



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.6.

8/7/2025

Subject:

TG Rentals of Brevard, LLC (Bruce Moia) is requesting a change of zoning classification from RVP to BU-2, (25Z00016) (Tax Account 2409190) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from RVP (Recreational Vehicle Park) to BU-2 (Retail, Warehousing and Wholesale Commercial).

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from RVP (Recreational Vehicle Park) on 19.8 acres to BU-2 (Retail, Warehousing and Wholesale Commercial) to build a mini storage facility with an office and RV storage yard. The applicant states the proposed finished site would include 357 covered RV parking spots, 96 mini storage units, and one 300 sq. ft. office building. The property's current configuration has remained the same since the earliest recorded deed available from February 11, 1982. The subject parcel has access to Tucker Ln., a county-maintained roadway.

There is also a Small-Scale Comprehensive Plan Amendment (SSCPA) companion application, **25SS000005** to change the Future Land Use Element from Residential 15 (RES 15) to Community Commercial (CC). This request, if approved, would provide consistency with the requested zoning of BU-2.

The BU-2 retail, warehousing and wholesale commercial zoning classification encompasses lands devoted to general retail and wholesale business, contracting and heavy repair services and warehousing activities. Outdoor storage and mini warehouses are permitted with conditions. BU-2 zoning classification requires a principal structure of at least 300 square feet.

The proposed zoning can be considered an introduction and intensification in the area, as the abutting classifications include GML, AU, GU, and RVP. The Board may wish to consider mitigating the potential incompatibilities and introduction by limiting the use to only a storage facility with an office building and RV storage.

North of the subject property is two (2) parcels: one is developed as an RV park, 12 acres with RVP zoning

classification and RES 15 FLU. A second parcel is 6 acres, vacant with GML zoning classification and PUB FLU. South of the subject property is one parcel, 20 acres, vacant property that has a lake, with GU zoning classification and RES 15 FLU. East of the subject property is one parcel 8.16 acres, developed with a detached garage and a lake with AU zoning classification and RES 15 FLU. Also located east is Tucker Lane. West of the subject property is one parcel 39.89 acres, vacant with AU zoning classification and RES 15 FLU.

Since the submittal of the application, the applicant has informed Staff of their intent to submit a Binding Development Plan (BDP) that limits the BU-2 use to outdoor storage and mini-warehouse, while retaining all BU-1 uses. The Board may wish to consider if the request is satisfactory for mitigating FLUE Policy 2.2 and FLUE Policy 2.8 (found in the companion SSCPA request) criteria and if the request is consistent and compatible with the surrounding area.

On July 14, 2025, the Planning and Zoning Board heard the request and voted 10:1 to recommend approval with the inclusion of the aforementioned BDP.

Clerk to the Board Instructions:

Upon receipt of resolution, please execute and return a copy to Planning and Development.

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.



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

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<https://www.brevardfl.gov/PlanningDev>

STAFF COMMENTS

25Z00016

TG Rentals of Brevard, LLC (Bruce A. Moia, P.E.)

RVP (Recreational Vehicle Park) to BU-2 (Retail, Warehousing and Wholesale Commercial)

Tax Account Number: 2409190
Parcel I.D.: 24-35-35-00-755
Location: West side of Tucker Ln., 1,320 feet north of Providence Rd.
(District 1)
Acreage: 19.8 acres

Planning and Zoning Board: 7/14/2025

Board of County Commissioners: 8/07/2025

Consistency with Land Use Regulations

- Current zoning can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal would maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	CURRENT	PROPOSED
Zoning	RVP	BU-2
Potential*	297 units	FAR of 1.0 594 dwelling units**
Can be Considered under the Future Land Use Map	Yes RES 15	Yes CC

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

** Development potential at 30 units per acre pursuant to F.S. 125.01055 (Live Local Act).

Background and Purpose of Request

The applicant is requesting a change of zoning classification from RVP (Recreational Vehicle Park) on 19.8 acres to BU-2 (Retail, Warehousing and Wholesale Commercial) to build a mini storage facility with an office and RV storage yard. The applicant states the proposed finished site would include 357 covered RV parking spots, 96 mini storage units, and one 300 sq. ft. office

building. The property's current configuration has remained the same since the earliest recorded deed available from February 11, 1982. The subject parcel has access to Tucker Ln., a county-maintained roadway.

There is also a Small-Scale Comprehensive Plan Amendment (SSCPA) companion application, **25SS00005** to change the Future Land Use Element from Residential 15 (RES 15) to Community Commercial (CC). This request, if approved, would provide consistency with the requested zoning of BU-2.

The RVP recreational vehicle park zoning classification encompasses lands devoted for recreational vehicle, tent, park trailer and cabin use together with such ancillary structures as allowed to promote a recreational type atmosphere for both park owners and/or their guests. Outdoor storage of an RV is permitted within a designated area on the property. RVP zoning does not allow for mini storage facilities.

The BU-2 retail, warehousing and wholesale commercial zoning classification encompasses lands devoted to general retail and wholesale business, contracting and heavy repair services and warehousing activities. Outdoor storage and mini-warehouses are permitted with conditions. BU-2 zoning classification requires a principal structure of at least 300 square feet.

The proposed zoning can be considered an introduction and intensification in the area, as the abutting classifications include GML, AU, GU, and RVP. The Board may wish to consider mitigating the potential incompatibilities and introduction by limiting the use to only a storage facility with an office building and RV storage.

In 2023, the Live Local Act was enacted and was revised in 2024. The Act is intended to address the state's growing housing affordability crisis through significant land use, zoning, and tax benefits. Pursuant to Florida Statute 125.01055, a county must authorize multifamily and mixed-use as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development. In unincorporated Brevard County, the Live Local Act effectively allows for the development of up to 30 dwelling units per acre. The subject property, encompassing 19.8 acres with approval of rezoning to BU-2, allows for development options that include either commercial use with a Floor Area Ratio (FAR) of 1.00 or 594 multi-family units as stipulated by the Live Local Act.

The original zoning was GU (General Use).

On November 18, 1981, a variance was approved under **V-1128** to permit a borrow pit within the 25-year flood plain in GU zoning.

On December 17, 1981, zoning action **Z-5877** approved to rezone the property from GU to AU with a CUP (Conditional Use Permit) for a borrow pit and a second CUP for a temporary security trailer.

On May 23, 1988, zoning action **Z-8092**, approved a CUP to have a temporary security trailer, renewal for one year and no administrative renewals.

On May 23, 1992, zoning action **Z-8939** was denied for a CUP to have a solid waste facility.

A majority of the subject parcel contains mapped National Wetlands Inventory (NWI), St. Johns River Water Management District (SJRWMD) wetlands, or hydric soils. Section 62-3694(c)(3)(b) has allowances for wetland impacts for commercial uses along "Mitigation Qualified Roadways" (MQRs). However, Tucker Lane is not a MQR at this location. An amendment to the Comprehensive Plan would be required to add this segment of Tucker Lane to the MQR map and associated MQR table in the Conservation Element.

If wetlands are found, the applicant shall complete High Function and Landscape Level wetlands assessments prior to the allowance of any impacts. Board approval may be required for impacts.

There are no special access restrictions along this section of Tucker Lane besides access management requirements as noted in the Code of Ordinances of Brevard County, Section 62-2957. Please note the following potential issues with the site that will be reviewed through the Site Plan process by Engineering:

- There is an existing County maintained ditch "Tucker Outfall" that runs along the east property line. The design will need to allow for the maintenance of this ditch and an associated drainage easement granted to the County will most likely be needed per Code Section 62-3751, Exhibit A – Stormwater Management Criteria, subsection 2.2 (b) and (c).
- The site is within Flood Zone AE. The design will need to ensure no adverse impacts to adjacent properties and provide for compensatory storage per Natural Resources comments.

There are no current code enforcement complaints on the property.

Surrounding Area

	Existing Land Use	Zoning	Future Land Use
North	Recreational Vehicle Park, Vacant land	RVP, GML	RES 15, PUB
South	Vacant, lake	GU	RES 15
East	Detached garage and lake, Tucker Ln.	AU	RES 15
West	Vacant	AU	RES 15

North of the subject property is two (2) parcels: one is developed as an RV park, 12 acres with RVP zoning classification and RES 15 FLU. A second parcel is 6 acres, vacant with GML zoning classification and PUB FLU.

South of the subject property is one parcel, 20 acres, vacant property that has a lake, with GU zoning classification and RES 15 FLU.

East of the subject property is one parcel 8.16 acres, developed with a detached garage and a lake with AU zoning classification and RES 15 FLU. Also located east is Tucker Lane.

West of the subject property is one parcel 39.89 acres, vacant with AU zoning classification and RES 15 FLU.

The RVP zoning classification encompasses lands devoted for recreation vehicle, tent, park trailer and cabin uses together with such ancillary structures as allowed to promote a recreational type atmosphere for both park owners and/or their guests. Minimum Park size shall be five acres. Recreational vehicle sites shall have a minimum area of 2,000 square feet and shall have a minimum width of 30 feet and minimum depth of 60 feet.

As defined, spaces or lots may be used by a recreational vehicle or equivalent facilities constructed in or on automotive vehicles, or tents, or other short-term housing devices. Cabins or park trailers used for short-term rentals may comprise no more than 20 percent of the permitted space or lots and shall not exceed a maximum of 1,000 square feet each in size.

The purpose of the GML government managed lands zoning classification is to recognize the presence of lands and facilities which are managed by federal, state and local government, special districts, nongovernmental organizations (NGOs) providing economic, environmental and/or quality of life benefits to the county, electric, natural gas, water and wastewater utilities that are either publicly owned or regulated by the Public Service Commission, and related entities.

The GU zoning classification is a holding category, that encompasses rural single-family residential development or unimproved lands for which there is no definite current proposal for development or land in areas lacking specific development trends on five acre lots with a minimum width and depth of 300 feet. The minimum house size in GU is 750 square feet.

