



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.1.

4/15/2021

Subject:

All Space Storage requests a change of zoning classification from BU-1 to BU-2. (20Z00043) Tax Account 2317234) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a request for a change of zoning classification from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial).

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing and Wholesale Commercial) on 1.7 acres for the purpose of having a storage yard for storage containers and converting the existing commercial building into an Ice making facility. The parcel is currently developed with 4,485 square feet of commercial buildings. The BU-2 zoning classification permits retail, wholesale and warehousing commercial land uses on minimum 7,500 square foot lots with a lot width and lot depth of 75 feet.

The proposed zoning change from BU-1 to BU-2 may be considered consistent with the Community Commercial Future Land Use designation.

The parcel to the north directly across MacArthur Circle is zoned BU-2 and has been approved for development of a septic office facility. To the east is U.S. Highway 1. The abutting parcel to the south is zoned BU-2 and is developed with a church and related amenities. The abutting parcel to the west is zoned TR-1 (Single-Family Mobile Home) and is developed with a 732 square-foot mobile home.

The Board may wish to consider whether this request for BU-2 is consistent and compatible with the surrounding area.

On March 8, 2021, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

H.1.

4/15/2021

Once resolution is received, please execute and return to Planning and Development.

Resolution 20Z00043

On motion by Commissioner Smith, seconded by Commissioner Lober, the following resolution was adopted by a unanimous vote:

WHEREAS, All Space Storage has requested a change of zoning classification from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial), on property described as Tract A, according to the plat thereof, as recorded in Plat Book 16, Page 135, of the Public Records of Brevard County, Florida. **Section 30, Township 23, Range 36.** (1.70 acres) Located on the southwest corner of U.S. Highway 1 and MacArthur Circle. (5175 N. U.S. Highway 1, Cocoa.); and

WHEREAS, a public hearing of the Brevard County Planning and Zoning Board was advertised and held, as required by law, and after hearing all interested parties and considering the adjacent areas, the Brevard County Planning and Zoning Board recommended that the application be approved; and

WHEREAS, the Board, after considering said application and Brevard County Planning and Zoning Board's recommendation, and hearing all interested parties, and after due and proper consideration having been given to the matter, find that the application should be approved as recommended; now therefore,

BE IT RESOLVED by the Board of County Commissioners of Brevard County, Florida, that the requested change of zoning classification from BU-1 to BU-2 be approved. The Planning and Development Director, or designee, is hereby directed to make this change on the official zoning maps of Brevard County, Florida.

BE IT FURTHER RESOLVED that this resolution shall become effective as of April 15, 2021.

BOARD OF COUNTY COMMISSIONERS
Brevard County, Florida

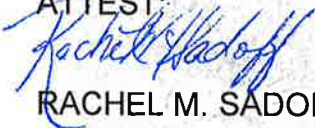


Rita Pritchett, Chair

Brevard County Commission

As approved by the Board on April 15, 2021.

ATTEST:



RACHEL M. SADOFF, CLERK

(SEAL)

Planning and Zoning Board Hearing – March 8, 2021

Please note: A CUP (Conditional Use Permit) will generally expire on the three-year anniversary of its approval if the use is not established prior to that date. CUPs for Towers and Antennas shall expire if a site plan for the tower is not submitted within one year of approval or if construction does not commence within two years of approval. A Planned Unit Development Preliminary Development Plan expires if a final development plan is not filed within three years. **The granting of this zoning does not guarantee physical development of the property. At the time of development, said development must be in accordance with the criteria of the Brevard County Comprehensive Plan and other applicable laws and ordinances.**

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 staff, 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 Development staff shall be required to present written analysis and a recommendation, which shall constitute an expert opinion, on all 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 re-zoning 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:

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

2725 Judge Fran Jamieson Way

Building A, Room 114

Viera, Florida 32940

(321)633-2070 Phone / (321)633-2074 Fax

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

STAFF COMMENTS

20Z00043

All Space Storage, Inc.

BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing and Wholesale Commercial)

Tax Account Number: 2317234

Parcel I.D.: 23-36-30-03-*-A

Location: 5175 N. Highway 1, Cocoa 32927, on the southwest corner of Highway US-1 and MacArthur Circle, in the North Cocoa area (District 1)

Acreage: 1.7 acre

Planning and Zoning Board: 03/08/2021

Board of County Commissioners: 04/15/2021

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	BU-1	BU-2
Potential*	74,052 sq. ft.	74,052 sq. ft.
Can be Considered under the Future Land Use Map	Yes, CC (Community Commercial)	Yes, CC (Community Commercial)

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

Background and Purpose of Request

The applicant is requesting a change of zoning classification from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing and Wholesale Commercial) on 1.7 acres. The applicant requests the zoning change for the purpose of having a storage yard for storage containers and converting the existing commercial building into an Ice making facility.

The applicant has not provided a site plan showing the location of the storage yard. However, the applicant did provide a survey of the parcel dated 12/03/2003.

The parcel was rezoned from Trailer Subdivision and GU (General Use) to BU-1 (Neighborhood Retail Commercial per zoning action **Z-855** on November 8, 1962. The parcel is currently developed with 4,485 sq. ft. of commercial buildings.

Land Use

The subject property retains the CC (Community Commercial) FLU designation. The current BU-1 zoning on the subject property and the proposed BU-2 zoning are consistent with the CC (Community Commercial) FLU per 62-1255 (2).

Applicable Land Use Policies

The Board should evaluate the compatibility of this application within the context of the Board's Administrative Policies 1 through 8 of the Future Land Use Element, outlined in the Administrative Policies.

Analysis of Administrative Policy #3 - Compatibility between this site and the existing or proposed land uses in the area.

