefore, if the proposed project were to be approved, the AADT would increase to 6,394. As a result, the operating volume would also increase to 40.99%.

The potential trips from the existing Industrial land use is 15,276 (ADT) and 1,450 (PM Peak), based on ITE Code 816. Therefore, one can conclude that the proposed Residential 4 (RES 4) Future Land Use designation would result in a reduction in both the AADT and PM Peak trips, when considering the maximum development potential, compared to the Industrial (IND) Future Land Use designation the property retains today.

	ADT	PM PEAK		
Trips from Existing Zoning	3,399	473	Segment Number	053B
Trips from Proposed Zoning	1,057	111	Segment Name	Canaveral Groves Blvd Grissom to US 1
Maximum Acceptable Volume (MAV)	15,600	1,404	Acceptable LOS	E
Current Volume	5,337	480	Directional Split	0.5
Volume With Proposed Development	6,394	575	ITE CODE 210	
Current Volume / MAV	34.21%	34.21%		
Volume / MAV with Proposal	40.99%	40.99%		
Current LOS	C	C		
LOS With Proposal	C	C		
Findings	<input checked="" type="checkbox"/> Non-Deficiency		<input type="checkbox"/> Deficiency	

Public Schools: The applicant has submitted a School Impact Analysis-Capacity Determination letter from the School Board of Brevard County that depicts a non-deficiency.

Conclusion: The preliminary concurrency analysis at the first level of review did not indicate that the proposed development would cause a deficiency of adopted levels of service. Further review will be completed at adoption and site plan review.

Environmental Resources:

Please refer to comments provided by the Natural Resource Management Department attached as an addendum to this report

Coastal High Hazard Zone:

The subject property is not located within the Coastal High Hazard Zone.

Historic Resources:

There is no Florida Master Site File for any historic resources on the property.

Comprehensive Plan Policies/Comprehensive Plan Analysis:

Staff findings of fact are shown in italics.

Notice: The Comprehensive Plan establishes the broadest framework for reviewing development applications and provides the initial level of review in a three layer screening process. The second level of review entails assessment of the development application's consistency with Brevard County's zoning regulations. The third layer of review assesses whether the development application conforms with 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.

Future Land Use Element Policies

The following policies pertain to this future land use planning activity.

Residential 4 (maximum of 4 dwelling units per acre)

Policy 1.7

The Residential 4 (RES 4) land use designation affords an additional step down in density from more highly urbanized areas. This land use designation permits a maximum density of up to four (4) units per acre, except as otherwise may be provided for within this element. The Residential 4 (RES 4) land use designation may be considered for lands within the following generalized locations, unless otherwise limited by this Comprehensive Plan:

Criteria:

- A. Areas adjacent to existing Residential 4 land use designation; or

The subject property is adjacent to parcels with the following Future Land Use designations – Residential 4 (RES 4) to the north, Industrial (IND) to the east abutting the F.E.C. Railroad, Residential 2 (RES 2) and Community Commercial (CC) to the south and Residential 4 (RES 4) and Recreational (REC) to the west on a parcel with the Space Coast Communities Sports Complex.

- B. Areas which serve as a transition between existing land uses or land use designations with density greater than four (4) units per acre and areas with density of less than four (4) units per acre; or

The subject parcel is located between five different Future Land Use designations. The proposed Residential 4 (RES 4) land use would be consistent with the adjacent residential and recreational properties to the west and north and serve as transition to the industrial property to the east that abuts the F.E.C. Railroad.

Summary

The proposed amendment is seeking to change the Comprehensive Plan to allow for residential development, on land abutting Canaveral Groves Boulevard to the south. It proposes to remove the existing Light Industrial (IND) Future Land Use designation and replace it with Residential 4 (RES 4), allowing for a companion rezoning for development of up to 111 single-family residences.

The subject property is proposed to be served with both potable water and sanitary sewer, and is located with access from an urban major collector roadway, which intersects with U.S. 1 approximately a half mile to the east and Grissom Road, an urban minor arterial roadway approximately one mile to the west. The subject site is bound by local roads to the north, east and west with direct access to Canaveral Groves Boulevard.

The applicant has submitted a companion rezoning application proposing a change the property's Light Industrial (IU) Zoning classification to Single-Family Residential (RU-1-7) with a BDP to limit density to four (4) units per acre for public hearing to coincide with the adoption of this proposed amendment.

If you have any questions, please contact Cheryl W. Campbell, Planner III, of the Planning & Development Department at (321) 633-2070 ext. 52660 or via email to Cheryl.Campbell@brevardfl.gov

NATURAL RESOURCES MANAGEMENT DEPARTMENT
Large Scale Comprehensive Plan Amendment Review

SUMMARY

Item #: 18PZ00071	Applicant: Susan Moore
FLU Request: IND to RES 4	
LPA Hearing: 08/20/18	BCC Hearing: 09/06/18

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, County or Local 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
Hydric Soils/Wetlands	Mapped	Coastal Protection	N/A
Aquifer Recharge Soils	Mapped	Surface Waters	N/A
Floodplains	Mapped	Wildlife	Potential

Comments:

**This review relates to the following property: Twp 23, Rng. 36, Sec. 31;
Tax ID No. 2317712**

The subject parcel contains mapped NWI and SJRWMD wetlands and hydric soils (Tomoka muck, undrained) as shown on the NWI Wetlands, SJRWMD Florida Land Use & Cover Codes, and USDA Soil Conservation Service Soils Survey maps, respectively. An Environmental Assessment Report prepared by Andrew Conklin Environmental Services on May 16, 2018, delineated 4.27 acres of wetlands on the southwest portion of the site. Per Section 62-3694(c)(1), residential land uses within wetlands shall be limited to not more than one (1) dwelling unit per five (5) acres unless strict application of this policy renders a legally established parcel as of September 9, 1988, which is less than five (5) acres, as unbuildable. For subdivisions greater than five acres in area, the preceding limitation of one dwelling unit per five (5) acres within wetlands may be applied as a maximum percentage limiting wetland impacts to not more than 1.8% of the total non-commercial and non-industrial acreage on a cumulative basis as set forth in Section 65-3694(c)(6). Any permitted wetland impacts must meet the requirements of Sections 62-3694(e) and 62-3696. The applicant is encouraged to contact NRM at 321-633-2016 prior to any plan or permit submittal.

The subject parcel contains mapped aquifer recharge soils (Orsino Fine sand and Pomello sand) as shown on the USDA Soil Conservation Service Soils Survey map. The applicant is hereby notified of the development and impervious restrictions within Conservation Element Policy 10.2 and the Aquifer Protection Ordinance.

A large portion of the property is mapped as being within the isolated floodplain as identified by the Federal Emergency Management Agency as shown on the FEMA Flood Zones Map. The property is subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance. Per Section 62-3724(3)(d), compensatory storage shall be required for fill in excess of that which will provide an upland buildable area within the isolated floodplain greater than one third (1/3) acre in size. Additional impervious area, often associated with increased density, increases stormwater runoff that can adversely impact nearby properties unless addressed on-site. Chapter 62, Article X, Division 6 states, "No site alteration shall adversely