The AU zoning classification encompasses lands devoted to agricultural pursuits and single-family residential development of spacious character on 2.5 acre lots, with a minimum lot width and depth of 150 feet. The minimum house size in AU is 750 square feet. The AU classification also permits the raising/grazing of animals, fowl and beekeeping.

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.

Future Land Use

The existing RVP zoning classification can be considered consistent with the RES 15 FLUM designation. The proposed BU-2 zoning is not consistent with the existing RES 15 FLUM designation. A Small-Scale Comprehensive Plan Amendment (SSCPA) companion application, **25SS00005, request** for Community Commercial (CC) FLU designation, would allow the proposed zoning and future land use to be consistent, if approved.

FLUE Policy 2.2 - The zoning process regulates the types and intensities of uses for a parcel of land. Criteria which aid in assessing zoning compatibility, shall include consideration of the following standards:

Criteria:

A. Permitted/prohibited uses;

BU-2 Retail, Warehousing and Wholesale Commercial zoning classification encompasses lands devoted to general retail and wholesale business, contracting and heavy repair services and warehousing activities. Retail items of substantial size or which of necessity must remain outside of a building may be permitted to be displayed outside the building. Storage yards must be enclosed with a six-foot wall, louvered fence, or chain-link fence.

B. Existing commercial zoning trends in the area;

The closest commercial zoning of BU-1 and BU-2 uses are located north of the subject property along the State Road 520 corridor within the County's jurisdiction. Within 0.5-mile radius, commercial uses include, but not limited to, a McDonald's, a retail fireworks store, and a couple of convenience stores. In

addition, there is a property with TU-2 zoning classification developed as a Holiday Inn hotel.

To note, there is one property with BU-1 zoning classification less than 0.50 miles north of the subject property that is developed with a single-family mobile home on the 0.77-acre property.

The most recent commercial developments have occurred in the City of Cocoa jurisdiction, being a car dealership constructed in 2022. There were 2 more car dealerships within the same area developed in 2018. All three of the car dealerships are located on the north side of State Road 520.

The nearest BU-2 zoning classification is approximately 1.2 miles northwest of the subject property.

The abutting east property is developed with a detached garage building, with AU zoning, per the Brevard County Property Appraiser's Office.

C. Compatibility of the proposed use with the area, pursuant to Administrative Policy 3;

Staff analysis has determined the surrounding area north and west of the subject property is a mixture of residential mobile homes, an RV park, and large vacant lots. Currently, there is only one residential dwelling unit south of the subject property. On Providence Road, over half a mile to the west, there are approximately over a hundred acres of Saint Johns River Water Management conservation lands.

The closest commercial use is the Holiday Inn Express located approximately 0.7 miles north of the subject property adjacent to the State Road 520 corridor.

The Board may wish to consider mitigating the potential incompatibilities and introduction by limiting the use to only a storage facility with an office building and RV storage.

D. Impact upon Level of Service (LOS) standards for roads, potable water service, sanitary sewer service and solid waste disposal;

The preliminary concurrency analysis did not indicate that the proposed development has the potential to cause a deficiency in the transportation adopted level of service.

The subject property is within the City of Cocoa's access for potable water and Brevard County Utilities for sewer.

E. Impact upon natural resources, including wetlands, floodplains, and endangered species; and the following land use issues were identified:

A majority of the subject parcel contains mapped National Wetlands Inventory (NWI), St. Johns River Water Management District (SJRWMD) wetlands, or hydric soils. A wetland delineation will be required prior to any land clearing activities, site plan design, or building permit submittal.

This property is located within an area mapped as FEMA Special Flood Hazard Area (SFHA) AE, as identified by the Federal Emergency Management Agency (FEMA), and as shown on the FEMA Flood Map.

Federally and/or state protected species may be present on the property.

- F. Other issues which may emerge specific to a particular property which may be addressed through performance-based zoning criteria.

This property will need to comply with the regulations of Section 62-1483, 62-1833.5, and 62-1837 of Brevard County Code. And Performance standards within Sections 62-2251 through 62-2272 will be reviewed at the site plan stage should the zoning change be approved.

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;

The applicant proposed use of an RV storage yard and a mini storage facility is not anticipated to affect the quality of life, hours of operation, lighting, odor, noise levels, or traffic in the existing area. A proposed concept plan has not been provided.

This property will need to comply with the regulations of Section 62-1483, 62-1833.5, and 62-1837 of Brevard County Code. And Performance standards within Sections 62-2251 through 62-2272 will be reviewed at the site plan stage should the zoning change be approved.

Traffic from the proposed development will impact the surrounding area, however, the corridor is anticipated to operate within the Maximum Acceptable Volume (MAV). The maximum development potential from the proposed FLUM amendment increases the percentage of MAV utilization by 2.06%. The corridor is anticipated to operate at 55.38% of capacity daily. To note: Concurrency is completed using

State Road 520 as Tucker Lane has no preliminary traffic management count information. Specific concurrency issues will be addressed at the time of site plan review.

- 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;

Within the 0.5-mile radius of the subject property, there are four (4) FLU designations: RES 15, NC, PUB, and RES 2. RES 15 is the predominant FLU designation.

The existing pattern is a mixture of residential mobile homes, residential dwellings, an RV park, and large vacant lots.

There have been no FLUM amendments within one-half mile of the subject property in the past three years.

There are several zoning classifications within the 0.5-mile radius of the subject property, with the predominant zoning classification being AU.

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

There has been no new development 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.

It appears no changes in actual development have occurred in the immediate area within the last three years. However, there has been one zoning action:

- **21Z00038: On 2/3/2022, approved rezoning from GU to AU on 4.81 acres.**

- 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, parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.

Staff analysis indicates that on the west side of I-95 along Tucker Lane, a local rural road has a mix of both vacant and residential developed properties. There are no commercial developments within the 0.5-mile radius of the subject property.

The companion request for BU-2 would be considered an introduction of a new zoning classification in the area.

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.

- 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.

This segment of Tucker Lane is a paved roadway. The area is not considered an established residential neighborhood.

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.

There are no other neighborhood commercial uses within 0.50 miles of the subject. There is an existing tiny home community and a large RV park to the north, which abuts single-family residential, as well as a large single-family development proposed south of Providence Road within the City of Rockledge's jurisdiction of over 950 homes. The applicant's proposal would not preclude the existence of an existing residential neighborhood.

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.

This area is presumed to be primarily residential in nature including both permanent and temporary. The proposed zoning would be the first commercial zoning to be approved in the area within the past five years.

FLUE 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 unmitigable impact on significant natural wetlands, water bodies or habitat for listed species.

A majority of the subject parcel contains mapped National Wetlands Inventory (NWI), St. Johns River Water Management District (SJRWMD) wetlands, or hydric soils. A wetland delineation will be required prior to any land clearing activities, site plan design, or building permit submittal.

This property is located within an area mapped as FEMA Special Flood Hazard Area (SFHA) AE, as identified by the Federal Emergency Management Agency (FEMA), and as shown on the FEMA Flood Map.

Federally and/or state-protected species may be present on the property.

Please refer to all comments provided by the Natural Resource Management Department at the end of this report.

Preliminary Concurrency

The closest concurrency management segment to the subject property is S.R 520, between Friday Rd. and I-95, which has a Maximum Acceptable Volume (MAV) of 41,790 trips per day, a Level of Service (LOS) of D, and currently operates at 53.31% of capacity daily. The maximum development potential from the proposed rezoning increases the percentage of MAV utilization by 2.06%. The corridor is anticipated to operate at 55.38% 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 is within access for City of Cocoa's potable water and Brevard County Utilities for sewer.

Environmental Constraints

- Wetlands and Hydric Soils
- Floodplain Protection
- Protected and Specimen Trees

- Protected Species
- Potential Code Enforcement

For Board Consideration

The Board may wish to consider whether the proposed zoning request is consistent and compatible with the surrounding area.

**NATURAL RESOURCES MANAGEMENT DEPARTMENT
Zoning Review & Summary
Item No. 25Z00016**

Applicant: Bruce Moia (Owner: TG Rentals of Brevard LLC)

Land Use Request: RVP to BU-2

Note: for development of RV and Mini Storage Facility

LPA Hearing: 06/26/2025; **BCC Hearing:** 07/17/2025

Tax ID No.: 2409190 (19.8 acres)

- 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:

- Wetlands and Hydric Soils
- Floodplain Protection
- Protected and Specimen Trees
- Protected Species
- Potential Code Enforcement

Land Use Comments:

Wetlands and Hydric Soils

A majority of the subject parcel contains mapped National Wetlands Inventory (NWI), St. Johns River Water Management District (SJRWMD) wetlands, or hydric soils (Anclote sand, frequently ponded, 0 to 1 percent slopes; Riviera sand, 0 to 2 percent slopes; and Tomoka muck, undrained); indicators that wetlands may be present on the property. **A wetland delineation will be required prior to any land clearing activities, site plan design, or building permit submittal.**

Section 62-3694(c)(3)(b) has allowances for wetland impacts for commercial uses along "Mitigation Qualified Roadways" (MQRs). However, Tucker Lane is not a MQR at this location. An amendment to the Comprehensive Plan would be required to add this segment of Tucker Lane to the MQR map and associated MQR table in the Conservation Element.

Additionally, if wetlands are found, the applicant shall complete High Function and Landscape Level wetlands assessments prior to the allowance of any impacts. Board approval may be

required for impacts. Any permitted wetland impacts must meet the requirements of Section 62-3694(e), including avoidance of impacts, and will require mitigation in accordance with Section 62-3696. The applicant is encouraged to contact NRM at 321-633-2016 prior to any plan or permit submittal.