The parcel to the north directly across MacArthur Circle and the abutting parcel south have FLU designation of CC (Community Commercial). The abutting subdivision to the west, MacArthur Heights, has a FLU designation of RES8 DIR (Residential 8 Directive). The proposed zoning change from BU-1 to BU-2 may be considered consistent with the CC (Community Commercial) FLU designation.

Policy #3C Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development approved within the past three year but not yet constructed.

There has been a commercial site plan (18SP00010) and commercial building permit (19BC18715) approved for development of The Coastal Septic Office Facility on the parcel to the north directly across MacArthur Circle. This parcel was rezoned from BU-1 to BU-2 on December 06, 2018 per zoning application **18PZ00101**.

Analysis of Administrative Policy #4 - Character of a neighborhood or area.

The subject parcel is currently developed with BU-1 zoning.

The parcel to the north directly across MacArthur Circle is zoned BU-2 and has a commercial site plan (18SP00010) and commercial building permit (19BC18715) approved for development of The Coastal Septic Office Facility. The abutting parcel to the east is Highway US-1. The abutting parcel to the south is zoned BU-2 and is developed with a Church and Church related amenities. The abutting parcel to the west is zoned TR-1 a Single-Family Mobile Home zoning classification developed with a 732 sq. ft. mobile home.

The area to the north and south of the subject parcel has a FLU (Future Land Use) designation of CC (Community Commercial which is consistent with the current BU-1 zoning and proposed BU-2 zoning classification. The abutting TR-1 parcel to the west has a FLU (Future Land Use) designation of RES8 DIR (Residential 8 Directive).

The current BU-1 classification allows retail commercial land uses on minimum 7,500 square foot lots with a lot width and lot depth of 75 feet. The BU-1 classification does not permit warehousing or wholesaling.

The proposed BU-2 zoning classification permits retail, wholesale and warehousing commercial land uses on minimum 7,500 square foot lots with a lot width and lot depth of 75 feet.

TR-1 is a single family residential mobile home zoning classification which permits mobile homes or residences of standard construction on lots of 7,500 square feet (minimum) with lot width of 65 feet and lot depth of 100 feet.

Surrounding Properties

There have been three zoning actions within a half-mile of the subject property within the last three years.

On December 06, 2018, application **18PZ00101** changed the zoning classification from BU-1 to BU-2. This parcel is located on the northwest corner of N. Highway US-1 and MacArthur Circle, directly across MacArthur Circle, 50 feet north of the subject property.

On December 13, 2019, application **19PZ00079** changed the zoning classification from RU-2-10 (Multi-Family Medium Density) and RU-1-13 (Single-Family Residential) to RU-2-12 (Multi-Family Medium Density) on four separate parcels. These parcels are located on the east side of N. Highway US-1 and, 140 feet directly east of the subject property across Highway US-1.

On December 03, 2020, application **20PZ00032** approved an amended to an existing PUD zoning as follows, approved third access, with two additional waivers to reduce the active open space acreage requirement, and partial waiver of the subdivision code's 15-foot perimeter landscape/buffer tract requirement with the previously approved waivers to lot width and lot area. This parcel is located on the west side of N. Highway US-1, 317 feet north of the subject property.

Preliminary Concurrency

The closest concurrency management segment to the subject property is Highway US-1, between Camp Road and Broadway Blvd., which has a Maximum Acceptable Volume (MAV) of 41,790 trips per day, a Level of Service (LOS) of D, and currently operates at 72.48% of capacity daily. The development potential from the proposed rezoning increases the percentage of MAV utilization by 0.63%. With the development potential request from the proposed rezoning, the corridor is anticipated to operate at 73.11% of capacity daily (LOS D). The proposal is not anticipated to create a deficiency in LOS.

No school concurrency information has been provided as this is a proposed commercial development.

The parcel is not serviced by Brevard County sewer or the City of Cocoa sewer. The closest available Brevard County sewer line is located approximately 5,967 feet north of the parcel on the east side of Highway US-1.

The parcel is serviced by City of Cocoa water.

Environmental Constraints

Summary of Mapped Resources and Noteworthy Land Use Issues:

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

No noteworthy land use issues were identified. Natural Resources Management (NRM) reserves the right to assess consistency with environmental ordinances at all applicable future stages of development.

For Board Consideration

The Board may wish to consider whether this request for BU-2 is consistent and compatible with the surrounding area and the potential impacts caused by the request.

**NATURAL RESOURCES MANAGEMENT DEPARTMENT
Zoning Review & Summary
Item # 20Z00043**

Applicant: John Campbell for Bob Brozman

Zoning Request: BU-1 to BU-2

Note: Applicant needs storage yard.

P&Z Hearing Date: 03/08/21; **BCC Hearing Date:** 04/15/21

Tax ID No: 2317234

- This is a preliminary review based on best available data maps reviewed by the Natural Resources Management Department (NRM) and does not include a site inspection to verify the accuracy of the mapped information.
- In that the rezoning process is not the appropriate venue for site plan review, specific site designs submitted with the rezoning request will be deemed conceptual. Board comments relative to specific site design do not provide vested rights or waivers from Federal, State or County regulations.
- **This review does not guarantee whether or not the proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations.**

Summary of Mapped Resources and Noteworthy Land Use Issues:

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

No noteworthy land use issues were identified. Natural Resources Management (NRM) reserves the right to assess consistency with environmental ordinances at all applicable future stages of development.

Land Use Comments:

Aquifer Recharge Soils

The entire subject parcel is mapped with aquifer recharge soils (Paola-Urban land complex) 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.