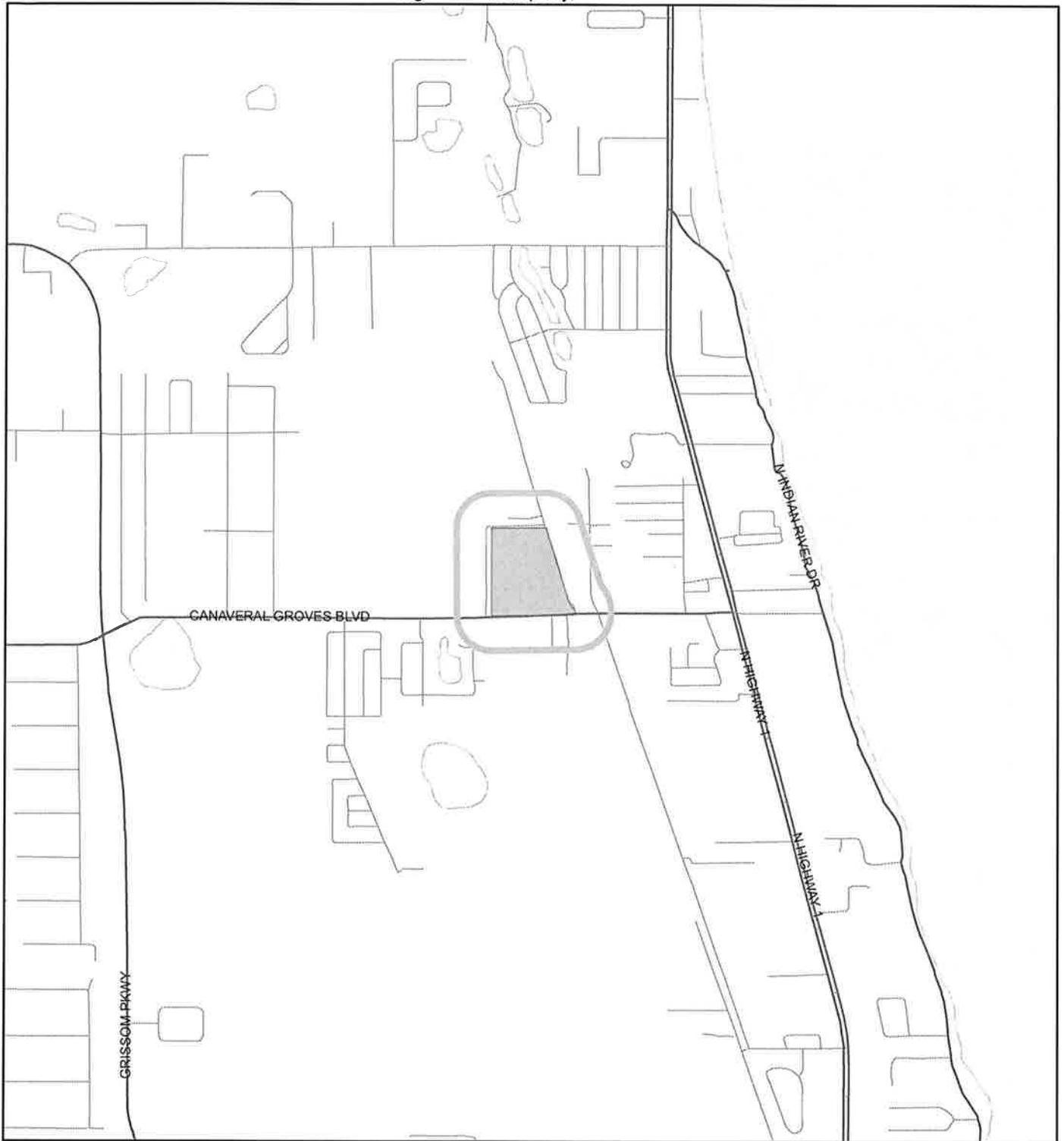
affect the existing surface water flow pattern." Chapter 62, Article X, Division 5, Section 62-3723 (2) states, "Development within floodplain areas shall not have adverse impacts upon adjoining properties."

Information available to NRM indicates that federally and/or state protected species may be present on the property. An Environmental Assessment Report prepared by Andrew Conklin, confirmed existence of gopher tortoises on the property. In addition, a large Florida Scrub Jay polygon is mapped to the north of the parcel as shown on the Scrub Jay Occupancy Map. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant shall obtain any necessary permits or clearance letters from the Florida Fish and Wildlife Conservation Commission and/or U.S. Fish and Wildlife Service (FWS), as applicable. NRM will require FWS clearance letter or permit for Florida Scrub Jays.

The project contains mapped polygons of SJRWMD Florida Land Use and Cover Classification System (FLUCCS) codes: 4340- Upland Mixed Coniferous/Hardwood trees and 3300- Mixed Upland non-forested. In addition, the Environmental Assessment Report prepared by Andrew Conklin, identified FLUCCS codes: 4250- Temperate hardwoods, 4210- Xeric Oaks, and 4110- Pine flatwoods. Live Oaks and Chapman's Oaks were identified in the Environmental Assessment Report and may be classified as Protected or Heritage Specimen Trees (greater than 24 inches in diameter). Per Brevard County Landscaping, Land Clearing and Tree Protection ordinance, Section 62-4331(3), the purpose and intent of the ordinance is to encourage the protection of Heritage Specimen Trees. In addition, per Section 62-4341(18), Specimen and Protected Trees shall be preserved or relocated on site to the Greatest Extent Feasible. Per Section 62-4332, 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. Land clearing is not permitted without prior authorization by NRM.

LSCPA
Flamingo Land Company, Inc.
Transmittal 2018-2.1
Supporting Maps

LOCATION MAP
Comprehensive Plan Amendment
Flamingo Land Company, Inc. 18PZ00071



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

Buffer Distance: 500 feet

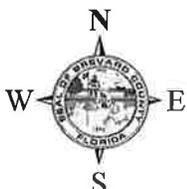
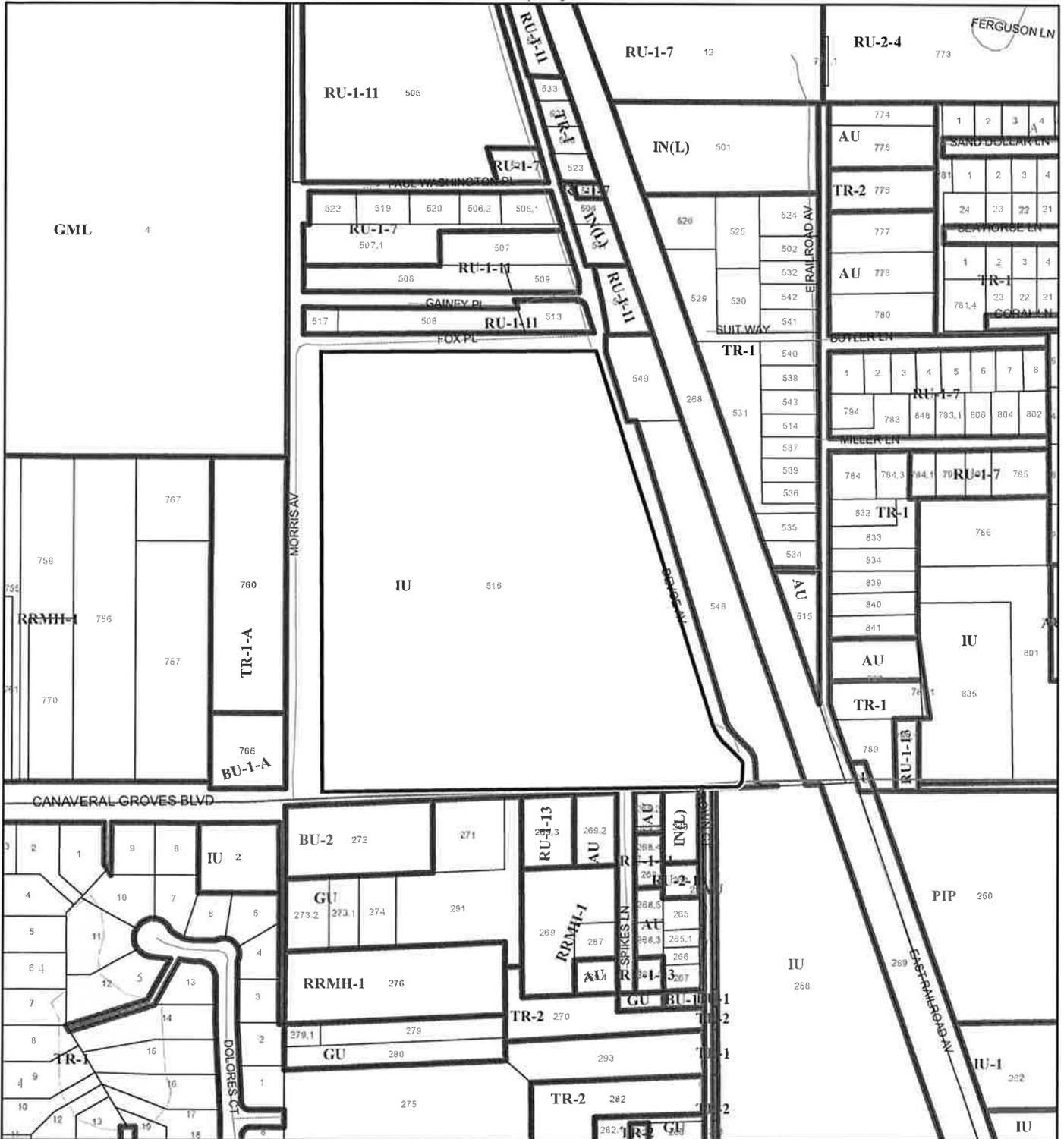
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 6/5/2018