Floodplain Protection

This property is located within an area mapped as FEMA Special Flood Hazard Area (SFHA) AE, as identified by the Federal Emergency Management Agency, and as shown on the FEMA Flood Map. The property is likely within the St. Johns Riverine floodplain as identified by the Federal Emergency Management Agency and as shown on the FEMA Flood Map. If confirmed, the property is subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance, **including compensatory storage and filled footprint restrictions.**

Per Section 62-3723(4), elevations of the riverine 100-year, riverine 25-year, and ten-year floodplains shall be determined utilizing the best available data, which includes FIRM maps and the Flood Insurance Study for Brevard County, Florida and Unincorporated Areas, April 3, 1989, prepared by the Federal Emergency Management Agency; and the Mean Annual, 10-Year, 25-Year and 100-Year Profiles for the Upper St. Johns River Under the Existing Conditions, prepared by Dr. Donthamesetti V. Rao, P.E., St. Johns River Water Management District (March 1985). 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." **The applicant is encouraged to contact NRM at 321-633-2016 prior to any plan or permit submittal or performing any land clearing activities.**

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 and buffer requirements. **Applicant should contact NRM at 321-633-2016 prior to performing any land clearing activities.**

Protected Species

Federally and/or state protected species may be present on the property. As applicable, 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.

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 Name TG Rentals of Brevard LLC

Address 630 Cidco Road, Cocoa FL 32926

Home Phone # _____ Work # 321-631-5523

Applicant Name Bruce A. Moia, P.E., MBV Engineering, Inc.

Address 1250 W. Eau Gallie Blvd., Ste H, Melbourne, FL 32935

Home Phone # _____ Work # 321-253-1510

III. Legal Description and Development Proposal

<u>24</u>	<u>35</u>	<u>35</u>	<u>00</u>	<u>755</u>	
Township	Range	Section	Subdivision#	Block/Parcel	Lot

Subdivision Name _____

Site Acreage 19.8 Zoning Classification RVP Requesting BU-2

If Residential: Type of Residential _____ Maximum Number of Dwelling Units _____

If Non-Residential: Specific Uses Boat and RV Storage Square Footage 300 SF office

IV. Availability of Potable Water Service

15 GPD per 100 SF of Floor Space = 45 GPD
/ 265 = .17 ERU

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

1 # of units or equivalent non-residential units

265 gallons/day @ 265 gallons/residential unit/day

Affected Facility Claude H Dyal 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.

Katherine Ennis Digitally signed by Katherine Ennis
Date: 2024.11.15 10:23:55 -05'00'

City of Cocoa

11/15/24

Signature and Title

Jurisdiction

Date

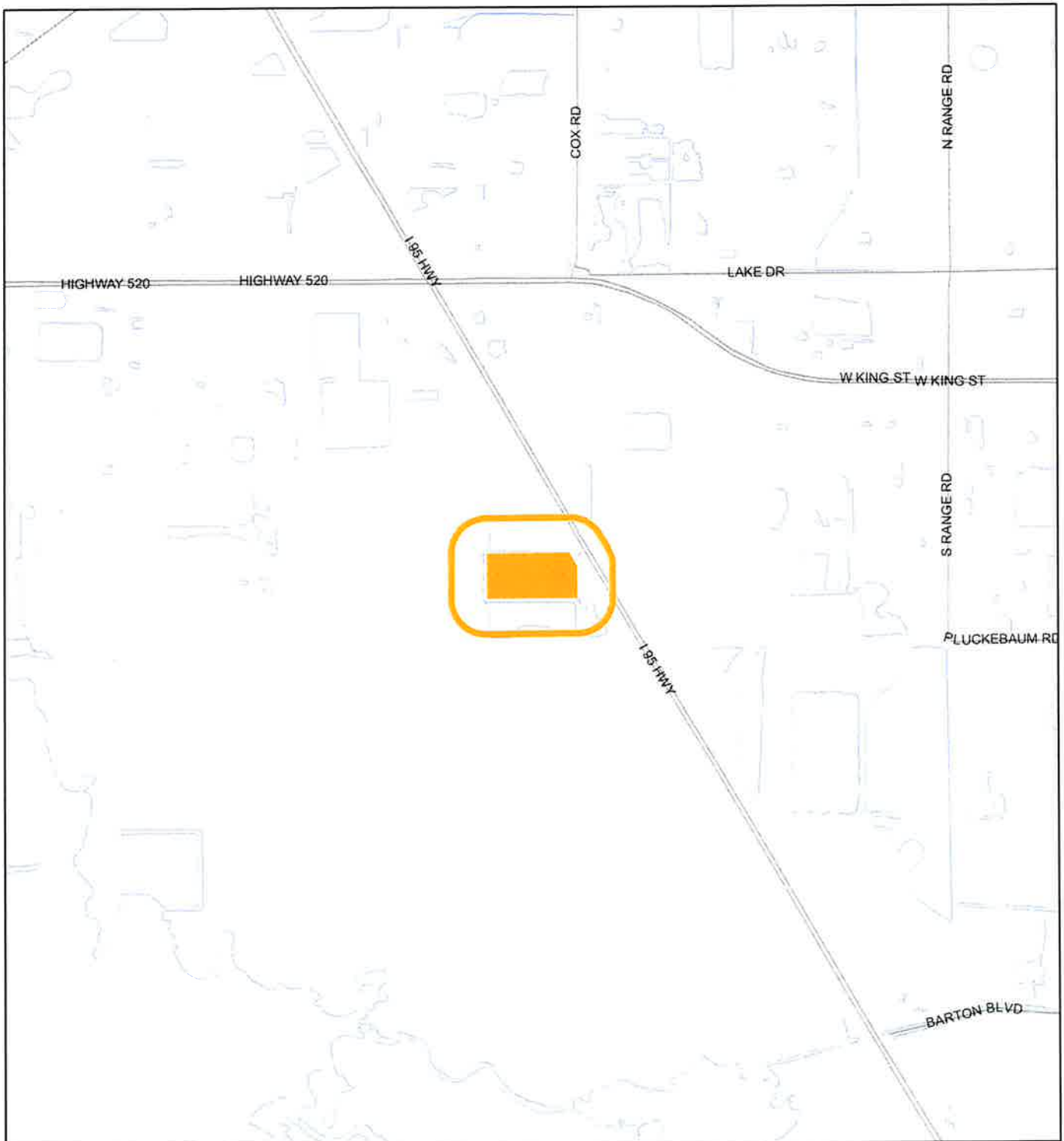
V. The subject property is in an area not served by public water supply system and will be utilizing a private well. Location of said wells must be shown on site plan.

Signature and Title

Jurisdiction

Date

LOCATION MAP
TG RENTALS OF BREVARD LLC
25Z00016



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

Buffer Distance: 500 feet

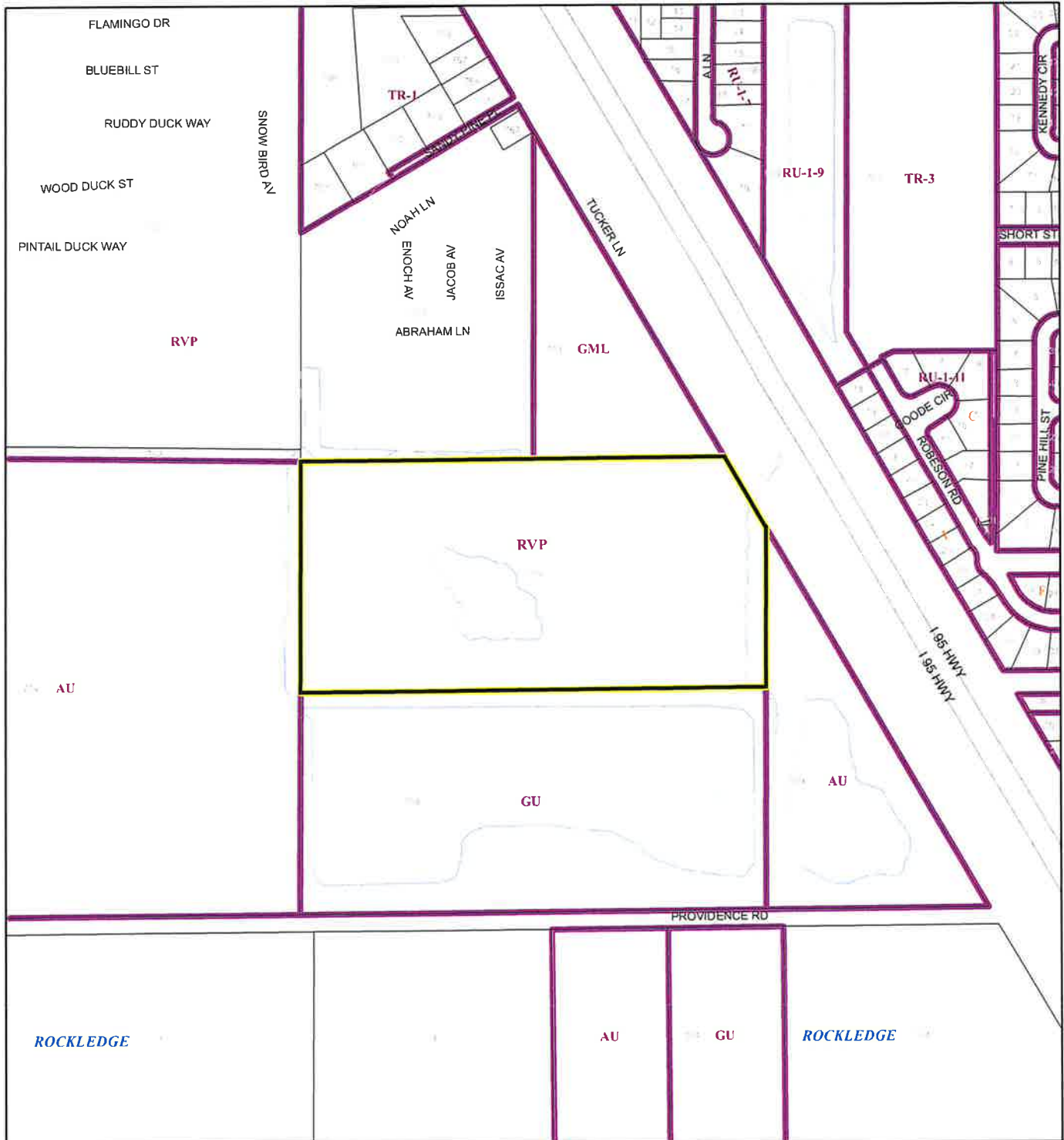
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 4/23/2025