Protected and Specimen Trees

Aerials indicate that Protected (greater than or equal to 10 inches in diameter) and Specimen Trees (greater than or equal to 24 inches in diameter) may exist on the property. Per Brevard County Landscaping, Land Clearing and Tree Protection ordinance, Section 62-4341(18), Protected and Specimen Trees shall be preserved or relocated on site to the Greatest Extent Feasible. Per Section 62-4332, Definitions, 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 tree preservation and canopy coverage requirements. Land clearing is not permitted without prior authorization by NRM.

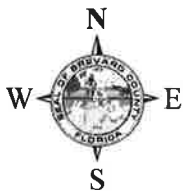
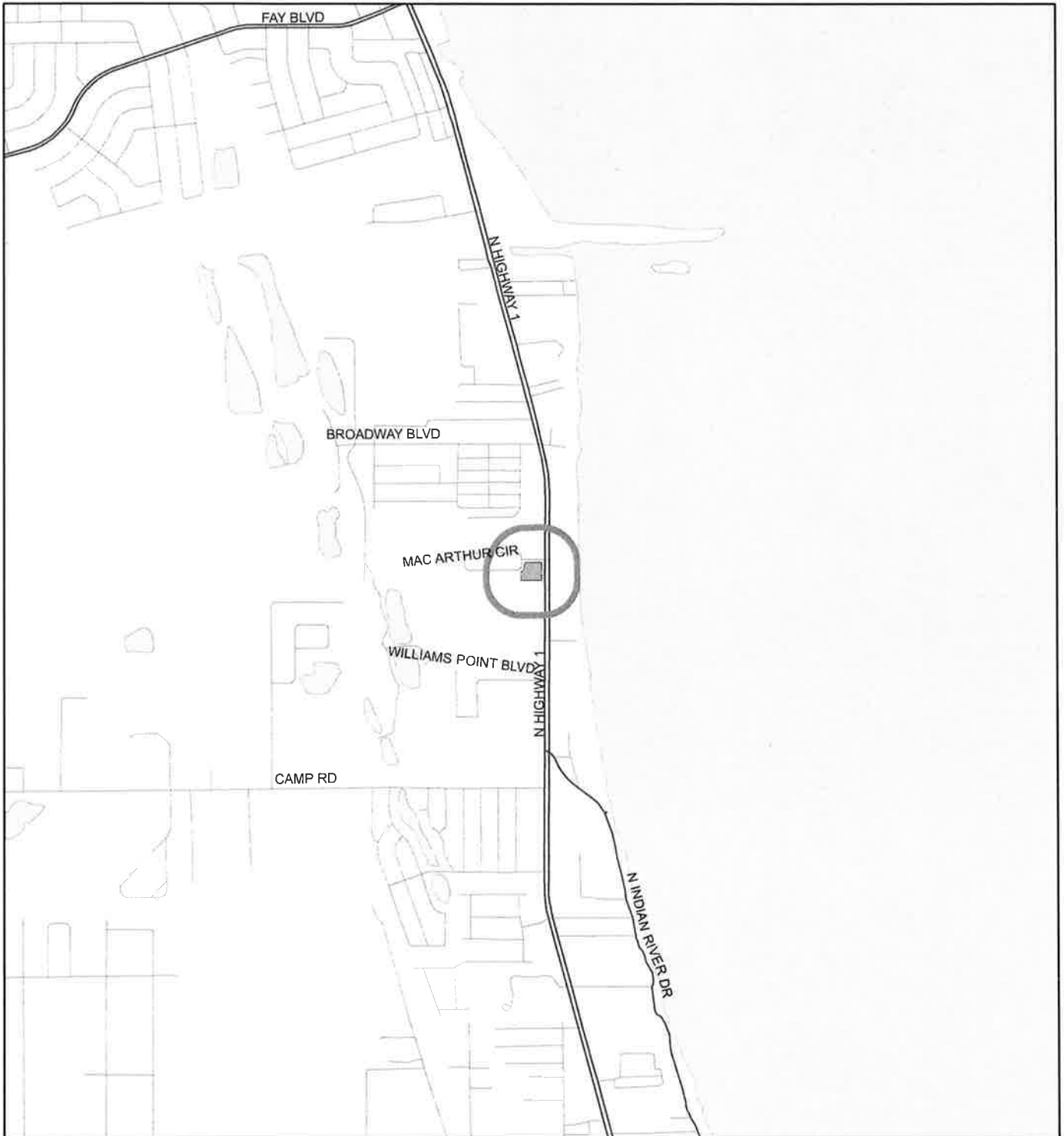
Protected Species

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

LOCATION MAP

ALL SPACE STORAGE, INC.