-  Buffer
-  Subject Property

ZONING MAP

Comprehensive Plan Amendment
 Flamingo Land Company, Inc. 18PZ00071



1:4,800 or 1 inch = 400 feet

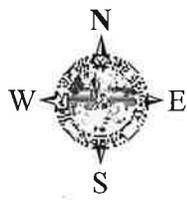
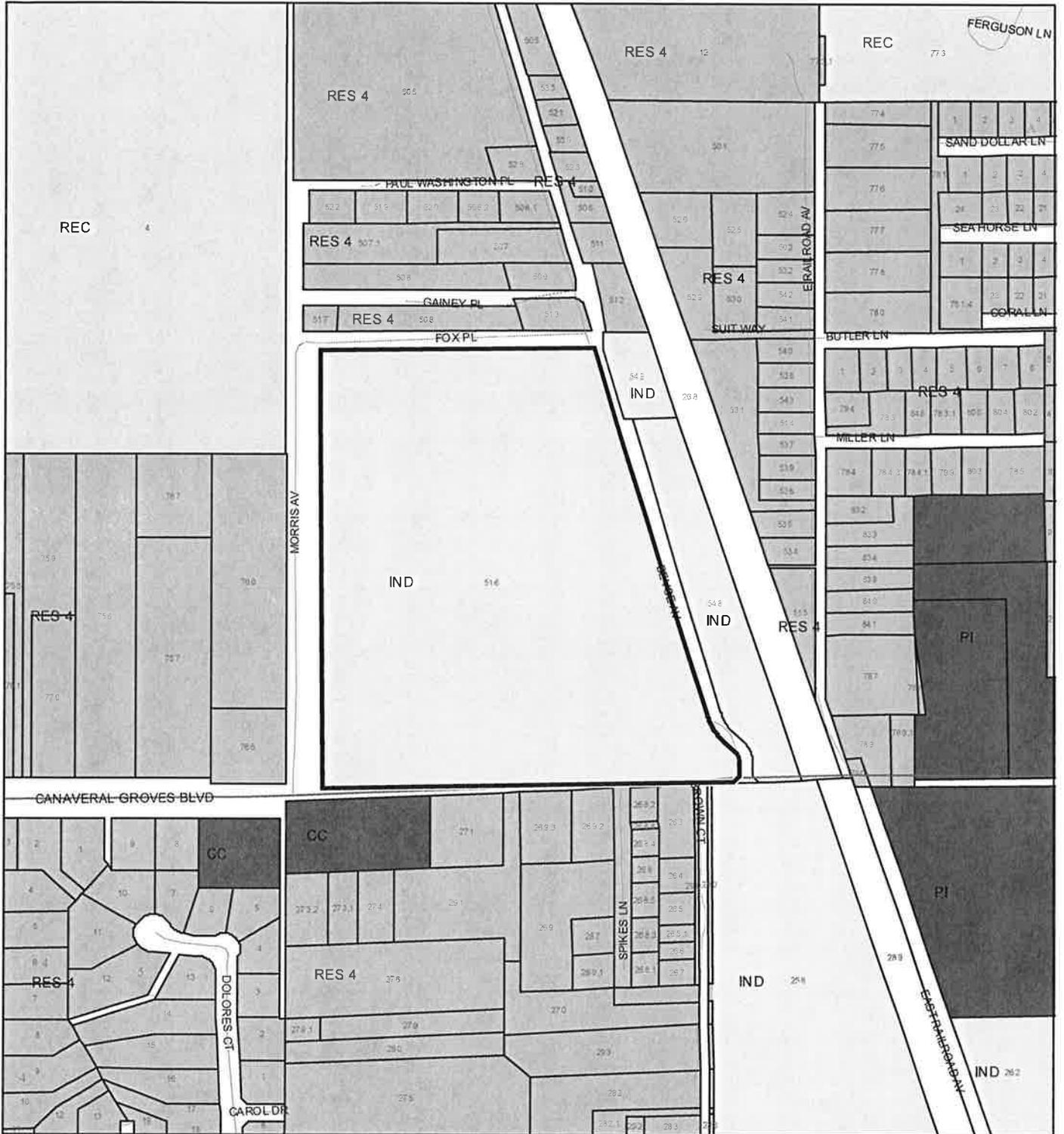
-  Subject Property
-  Parcels
-  Zoning

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.

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FUTURE LAND USE MAP

Comprehensive Plan Amendment
 Flamingo Land Company, Inc. 18PZ00071



1:4,800 or 1 inch = 400 feet

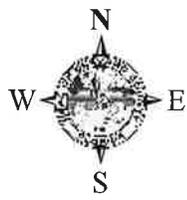
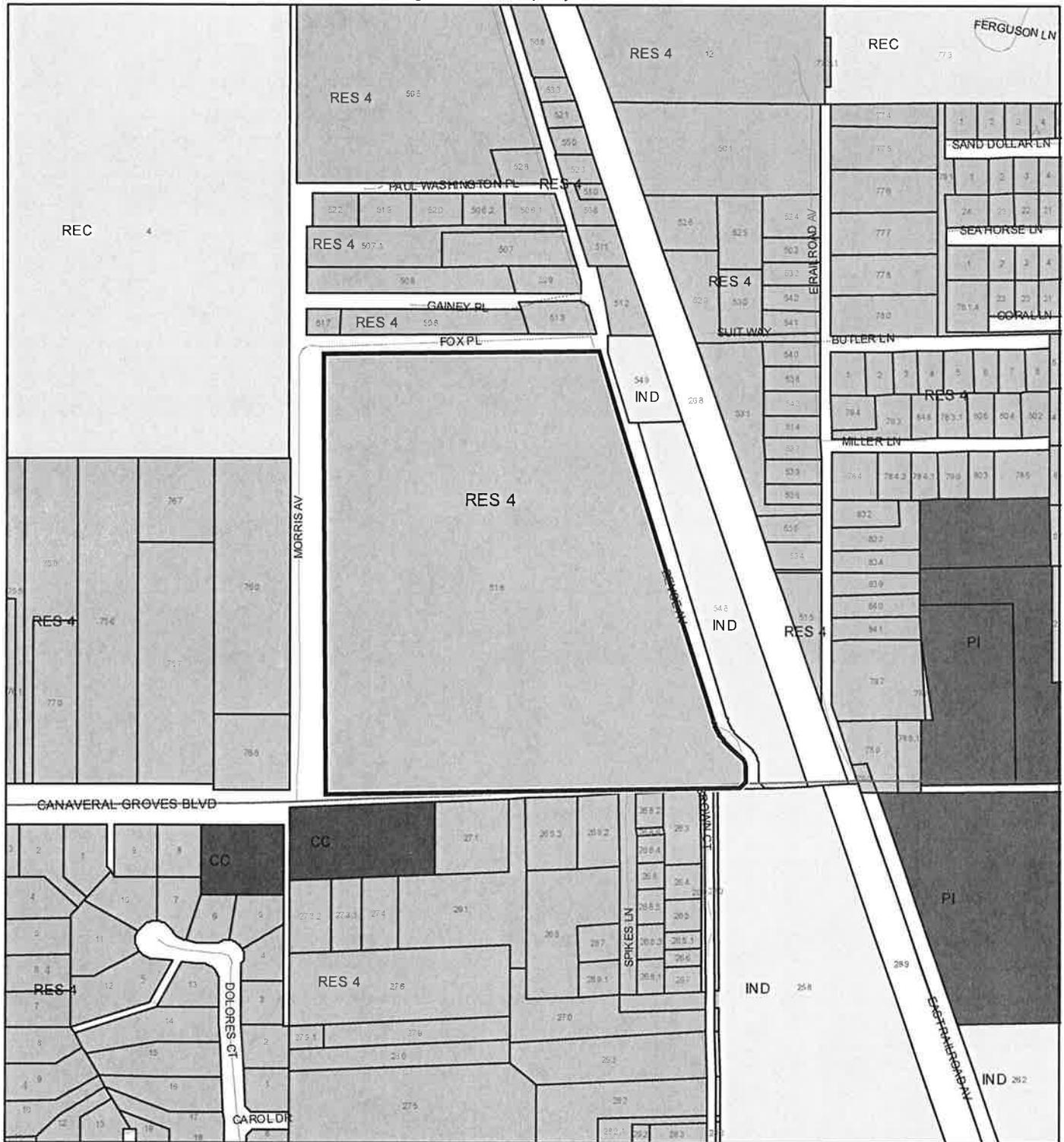
- Subject Property
- Parcels