— Buffer
— Subject Property

ZONING MAP

TG RENTALS OF BREVARD LLC
25Z00016



1:4,800 or 1 inch = 400 feet

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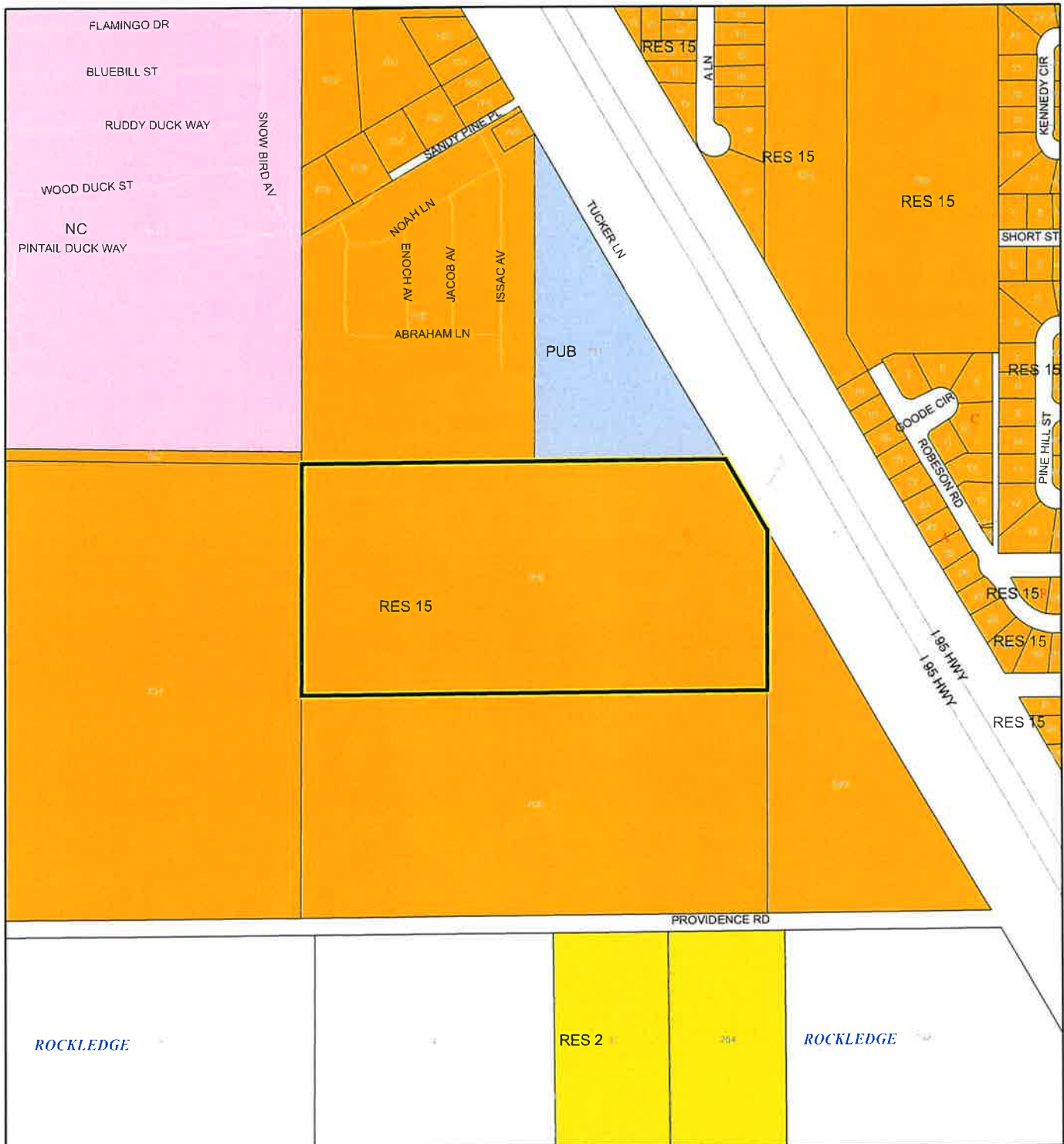
Produced by BoCC - GIS Date: 4/23/2025

- Subject Property
- Parcels
- Zoning

FUTURE LAND USE MAP

TG RENTALS OF BREVARD LLC

25Z00016



1:4,800 or 1 inch = 400 feet

Subject Property
Parcels

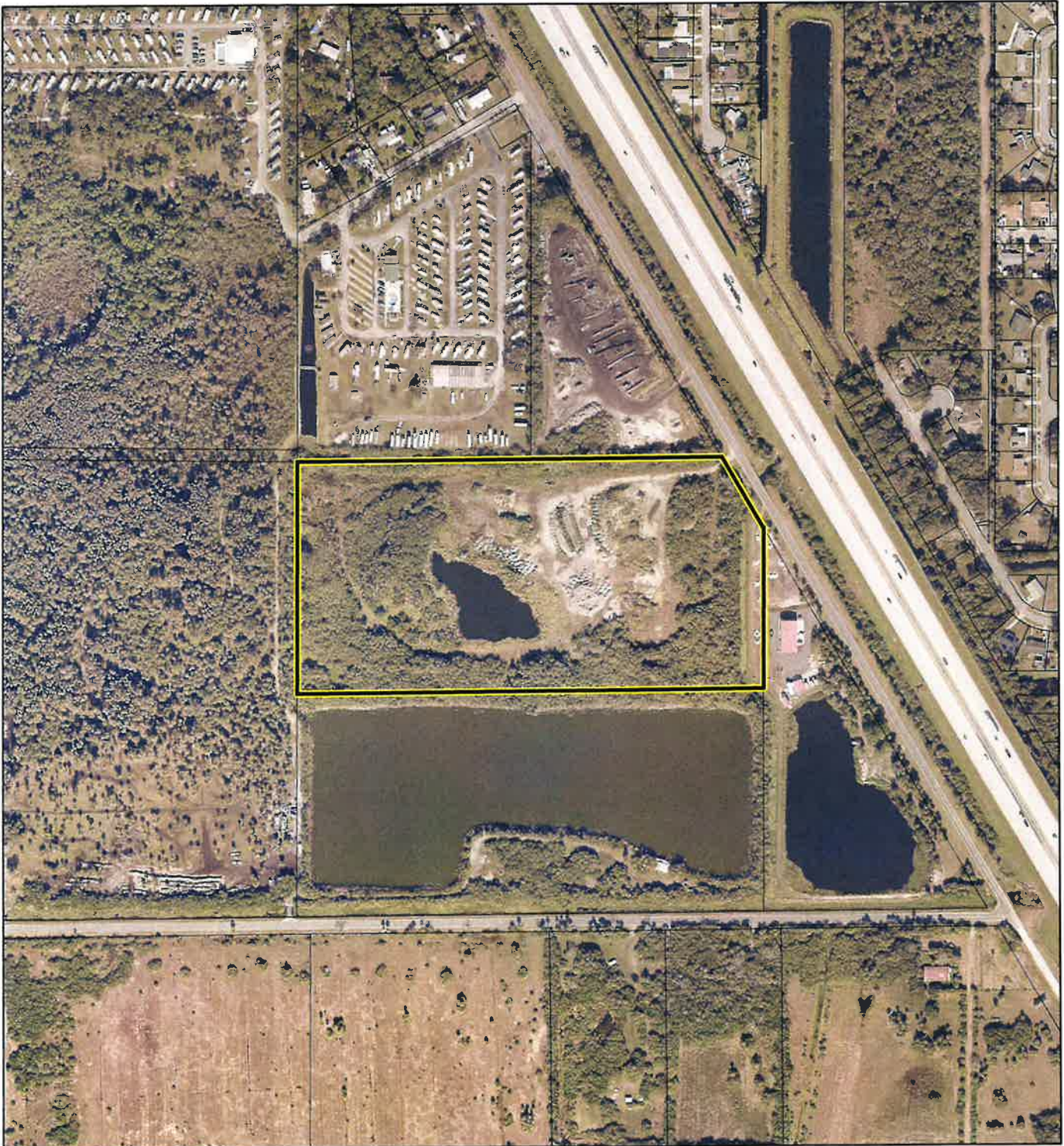
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