20Z00043



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

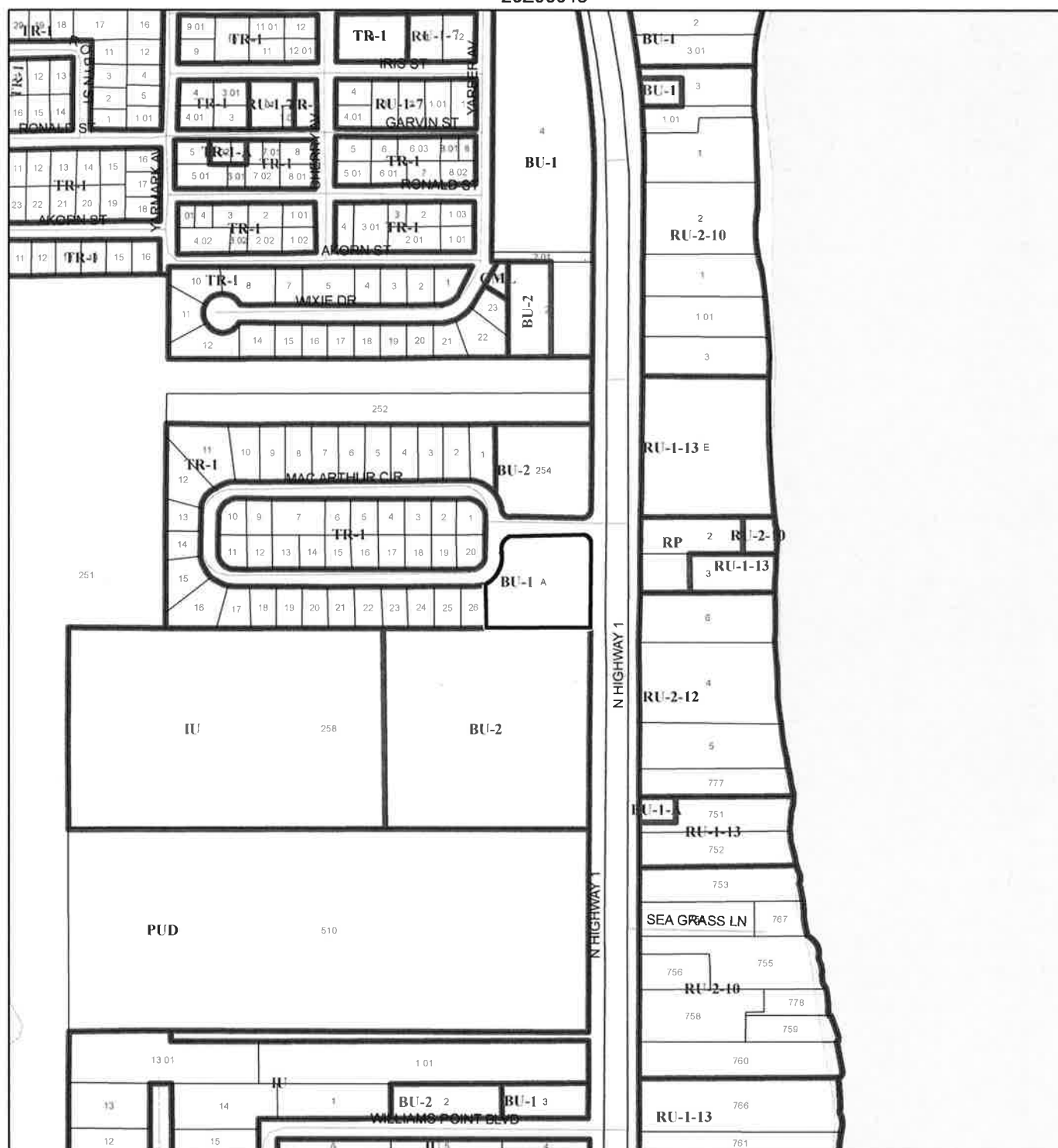
Buffer Distance: 500 feet

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: 12/22/2020

Buffer
Subject Property

20Z00043



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: 12/22/2020

— Subject Property

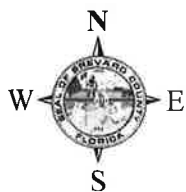
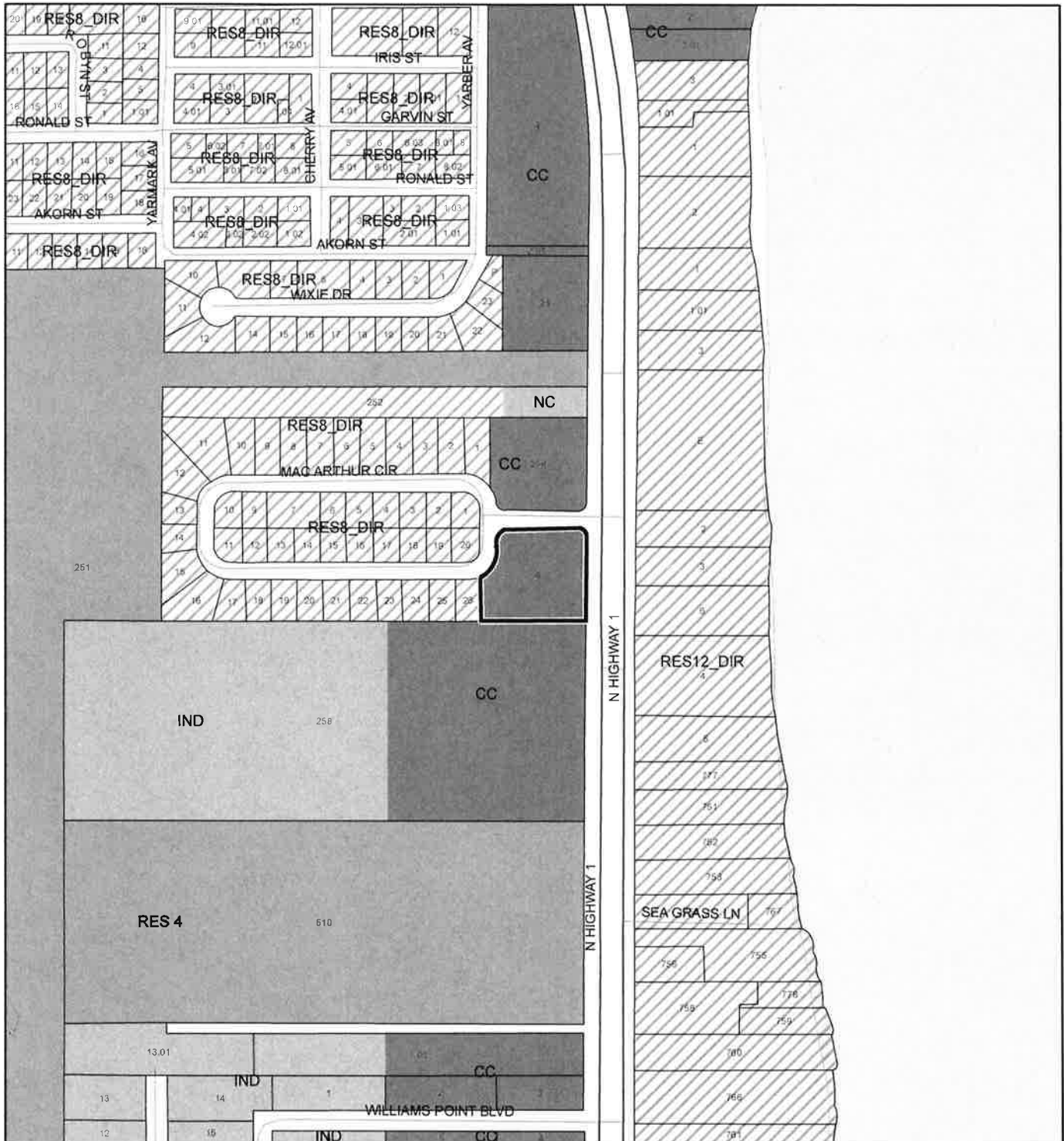
Parcels