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PROPOSED FUTURE LAND USE MAP

Comprehensive Plan Amendment
 Flamingo Land Company, Inc. 18PZ00071



1:4,800 or 1 inch = 400 feet

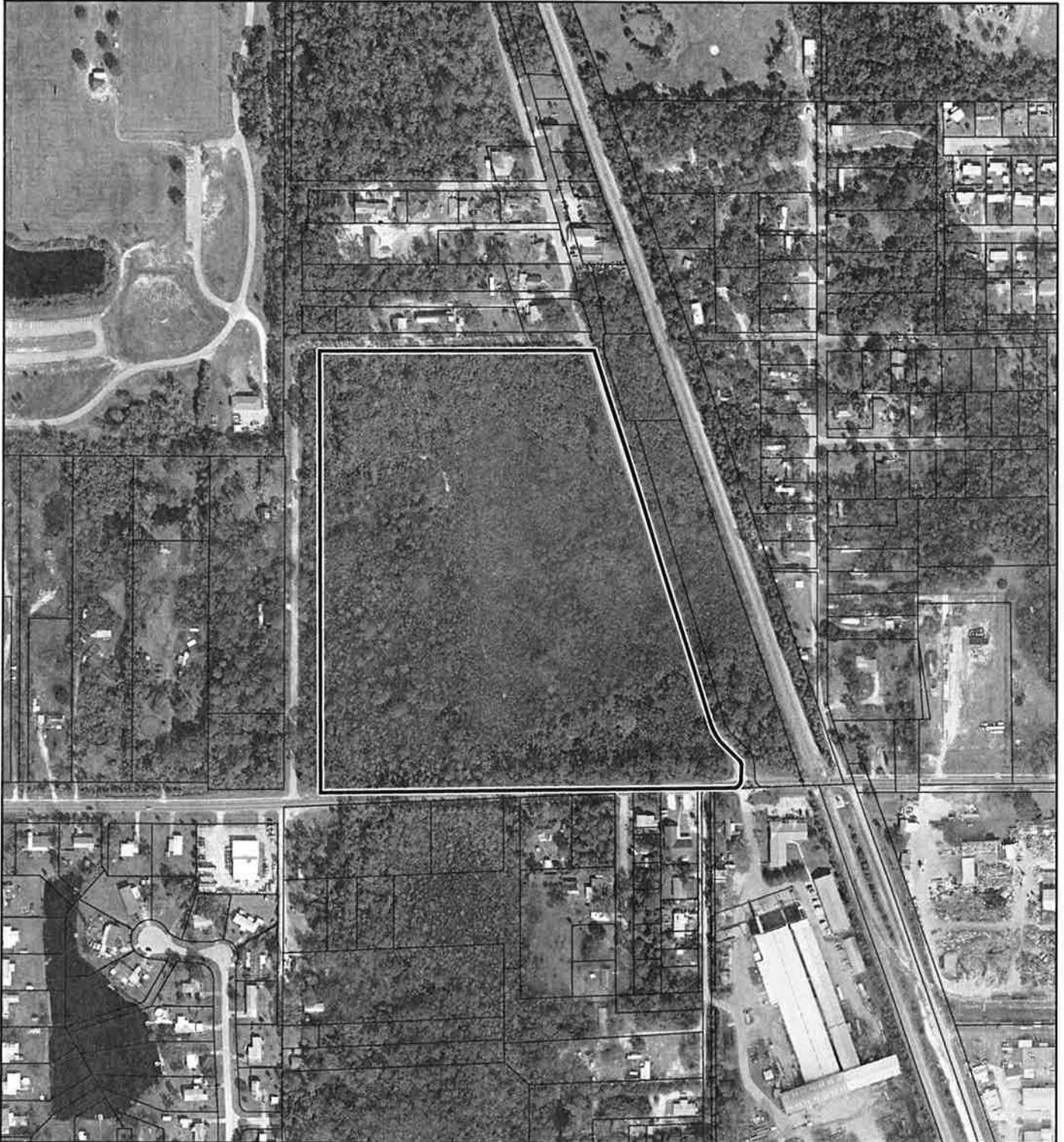
— Subject Property
 □ Parcels

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AERIAL MAP

Comprehensive Plan Amendment
Flamingo Land Company, Inc. 18PZ00071



1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2018

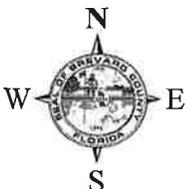
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 6/5/2018

-  Subject Property
-  Parcels

NWI WETLANDS MAP

Comprehensive Plan Amendment
 Flamingo Land Company, Inc. 18PZ00071



1:4,800 or 1 inch = 400 feet

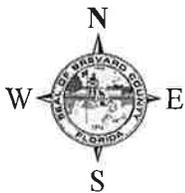
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 6/5/2018

- National Wetlands Inventory (NWI)**
- Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Other
 - Riverine
 - Subject Property
 - Parcels