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AERIAL MAP

TG RENTALS OF BREVARD LLC

25Z00016



1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2024

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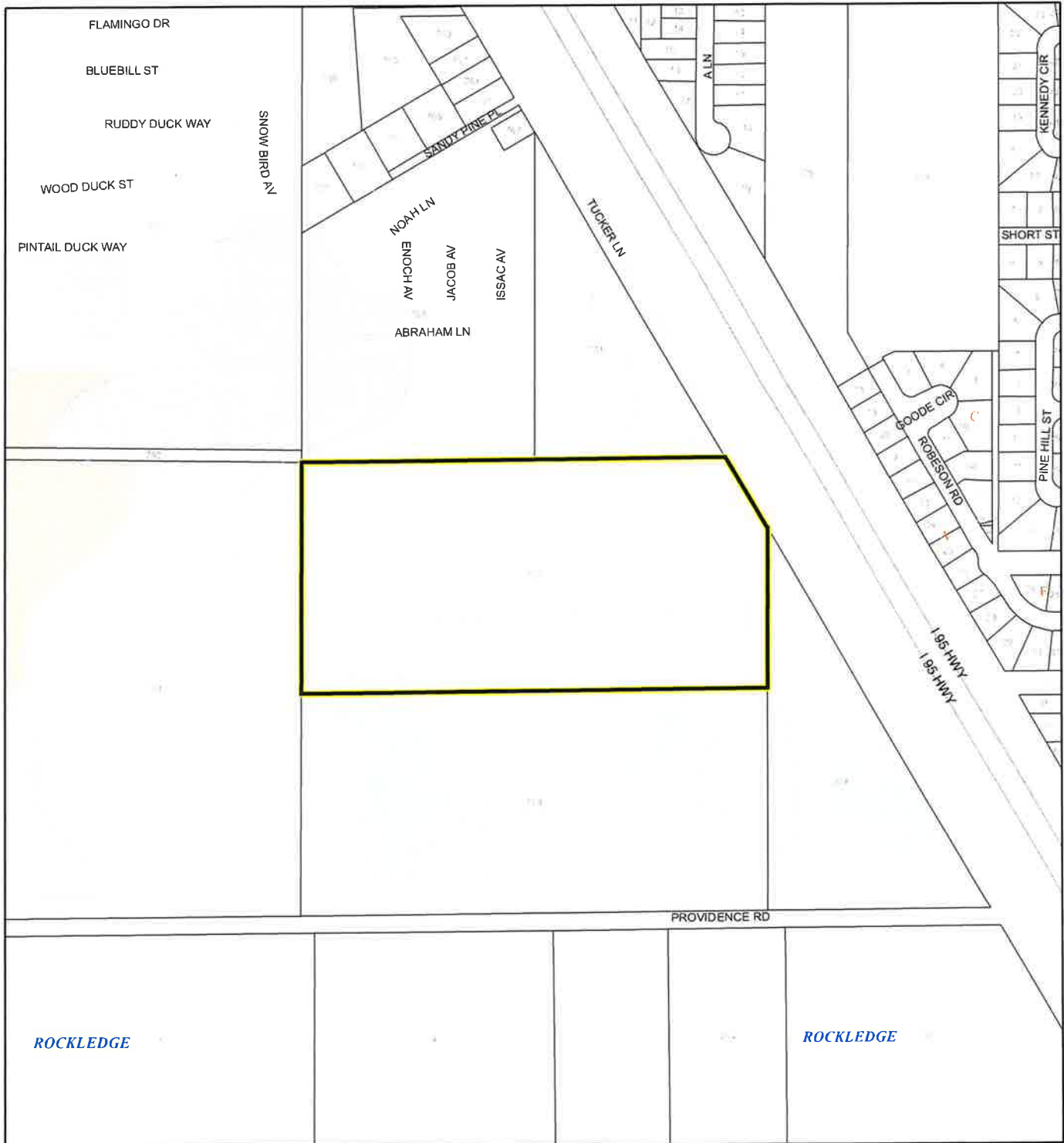
 Subject Property

 Parcels

NWI WETLANDS MAP

TG RENTALS OF BREVARD LLC

25Z00016



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 4/23/2025

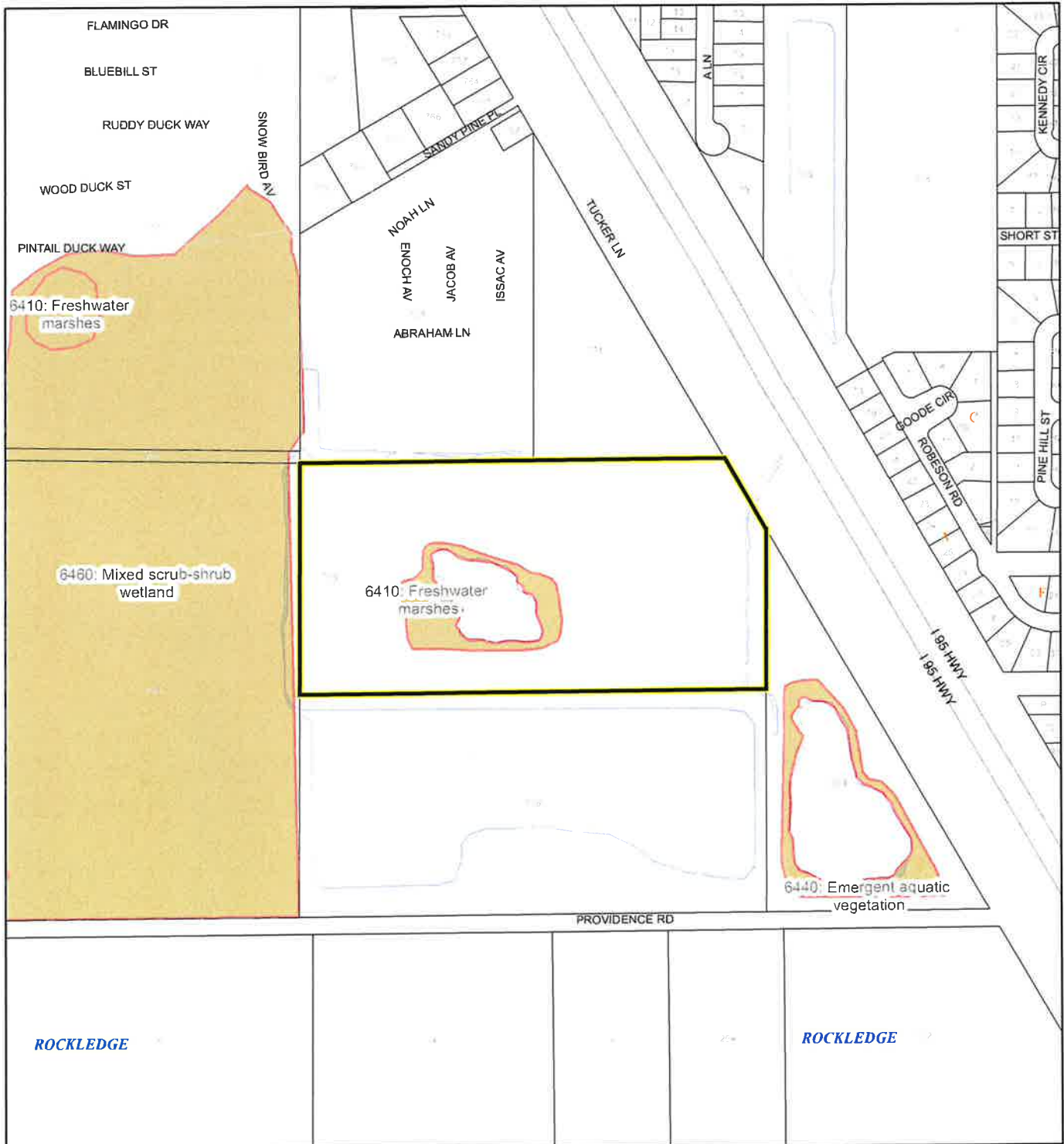
National Wetlands Inventory (NWI)

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

TG RENTALS OF BREVARD LLC

25Z00016



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

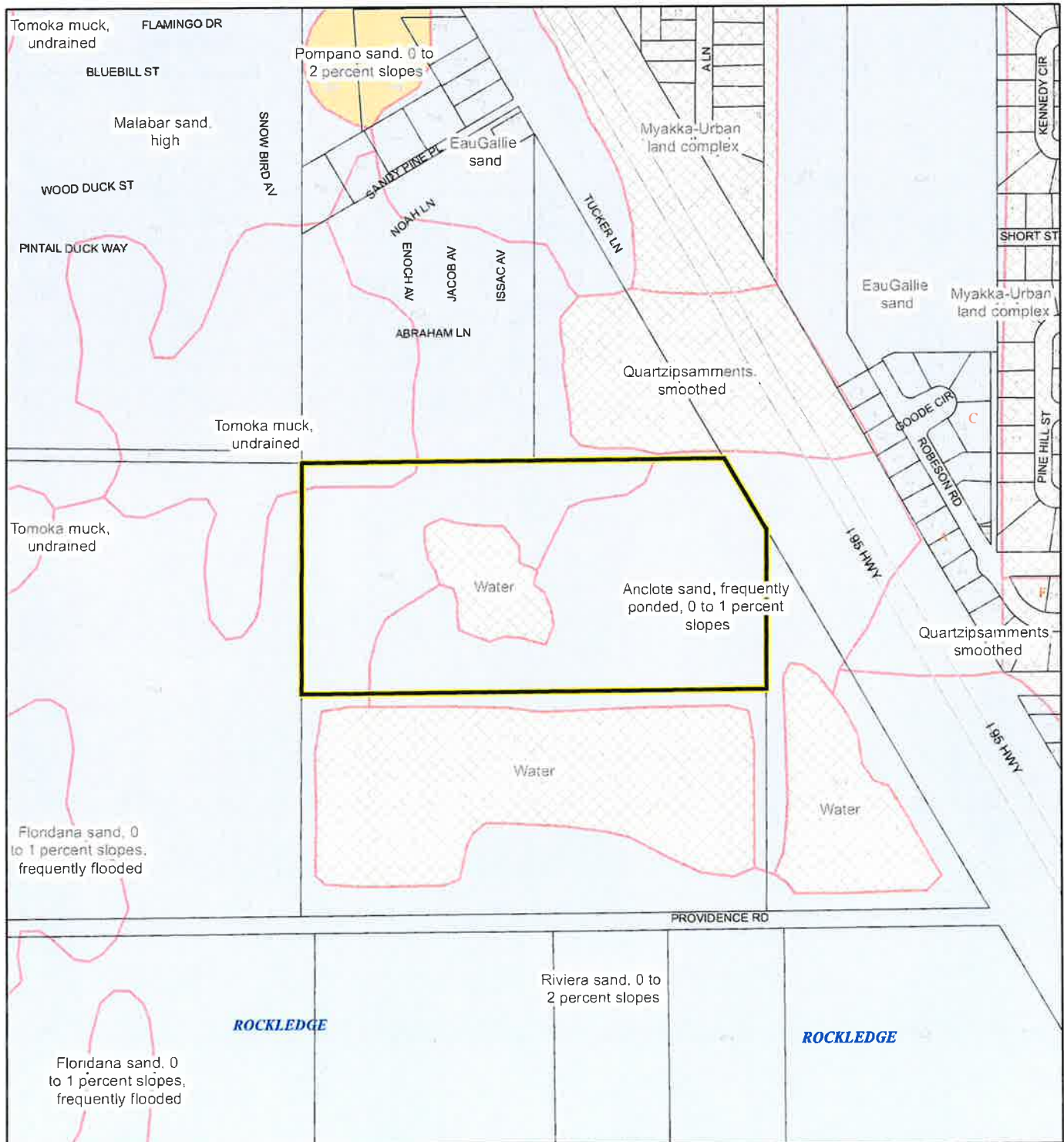
Subject Property

Parcels

USDA SCSSS SOILS MAP

TG RENTALS OF BREVARD LLC

25Z00016



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.