Zoning

FUTURE LAND USE MAP

ALL SPACE STORAGE, INC.

20Z00043



1:4,800 or 1 inch = 400 feet

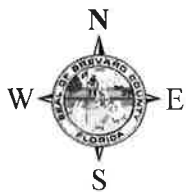
— Subject Property
 □ Parcels

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Produced by BoCC - GIS Date: 12/22/2020

AERIAL MAP

ALL SPACE STORAGE, INC.
20Z00043



1:2,400 or 1 inch = 200 feet

PHOTO YEAR: 2020

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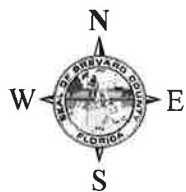
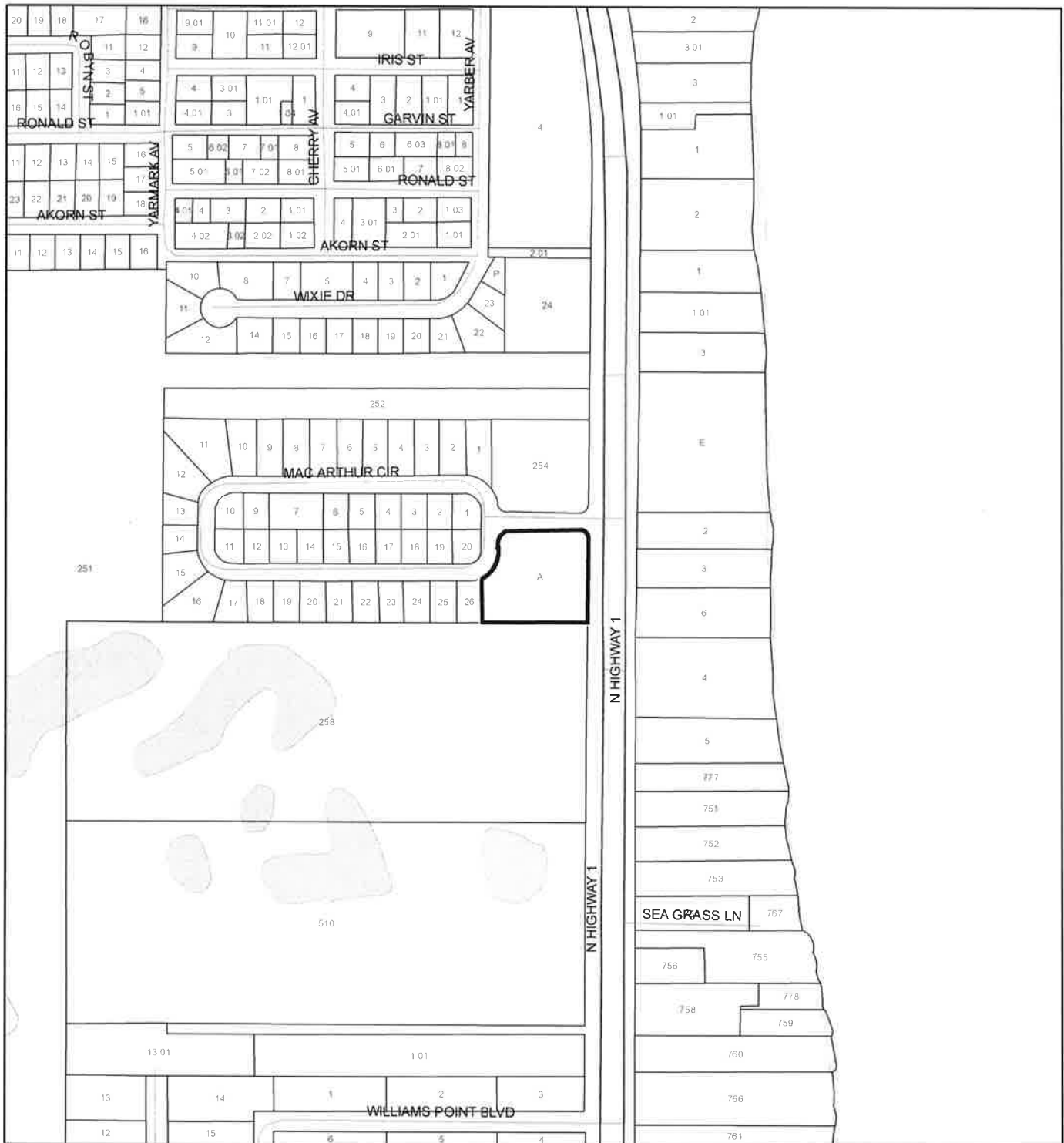
Produced by BoCC - GIS Date: 12/22/2020

— Subject Property
□ Parcels

NWI WETLANDS MAP

ALL SPACE STORAGE, INC.