SJRWMD FLUCCS WETLANDS - 6000 Series MAP

Comprehensive Plan Amendment
 Flamingo Land Company, Inc. 18PZ00071



1:4,800 or 1 inch = 400 feet

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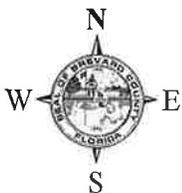
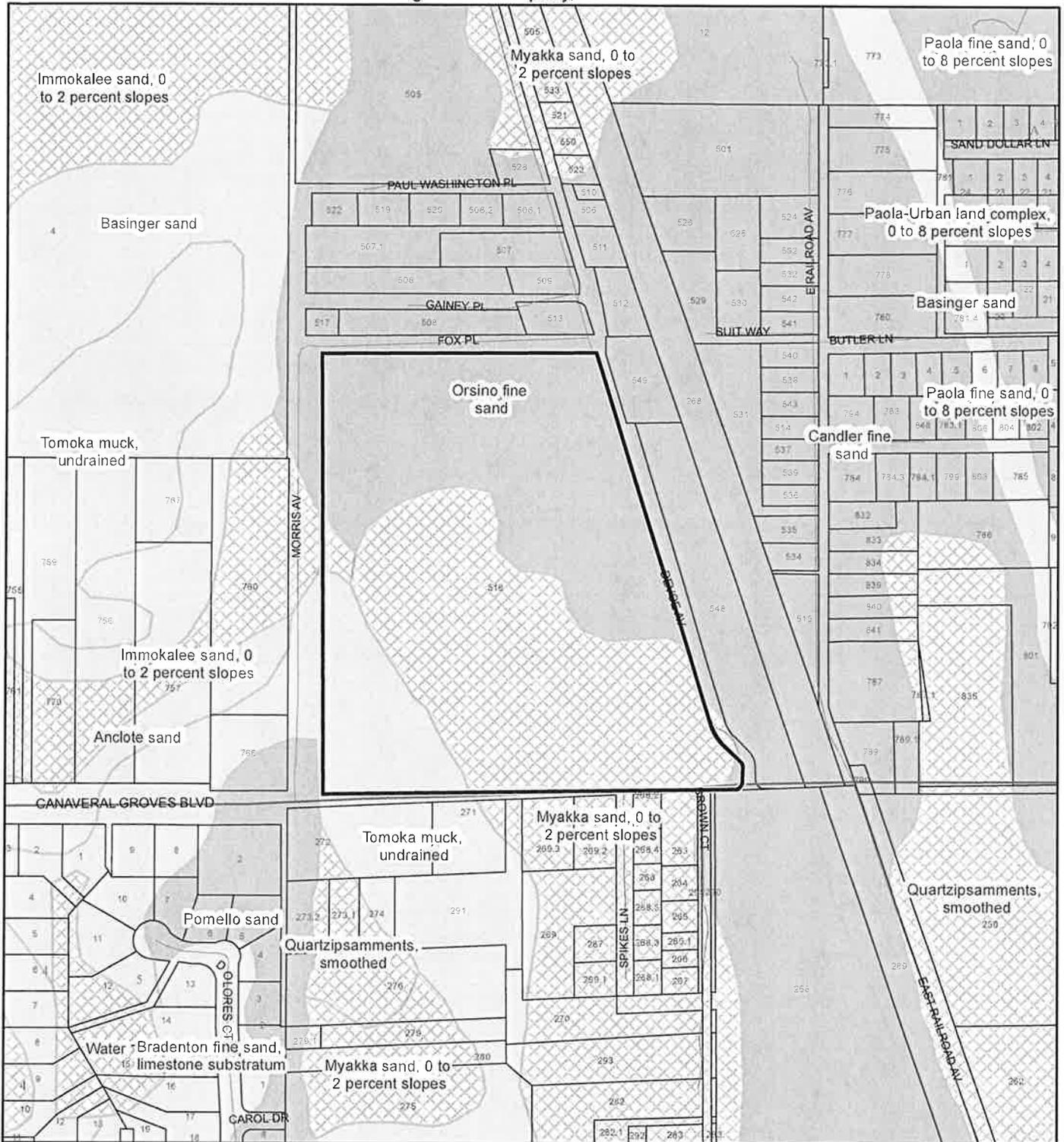
SJRWMD FLUCCS WETLANDS

-  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

Comprehensive Plan Amendment
 Flamingo Land Company, Inc. 18PZ00071



1:4,800 or 1 inch = 400 feet

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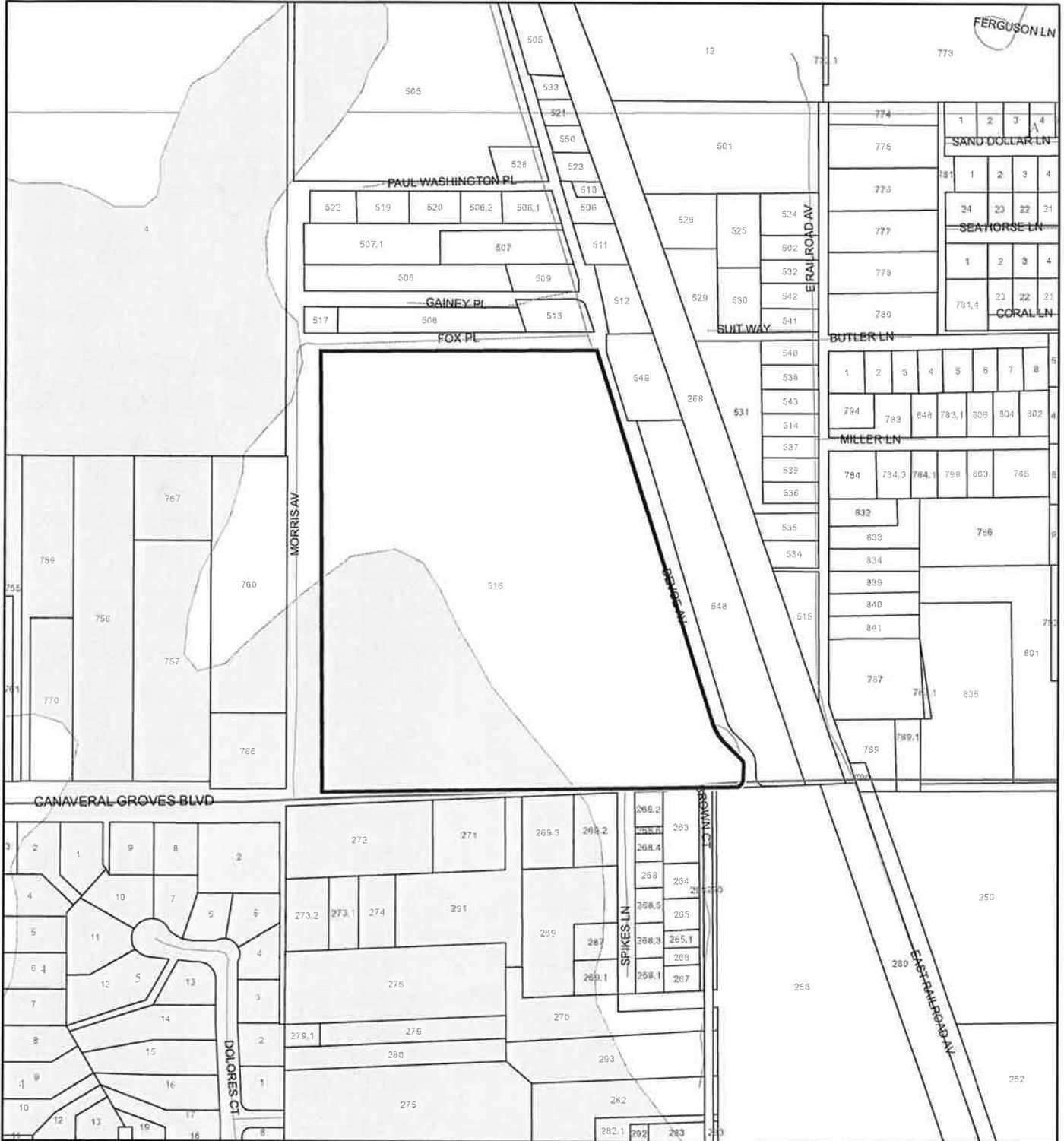
Produced by BoCC - GIS Date: 6/5/2018

USDA SCSSS Soils

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

FEMA FLOOD ZONES MAP

Comprehensive Plan Amendment
 Flamingo Land Company, Inc. 18PZ00071



1:4,800 or 1 inch = 400 feet

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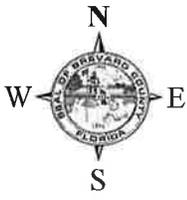
Produced by BoCC - GIS Date: 6/5/2018

FEMA Flood Zones

- | | | |
|---|------------|----------------------|
| A | AO | X |
| AE | Open Water | X Protected By Levee |
| AH | VE | |
| 0.2 Percent Annual Chance Flood Hazard | | |
| 0.2 Percent Annual Chance Flood Hazard Contained in Channel | | |
| Subject Property | Parcels | |