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USDA SCSSS Soils

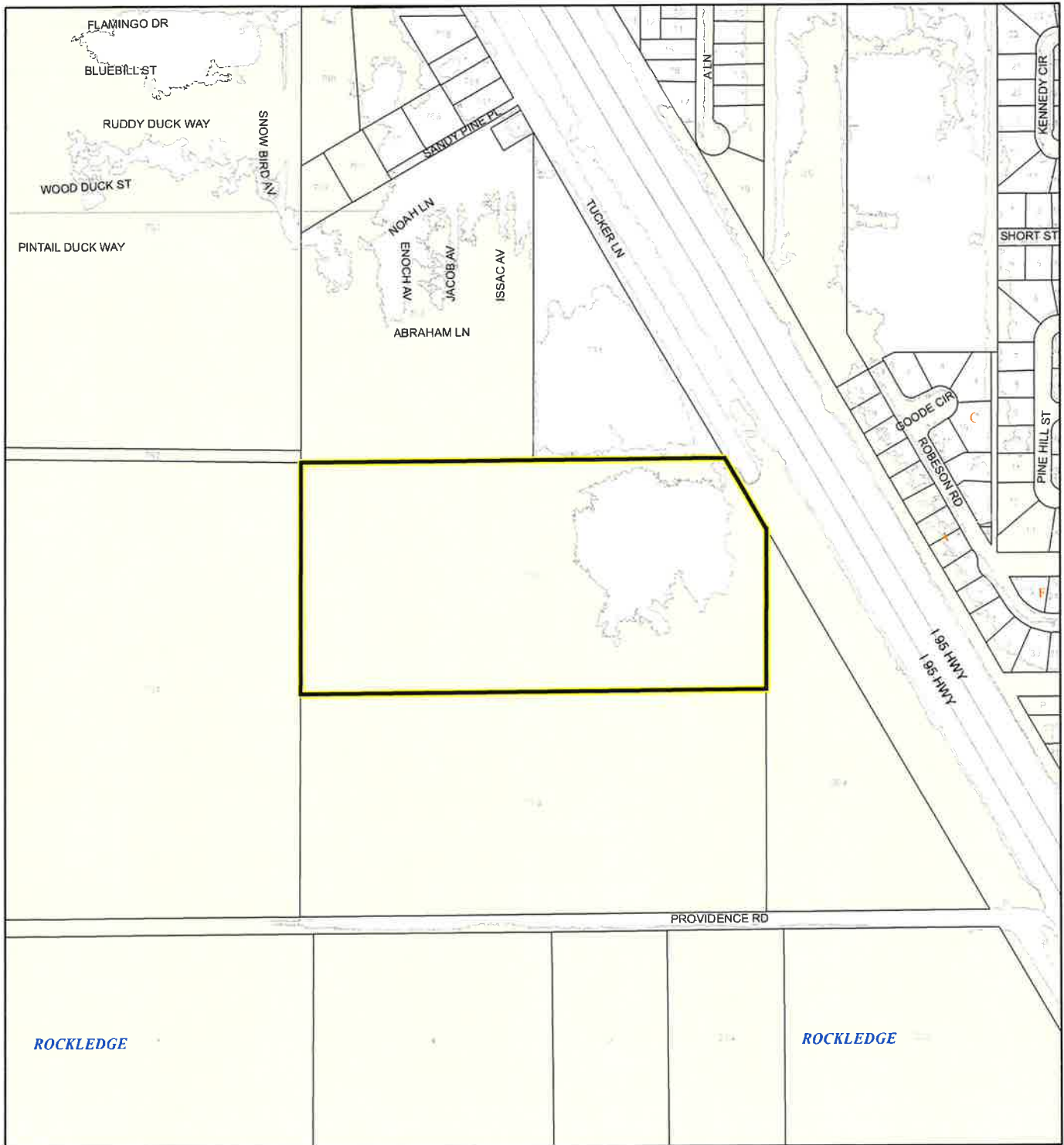
- Aquifer and Hydric
- Aquifer
- Hydric
- None

- Subject Property
- Parcels

FEMA FLOOD ZONES MAP

TG RENTALS OF BREVARD LLC

25Z00016



1:4,800 or 1 inch = 400 feet

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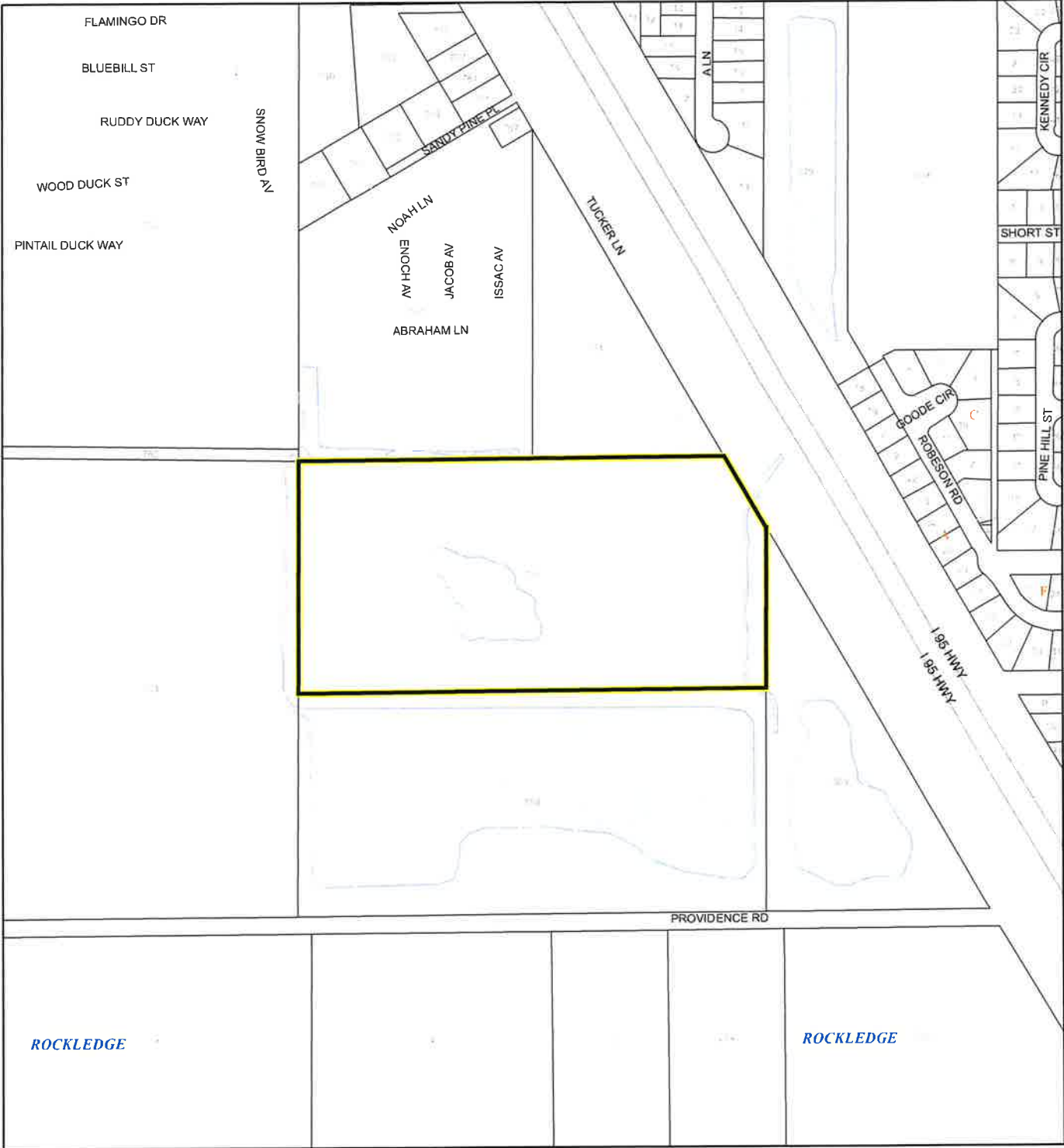
Produced by BoCC - GIS Date: 4/23/2025