20Z00043



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 12/22/2020

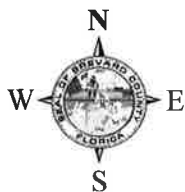
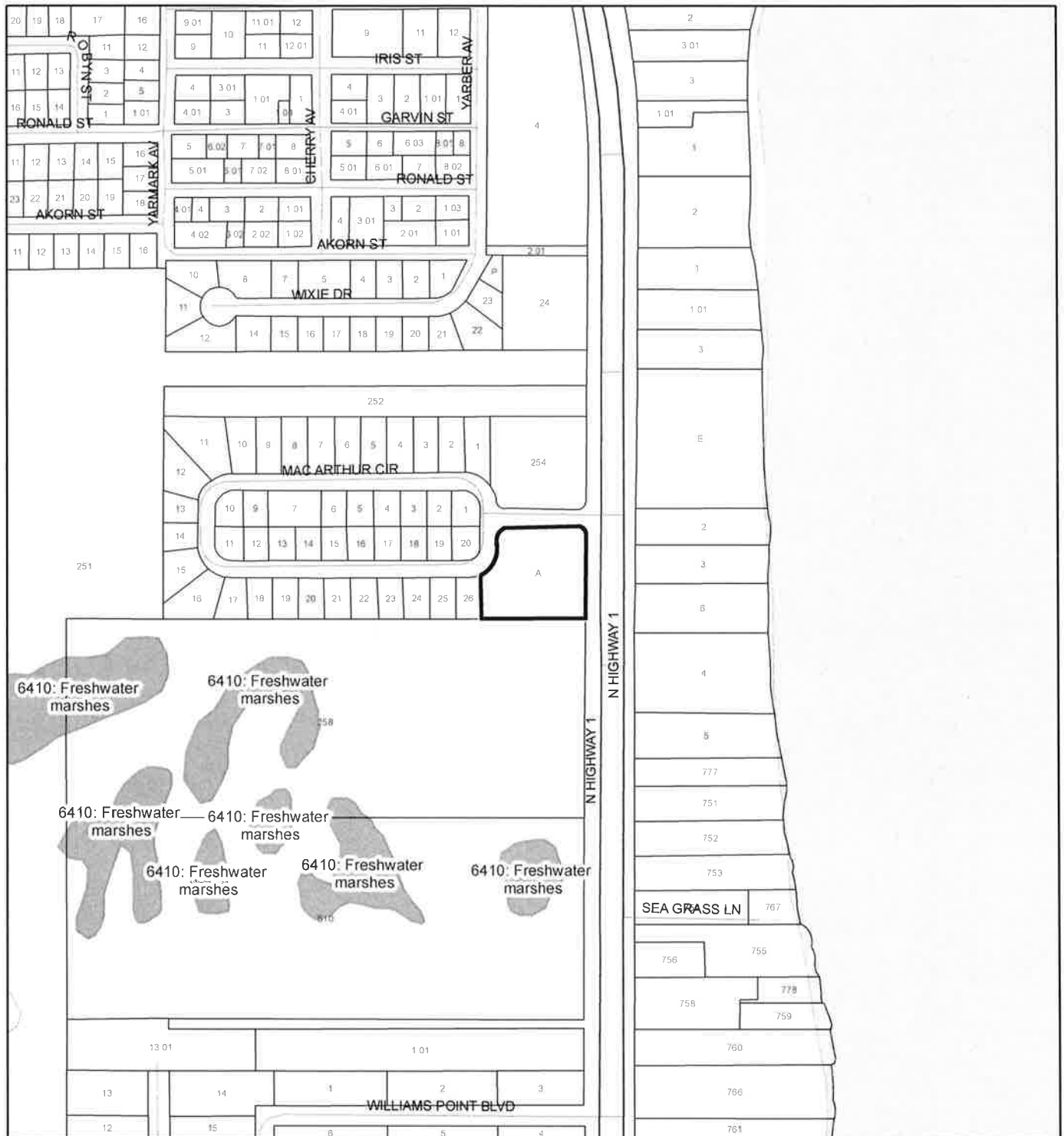
National Wetlands Inventory (NWI)

	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

ALL SPACE STORAGE, INC.