EAGLE NESTS MAP

Comprehensive Plan Amendment
 Flamingo Land Company, Inc. 18PZ00071



1:4,800 or 1 inch = 400 feet

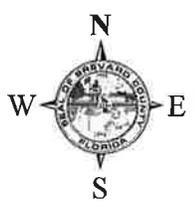
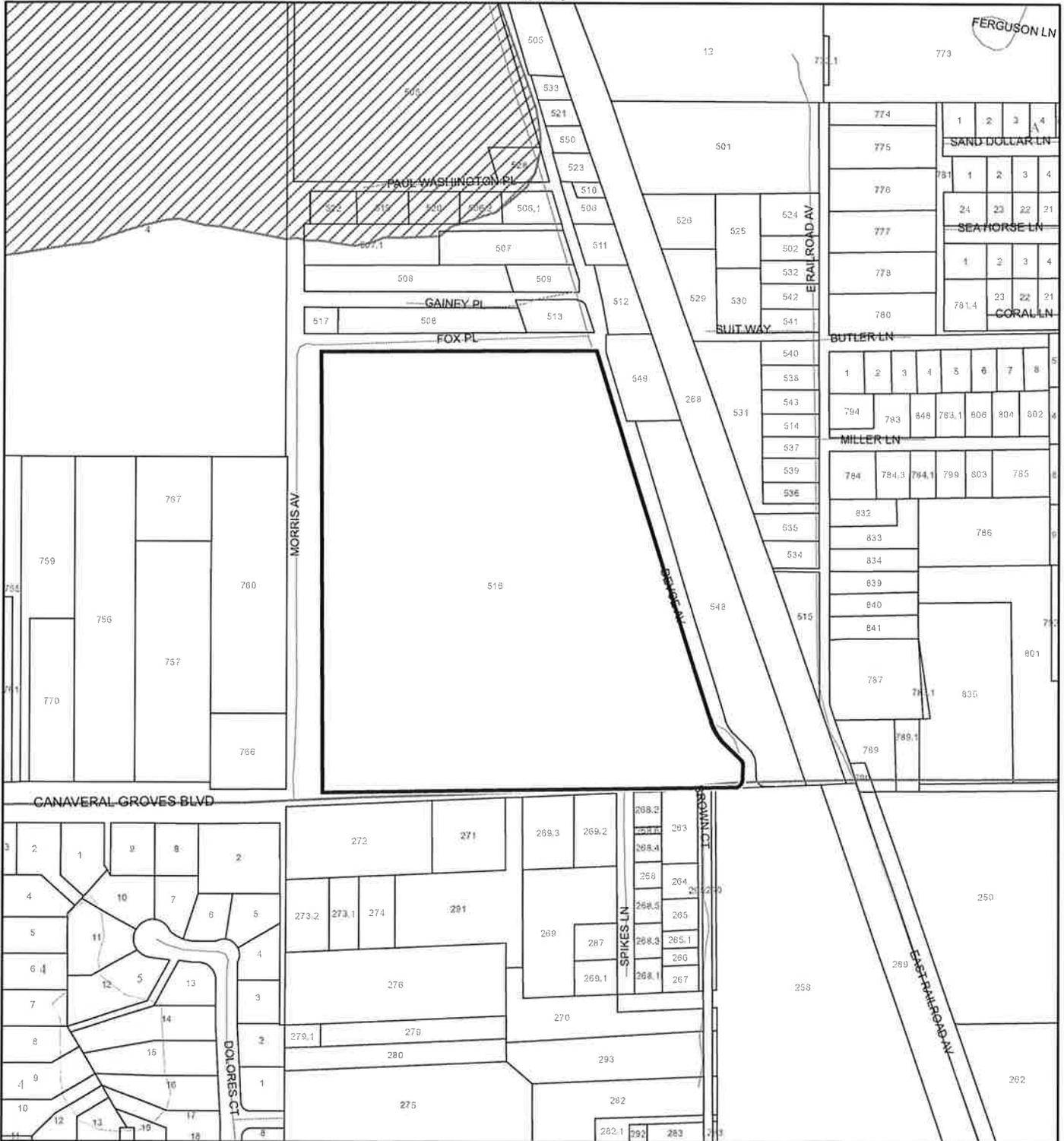
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-  Subject Property
-  Parcels
-  Eagle Nests FWS 2010

SCRUB JAY OCCUPANCY MAP

Comprehensive Plan Amendment
 Flamingo Land Company, Inc. 18PZ00071



1:4,800 or 1 inch = 400 feet

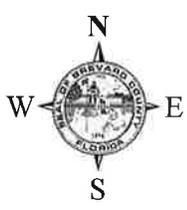
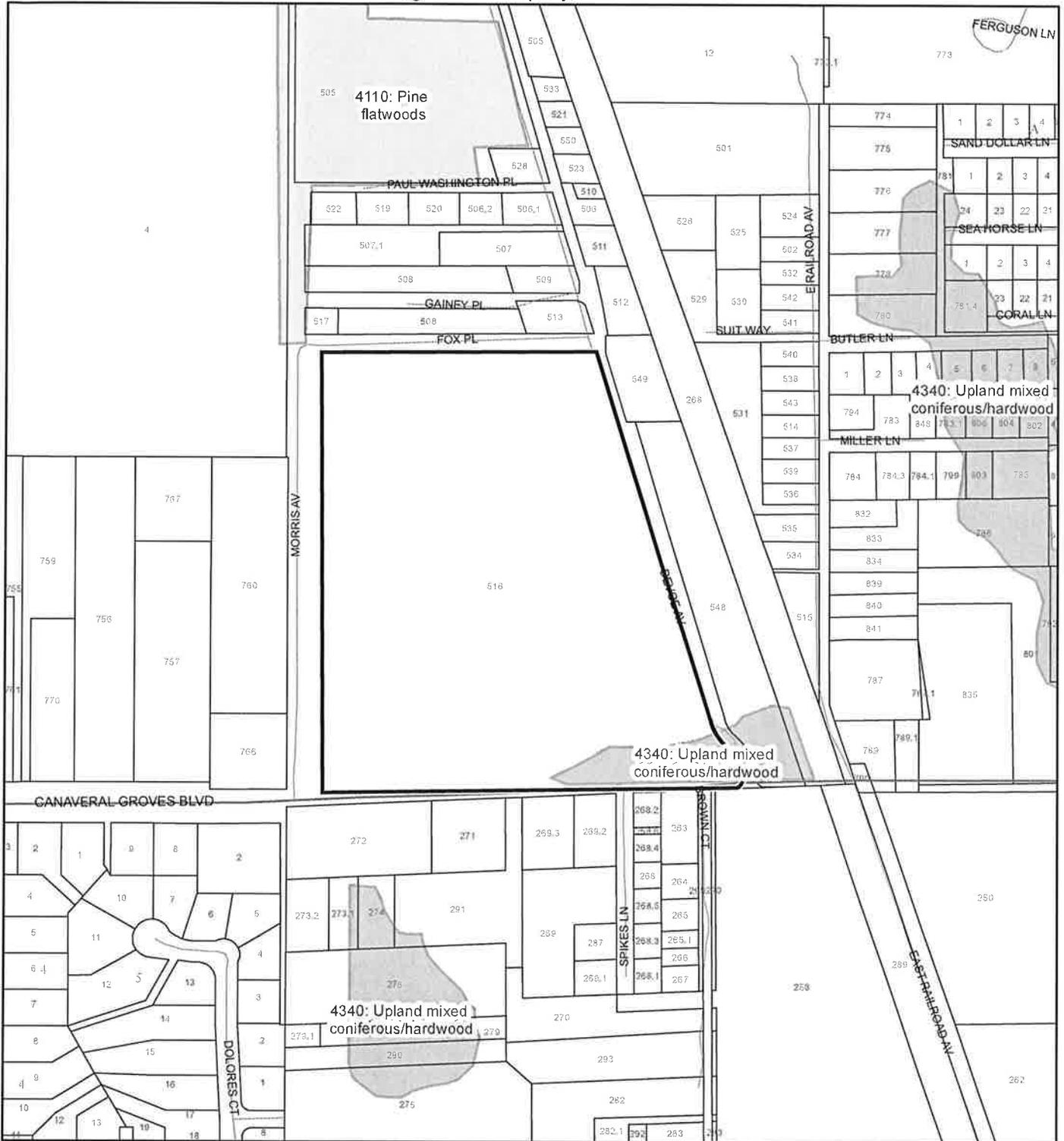
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Produced by BoCC - GIS Date: 6/5/2018

-  Subject Property
-  Parcels
-  Scrub Jay Occupancy

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

Comprehensive Plan Amendment
 Flamingo Land Company, Inc. 18PZ00071



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

LSCPA
Flamingo Land Company, Inc.
Transmittal 2018-2.1
Applicant Submittals

Brevard County
Supplement to Comprehensive Plan Amendment Application
Planning and Zoning Office, 2725 Judge Fran Jamieson Way, Viera, FL 32940
(321) 633-2069



1. Type of Application:

Small-scale Comprehensive Plan Future Land Use Map Amendment

Large-scale Future Land Use Map Amendment

Comprehensive Plan Text Amendment

Plan Element(s) of Text Amendment request: _____

2. Applicant: FLAMINGO LAND COMPANY INC. Staff Planner : _____

3. Comprehensive Plan Amendment Information:

Adopted Future Land Use Designation: IND

Requested Future Land Use Designation: RES-4

Existing Zoning: IU

Proposed Text Amendment (if applicable): Attach the proposed text amendment in a strike-thru/underlined format along with one copy on a CD in Microsoft Word, rtf or text format.