FEMA Flood Zones

A	AO	x
AE	Open Water	
AH	VE	
— Subject Property	□ Parcels	

COASTAL HIGH HAZARD AREA MAP

TG RENTALS OF BREVARD LLC
25Z00016



1:4,800 or 1 inch = 400 feet

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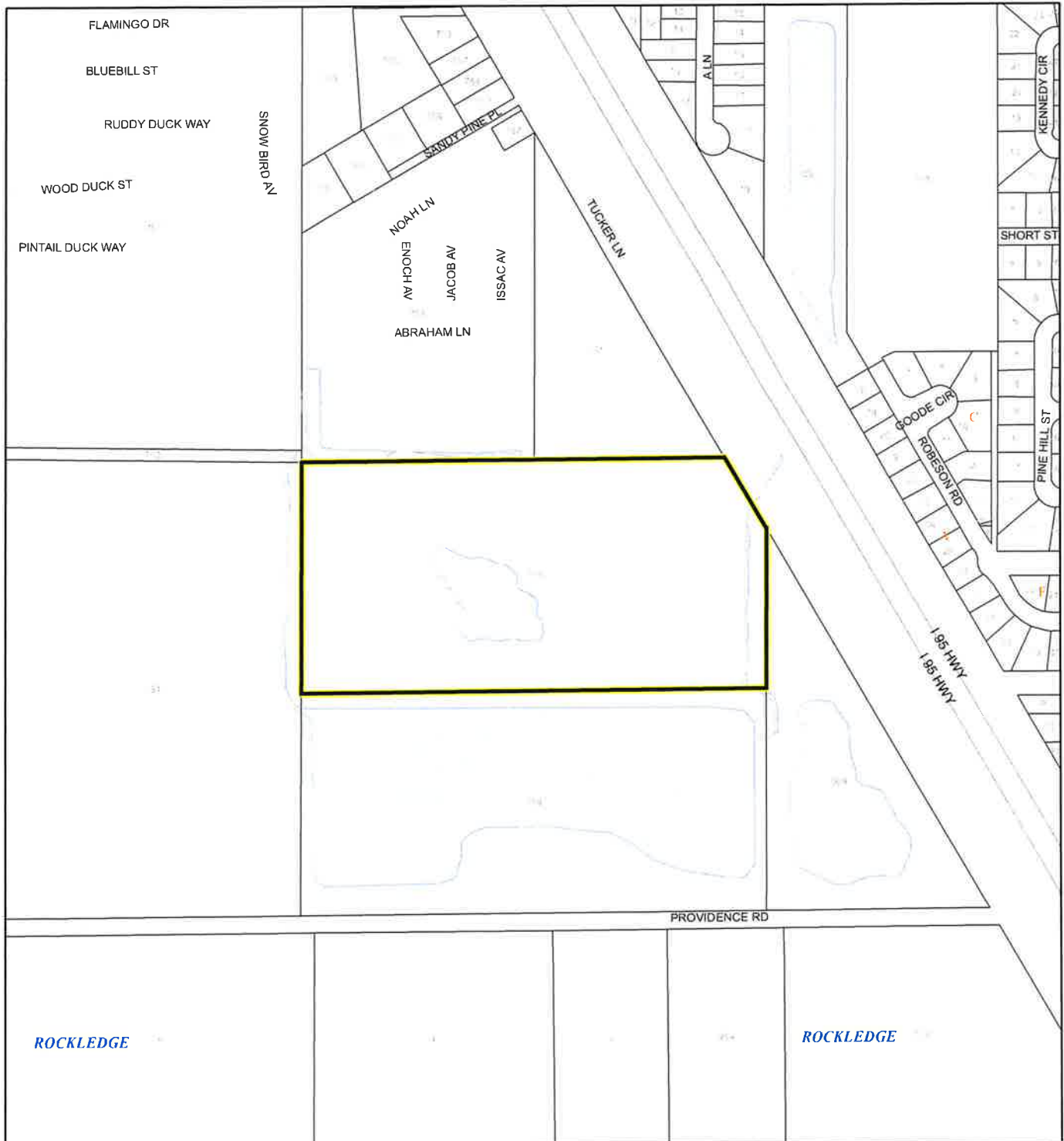
Produced by BoCC - GIS Date: 4/23/2025