20Z00043



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 12/22/2020

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

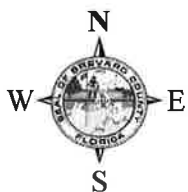
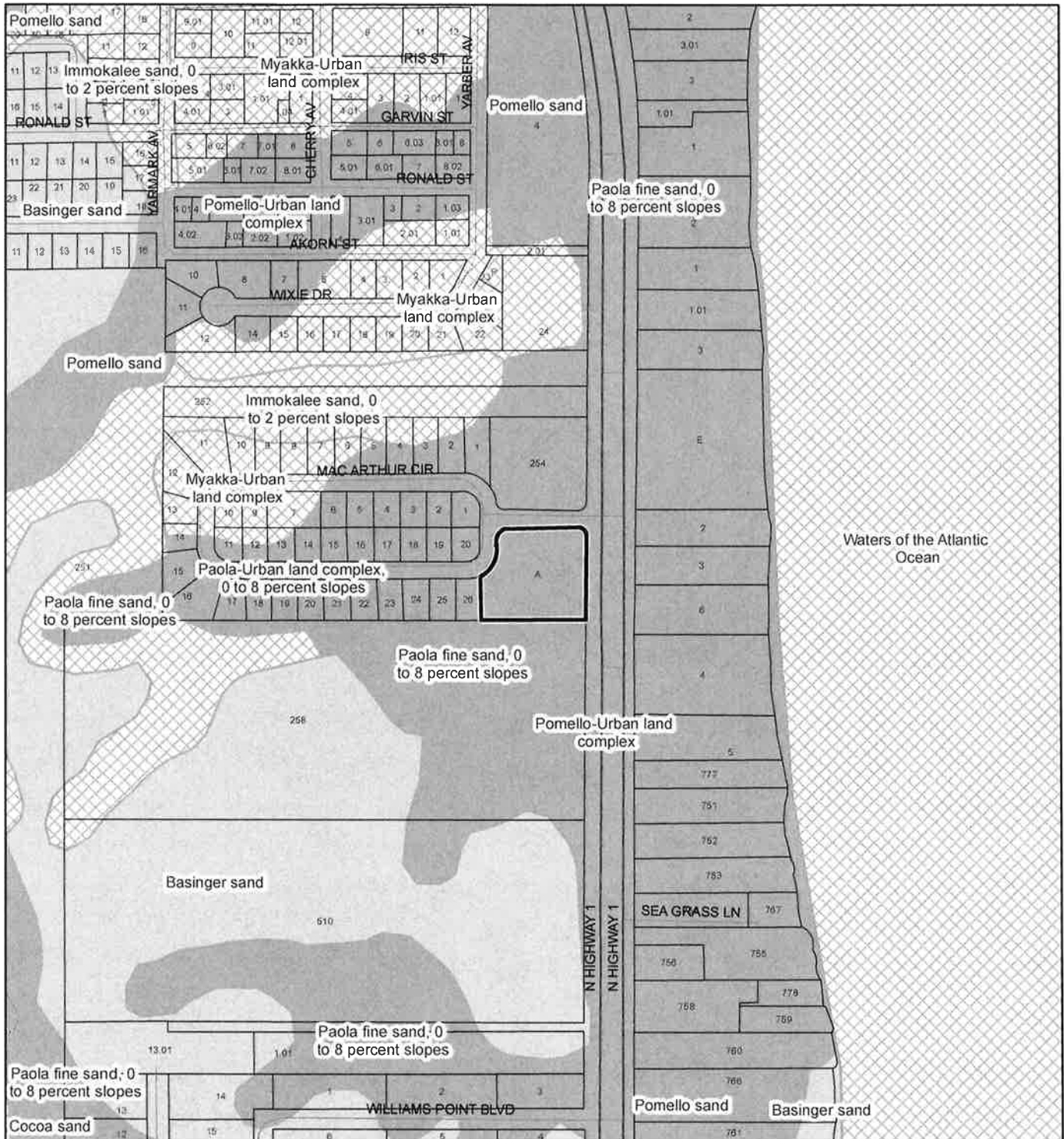
Subject Property

Parcels

USDA SCSSS SOILS MAP

ALL SPACE STORAGE, INC.

20Z00043



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 12/22/2020

USDA SCSSS Soils

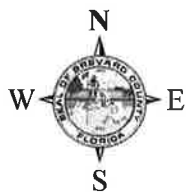
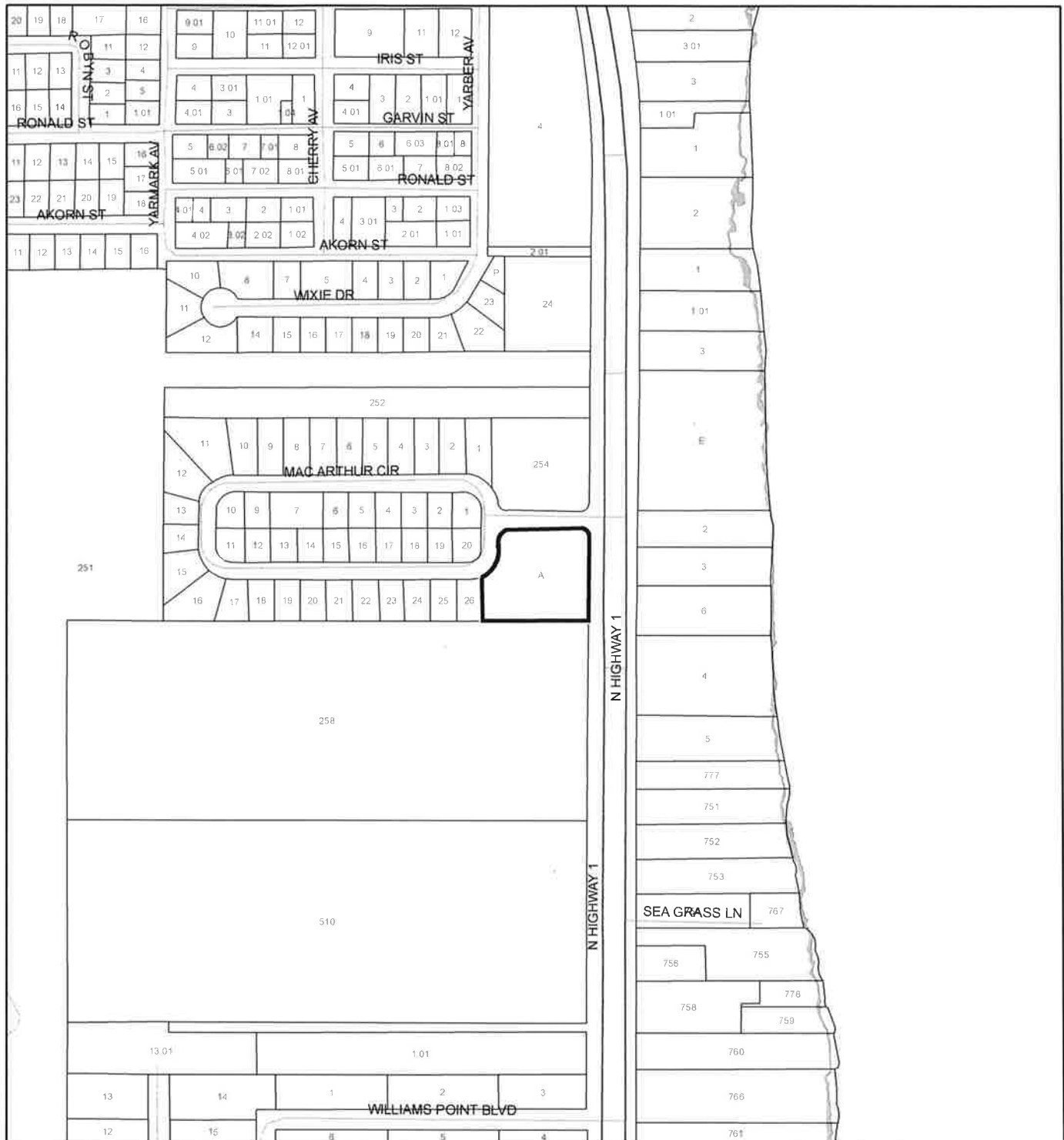
- Aquifer and Hydric
- Aquifer
- Hydric
- None