4. Description of Request/Justification: Must include a written statement explaining the rational and the appropriate data and analysis necessary to support the proposed change.

Text amendment supplemental information shall include any goal, objective, policy, implementation strategy, directive and any supporting data and analysis, including maps, figures and tables, and; (1) Identification of the particular element of the plan on which the request is based; and, (2) Citation of the existing language which is proposed to be changed; and, (3) Proposed rewording of the existing language or the wording of proposed new text.

The land use change request is to amend the future land use of 27.99 acres located on Canaveral Groves Blvd. just west of the FEC railroad. The proposed change is from IND to RES-4. The purpose is to allow the land owner to develop the property as a single family home detached subdivision with RU-1-7 zoning. All of the residential land use in the proximity of the subject site has a RES-4 land use. The Space Coast Community Sports Complex is adjacent to the northwest portion of the subject parcel. This sports complex is an excellent benefit to a residential community. The project will be able to have direct access to Canaveral Groves Blvd. which is a major roadway. In the past year a large, 55 acre project on US Hwy 1, Panther Ridge, just north east of the subject site, received a future land change to RES-4 and RU-1-7 rezoning. The proposed land change to RES-4 will be in keeping with the type of residential development already established in this area.

(use additional sheets if necessary)

**POTABLE WATER SERVICE
CAPACITY AVAILABILITY CERTIFICATE**

This certificate is issued for the purpose of verifying that potable water service is available pursuant to Section 163.3202 (2) (g), Florida Statutes. However, this certificate in no way reserves capacity for the project or property described below and is issued for conditional Site Plan, Subdivision, or building permit approval only.

I. Unit of Government or Entity Issuing Certificate: CITY OF COCOA

II. Applicant/Owner Information

Owner: FLAMINGO LAND CO. INC
Address: 2185 W KING ST
COCOA, FL 32926

Applicant: Richard Kern
Address: 5963 Stillwater Ave
COCOA FL 32927
Phone No. (home) 321 5447466
(work) RICK@RKLIVILDESIGN.COM

Phone No. (home) _____
(work) _____

III. Legal Description and Development Proposal

23 36 31 516
Township Range Section Subdivision Block/Fiscal Lot

Subdivision Name NA

Site Acreage 27.99 Zoning Classification IU

If Residential Type of Residential SFH

Maximum Number of Dwelling Units 102

If Non-residential Specific Uses NA

Square Footage _____

IV. Availability of Potable Water Service

The following potable water capacities are available as of the date of this application.

102 # of units or equivalent non-residential units

27,030 gallons/day @ ²⁶⁵ 250 gallons/residential unit/day

Affected Facility: Dyke WTP

As of the date of this evaluation sufficient capacity is available for the project described in Sections III & IV.

As of the date of this application potable water capacities are not available.

George R. John
Signature and Title
ENG SUPERVISOR

CITY OF COCOA
Jurisdiction

7/19/18
Date

V. The subject property is in an area not served by a public water supply system and will be utilizing a private well. Location of said well(s) must be shown on site plan.

Signature and Title

Jurisdiction

Date

**SOLID WASTE
CAPACITY RESERVATION CERTIFICATE**

This certificate is issued for the purpose of verifying that adequate solid waste capacity is available pursuant to Section 163.3202(2)(g), Florida Statutes, and the solid waste capacity is reserved for a specific time for the development of the property as described in Section III of this certificate.

TAX PARCEL # 231 7712

I. Unit of Government Issuing Certificate: BREVARD COUNTY SOLID WASTE MANAGEMENT

II. Applicant/Owner Information:

Owner FLAMINGO LAND CO.
Address 2185 W KING
LOCOA FL 32926
Phone No. (Home) _____
(Work) _____

Applicant RICK KEEN
Address 5963 STILLWATER
LOCOA FL 32927
Phone No. (Home) _____
(Work) 321 544 7166

III. Legal Description and Development Proposal:

Section 31 Township 23 Range 36
Subdivision NA Block _____ Lot 516
Site Acreage 27.99 Zoning Classification IU

RICK@RKCIVILDDESIGN.COM

If Residential: Type of Residential SFH
Maximum Number of Dwelling Units 102
If Non-Residential: Specific Uses NA
Square Footage _____

IV. Capacity Reservation for Solid Waste

The following solid waste capacity reserved for the period of time specified herein or until capacity consumption begins. Failure to utilize the reserved capacity within the specified time frame shall require a new concurrency evaluation.

204 tons/year DEVELOPMENT ORDER Site Plan

Reservation Period: Beginning 7/19/18
Ending 7/18/19

Affected Facility: BREVARD COUNTY LANDFILL

Governmental Jurisdiction: Brevard County Solid Waste Management Department
2725 Judge Fran Jamieson Way
Viera, FL 32940 (321) 633.2042 FAX: (321) 633.2038

Capacity reservations for solid waste facilities are hereby certified for use by the applicant for the specified reservation period by:

Lisa Hall, Administrative Secretary
Signature and Title

Date 7/19/18

**LSCPA
Flamingo Land Company, Inc.
Transmittal 2018-2.1
Ordinance**

ORDINANCE NO. 18__

ORDINANCE AMENDING ARTICLE III, CHAPTER 62, OF THE CODE OF ORDINANCES OF BREVARD COUNTY; ENTITLED "THE COMPREHENSIVE PLAN", SETTING FORTH PLAN AMENDMENT 2018-2.1; AMENDING SECTION 62-501, ENTITLED "CONTENTS OF THE PLAN"; SPECIFICALLY AMENDING SECTION 62-501, PART XI, ENTITLED FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP SERIES; PROVIDING FOR INTERNAL CONSISTENCY WITH THESE AMENDMENTS; PROVIDING LEGAL STATVS; 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 Community Affairs; 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 amendments to the Comprehensive Plan on June 30, 2018, for adoption as the Fall Cycle Large Scale Comprehensive Plan Amendment 2018-2.1; 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

WHEREAS, on November 19, 2018, the Brevard County Local Planning Agency held a duly noticed public hearing on Plan Amendment 2018-2.1, and considered the findings and advice of the Technical Advisory Groups, and all interested parties submitting comments; and

WHEREAS, on December 26, 2018, the Brevard County Board of County Commissioners held a duly noticed public hearing, and considered the findings and recommendations, 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 the adoption of Plan Amendment 2018-8.1; and

WHEREAS, Plan Amendment 2018-2.1 adopted by this Ordinance complies with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Plan Amendment 2018-2.1 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 2018-2.1 to the 1988 Comprehensive Plan, Article III, Chapter 62-504, Brevard County Code, the 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 2018-2.1, 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 plan amendment shall become effective once the state land planning agency issues a final order determining the adopted amendment to be in compliance in accordance with Florida Statutes, Section 163.3184(9), or until the Administration Commission issues a final order determining the amendment to be in compliance in accordance with Florida Statutes, Section 163.3184(10). A certified copy of the ordinance shall be filed with the Office of the Secretary of the State, State of Florida, within ten days of enactment.

DONE AND ADOPTED in regular session, this ___ day of _____, 2018.