- Subject Property
- Parcels
- Coastal High Hazard Area**
- SurgeZoneCat1

INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

TG RENTALS OF BREVARD LLC

25Z00016



1:4,800 or 1 inch = 400 feet

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— Subject Property

□ Parcels

Septic Overlay

■ 40 Meters

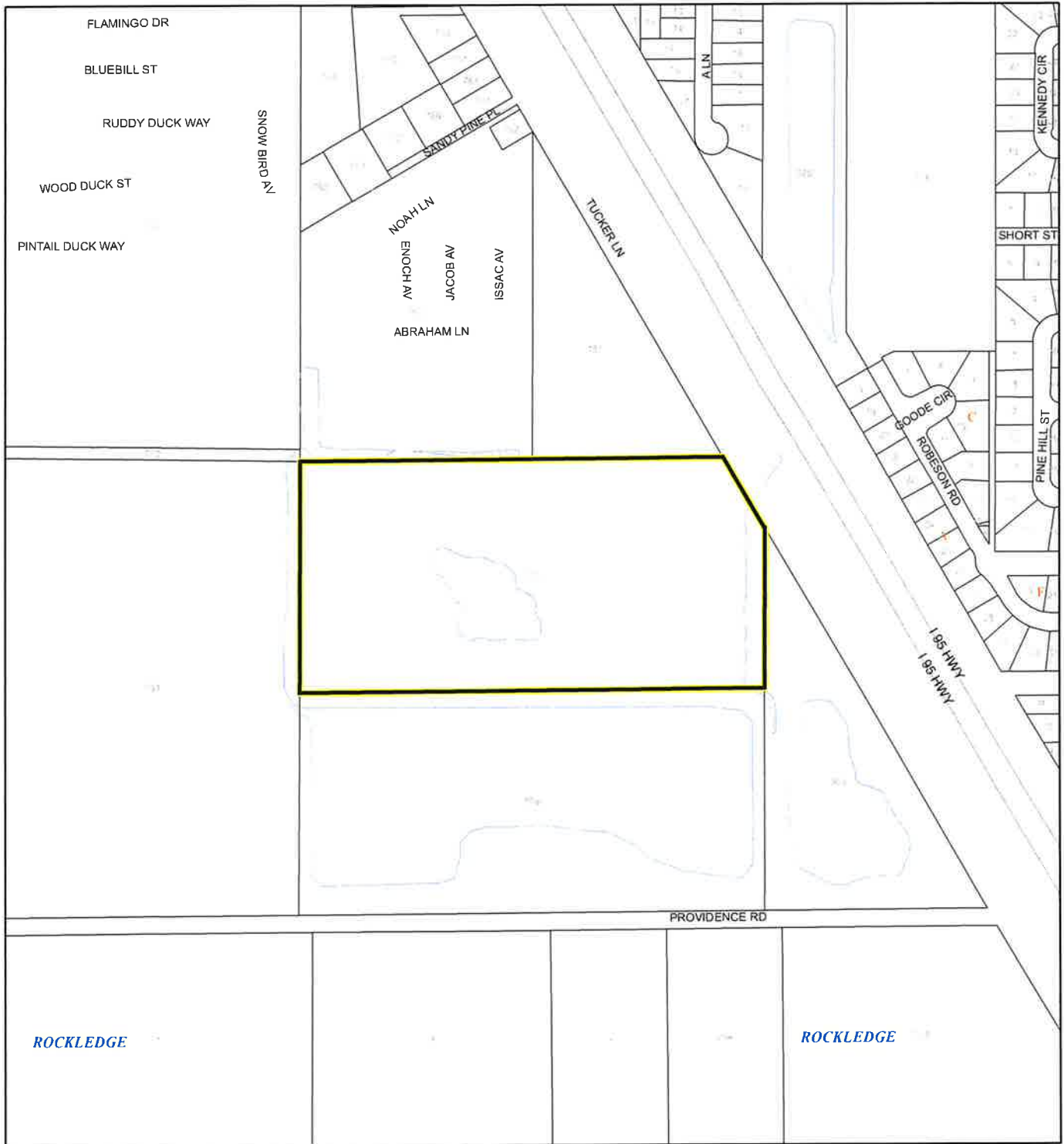
■ 60 Meters

■ All Distances

EAGLE NESTS MAP

TG RENTALS OF BREVARD LLC

25Z00016



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 4/23/2025

 Subject Property

 Parcels

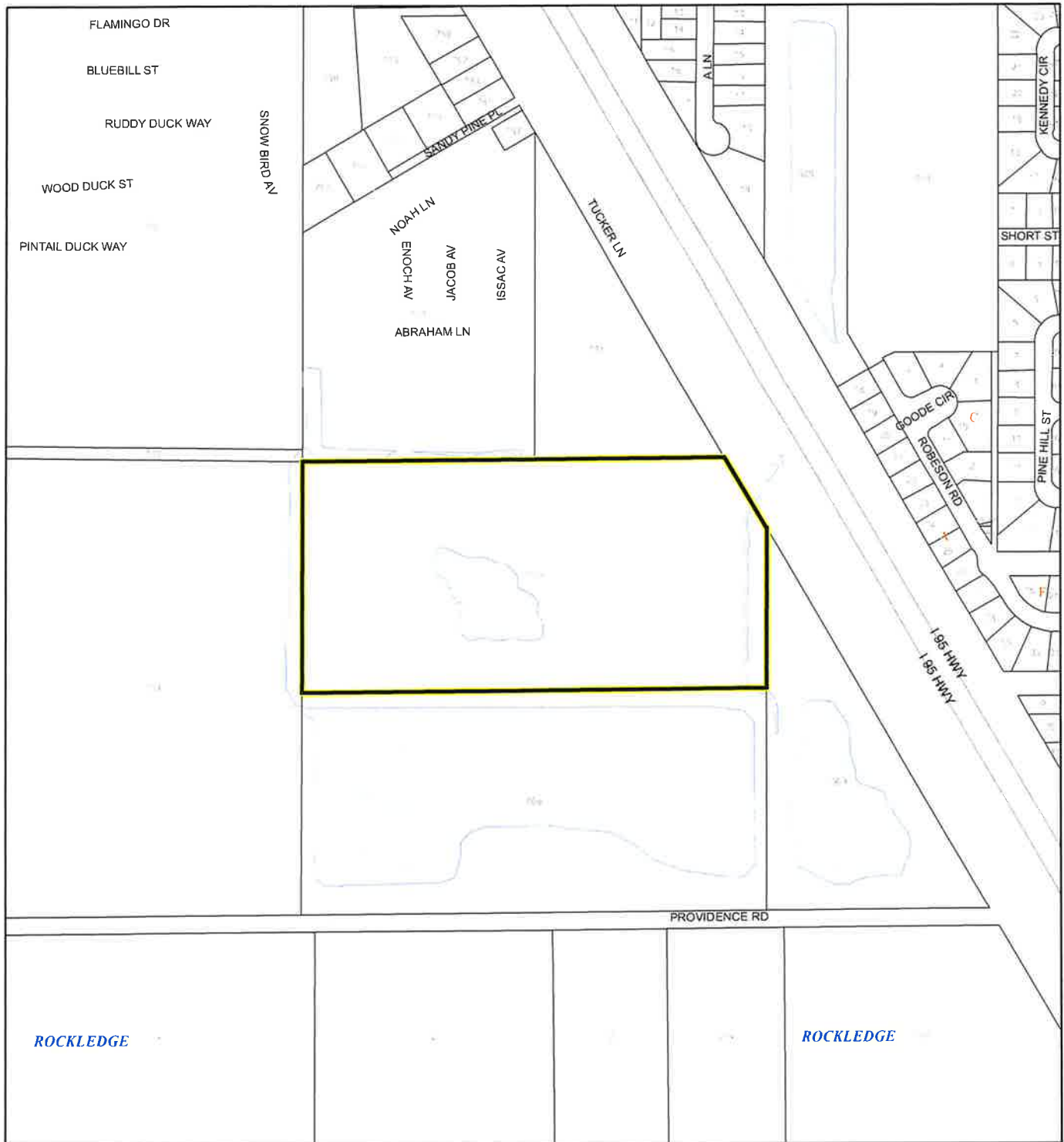


Eagle Nests
FWS

SCRUB JAY OCCUPANCY MAP

TG RENTALS OF BREVARD LLC

25Z00016



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 4/23/2025

— Subject Property

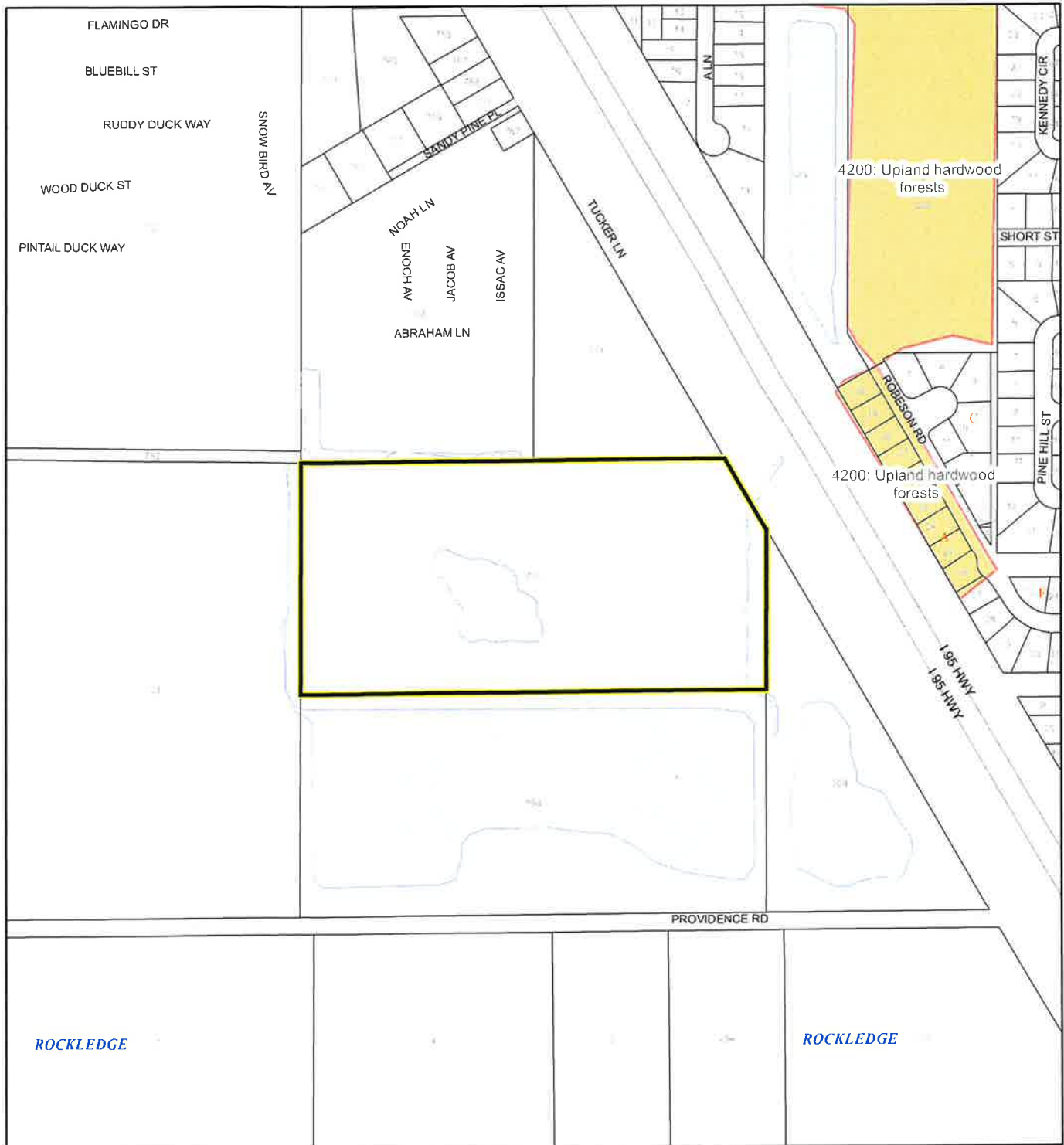
□ Parcels

▨ Scrub Jay Occupancy

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

TG RENTALS OF BREVARD LLC

25Z00016



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: 4/23/2025

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

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, July 14, 2025**, 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, Vice-Chair (D1); Ana Saunders (D5); Erika Orriss (D3); Debbie Thomas (D4); Greg Nicklas (D3); Ron Bartcher (D2); Ruth Amato (D1); John Hopengarten (D1); Jerrad Atkins (D1); Melissa Jackson (D5) and Robert Wise (D2).

Staff members present were Trina Gilliam, Zoning Manager; Justin Caron, Assistant County Attorney; Billy Prasad, Planning and Development Director; Jane Hart, Natural Resources; and Alice Randall, Operations Support Specialist.

Excerpt of complete agenda

H.4. TG Rentals of Brevard, LLC (Bruce Moia) requests a Small-Scale Comprehensive Plan Amendment (25S.10) to change the Future Land Use Map (FLUM) designation from RES 15 to CC. (25SS00005) (Tax Account 2409190) (District 1)

H.5. TG Rentals of Brevard, LLC (Bruce Moia) requests a zoning classification change from RVP to BU-2. (25Z00016) (Tax Account 2409190) (District 1)

Trina Gilliam read both item H.4. and H.5. into the record as they are companion applications but will need separate recommendations.

Mr. Moia stated this is a vacant piece of property. it's um vacant piece of property. Not a whole lot really, they want to do a storage facility, storage and RV. Very low intensity. They were considering annexing into Rockledge, but they've been hoping they could go ahead get this done in the county. It's low impact for the area. I think it's an appropriate place for it. So, to do that, we must get a land use change, and we must get a rezoning.

No Public Comment

Mr. Hopengarten asked why storage in this area.

Mr. Moia responded that's a question for Mr. Goodson.

Mr. Minneboo stated his opinion, knowing the area, it's fantastic. That's boat storage. On the way out there all you have is modular homes, RVs, a great location.

Mr. Moia stated he didn't think there were any other in the area and it would be a good place.

Mr. Hopengarten stated he hates storage. I look at it differently. If you make this commercial, under SP 102, you could put quite a few affordable homes on that lot. Like 300. And we have a housing crisis here and I'm on the affordable housing council and I would think it would be a better use than the applicant asking to do outdoor storage plus mini storage. So, you're going to have some mini storage on this. I'm against mini storage in certain areas because it doesn't bring any revenue to the county. There's no employment. No jobs provided on this. It's just a cash register for the owner. And I disagree with it. I don't want Brevard, and I've mentioned this many times when you were on the board, that why are we becoming the storage capital of America. And I compare this with Houston, which has six million people, but they've only got 300 storage facilities, and we have way over that. It just it doesn't make sense to me to keep putting storage on the land when we should be putting

housing on the land. That's why I object to this development. I don't think it's the right use. I would go along with the commercial CC designation, but if they were to change it to housing and not for storage.

Mr. Moia stated he would bring that up to the owner. But he thinks that he's got his heart set on storage. Still, if you develop the property, it's a low impact to the infrastructure with an increased tax revenue on the property because you're taxing it on the value of the property now and you have very little impact. So, to me it's a win.

Ms. Orriss stated it says in determining whether an established residential neighborhood exists blah blah.... Under number two it says the proposed use may be considered compatible within the surrounding area if the BU2 uses were limited to just the proposed RV storage in mini storage facility. So, it would just be always that. I don't know if it needs to have a BDP or not. So, I just looked at it differently. I mean just because it only fits.

Mr. Moia replied we did talk about that with staff. We would be willing to do that if that was a request from the board. It also goes with the BU1 as well. I think it's how they usually phrase it, you get all your uses that you're already entitled to, but we can limit it to the storage for the BU2 use. Absolutely.

Motion to recommend approval of Item H.4. with a BDP by Erika Orriss, seconded by Ruth Amato. Motion passed 10 to 1.

Motion to recommend approval of Item H.5. with a BDP limiting the use to RV storage and mini storage, retaining the BU1 uses. Motion passed 10 to 1.

Meeting adjourned at 5:08 p.m.

Board Meeting Date

Item Number: H. 6.

Motion By: KD

Second By: KA

Nay By: _____

Commissioner	DISTRICT	AYE	NAY
Commissioner Delaney	1	☒	☐
Vice Chair Goodson	2	☐	☐
Commissioner Adkinson	3	☒	☐
Commissioner Altman	5	☒	☐
Chairman Feltner	4	☒	☐