ATTEST

**BOARD OF COUNTY COMMISSIONERS OF
BREVARD COUNTY, FLORIDA**

By: _____

Scott Ellis, Clerk

Rita Pritchett, Chair

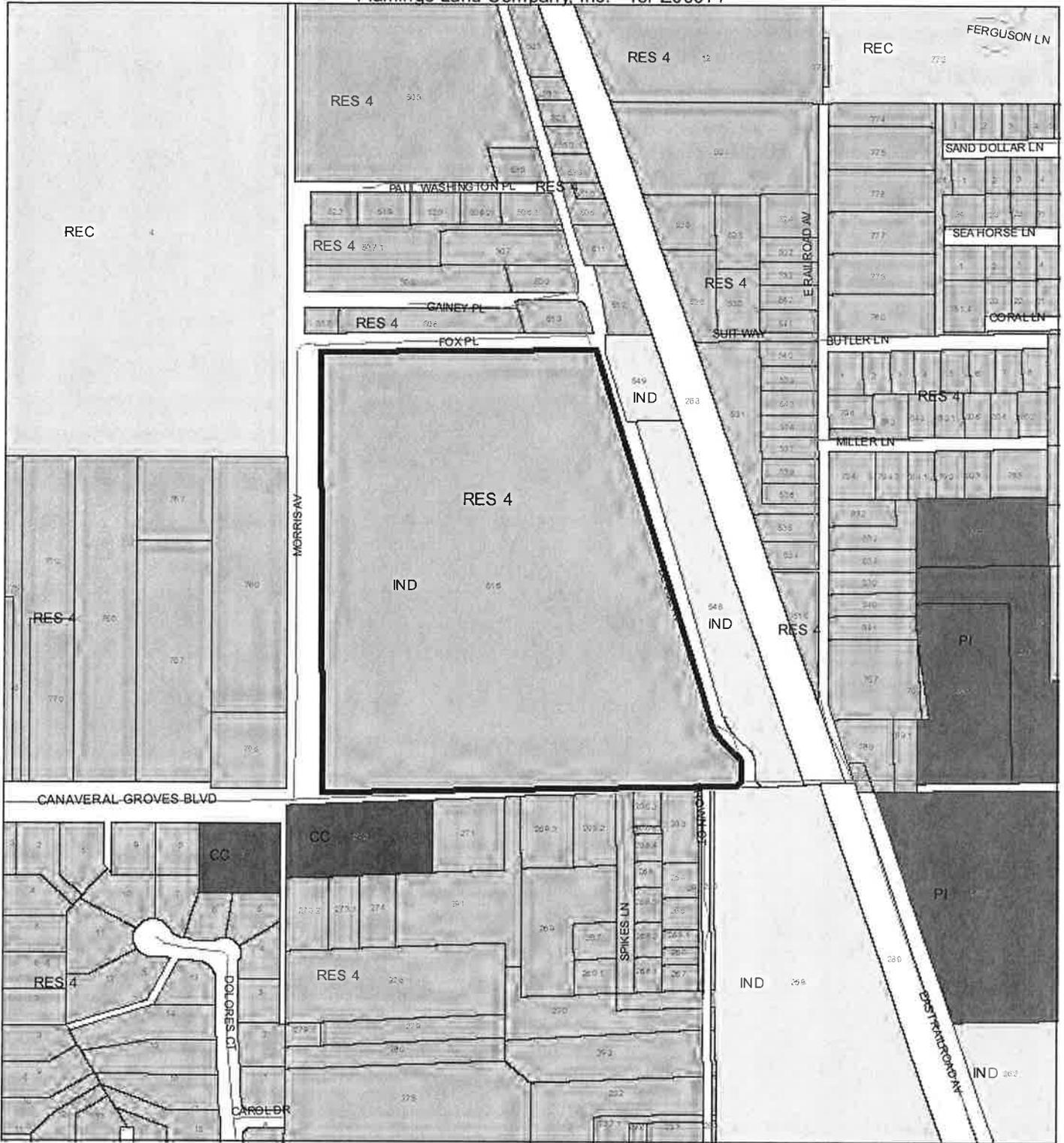
Approved by the Board on _____, 2018.

DRAFT

LSCPA
Flamingo Land Company, Inc.
Transmittal 2018-2.1
Exhibit A

PROPOSED FUTURE LAND USE MAP

Comprehensive Plan Amendment
 Flamingo Land Company Inc. 18PZ00071



1:4,800 or 1 inch = 400 feet

— Subject Property
□ Parcels

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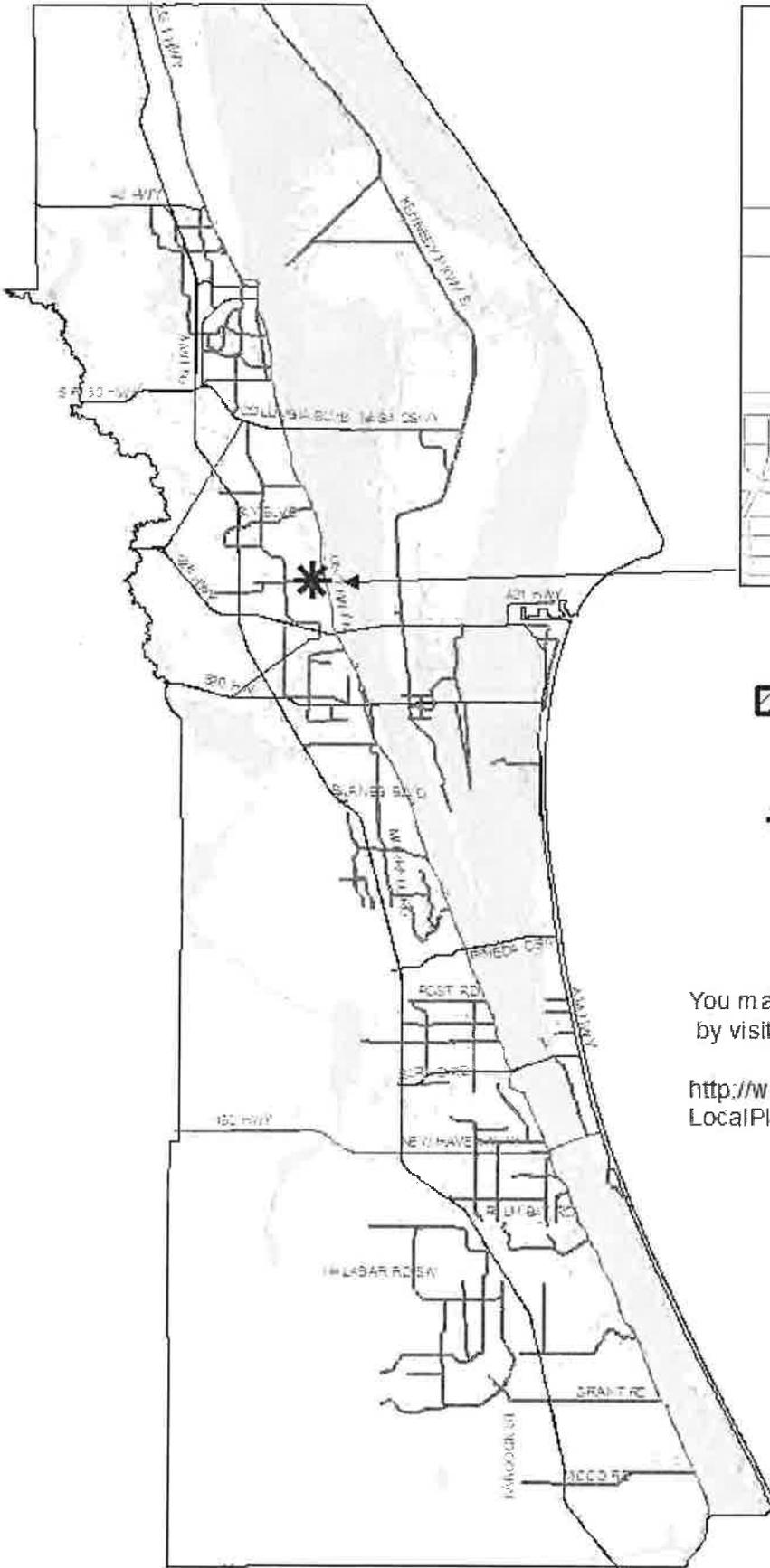
Produced by BoCC - GIS Date: 6/8/2018

LSCPA
Flamingo Land Company, Inc.
Transmittal 2018-2.1
Public Comment

**Legal Advertisements,
Citizen Courtesy Sheets, Misc.**



BREVARD COUNTY
FUTURE LAND USE MAP AMENDMENT
Flamingo Land Company, Inc. 18PZ00071



 Subject Property

 Flamingo Land Company, Inc.
Industrial to Residential 4
18PZ00071

You may obtain additional information
by visiting our web site at:

<http://www.brevardfl.gov/PlanningDev/BoardsLocalPlanningAgency/Agenda201808>