- Subject Property
- Parcels

FEMA FLOOD ZONES MAP

ALL SPACE STORAGE, INC.

20Z00043



1:4,800 or 1 inch = 400 feet

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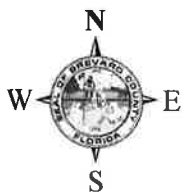
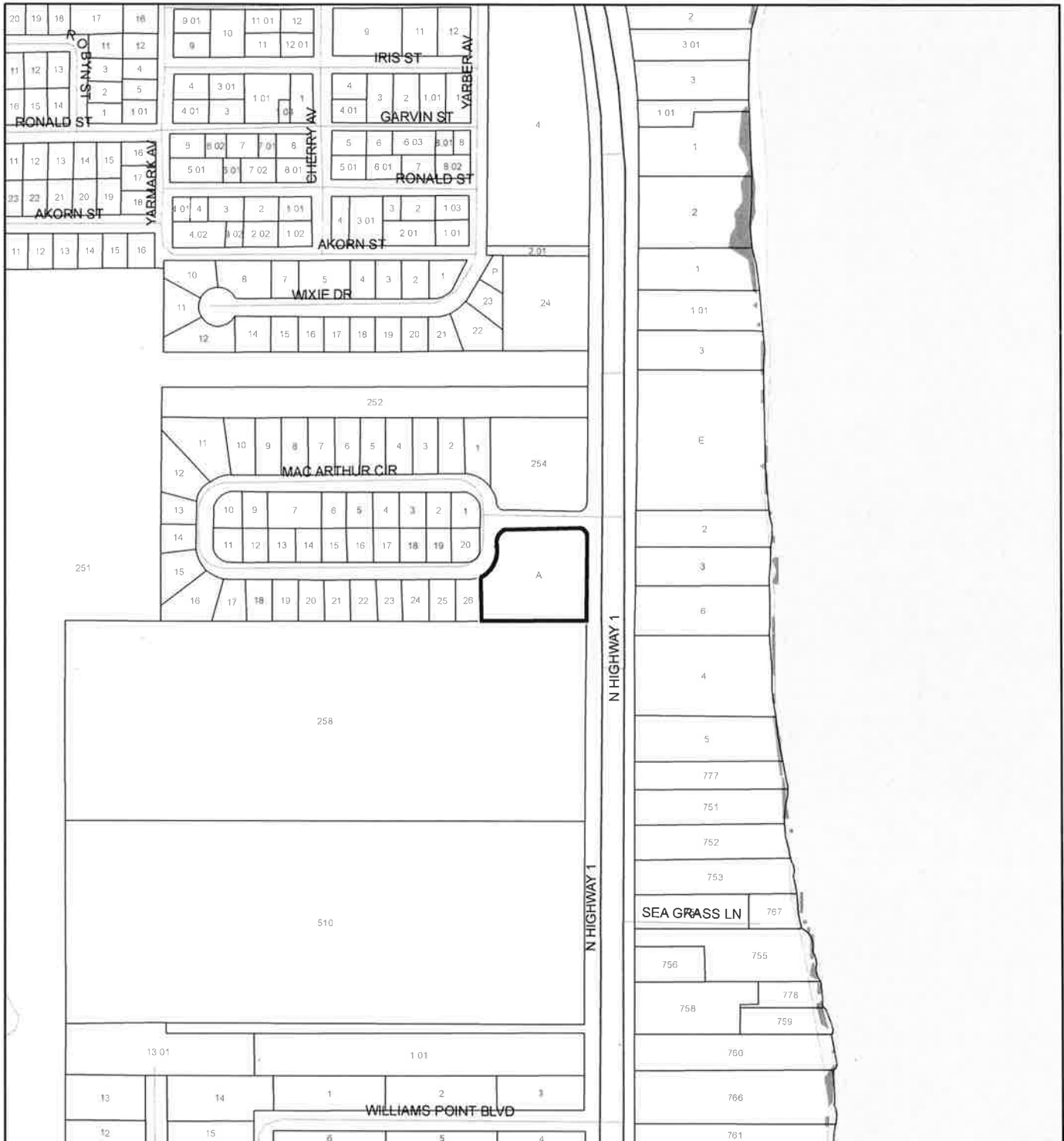
FEMA Flood Zones

- | | | |
|---|------------|----------------------|
| 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 | |

COASTAL HIGH HAZARD AREA MAP

ALL SPACE STORAGE, INC.

20Z00043



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 12/22/2020

— Subject Property

□ Parcels

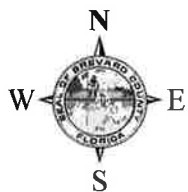
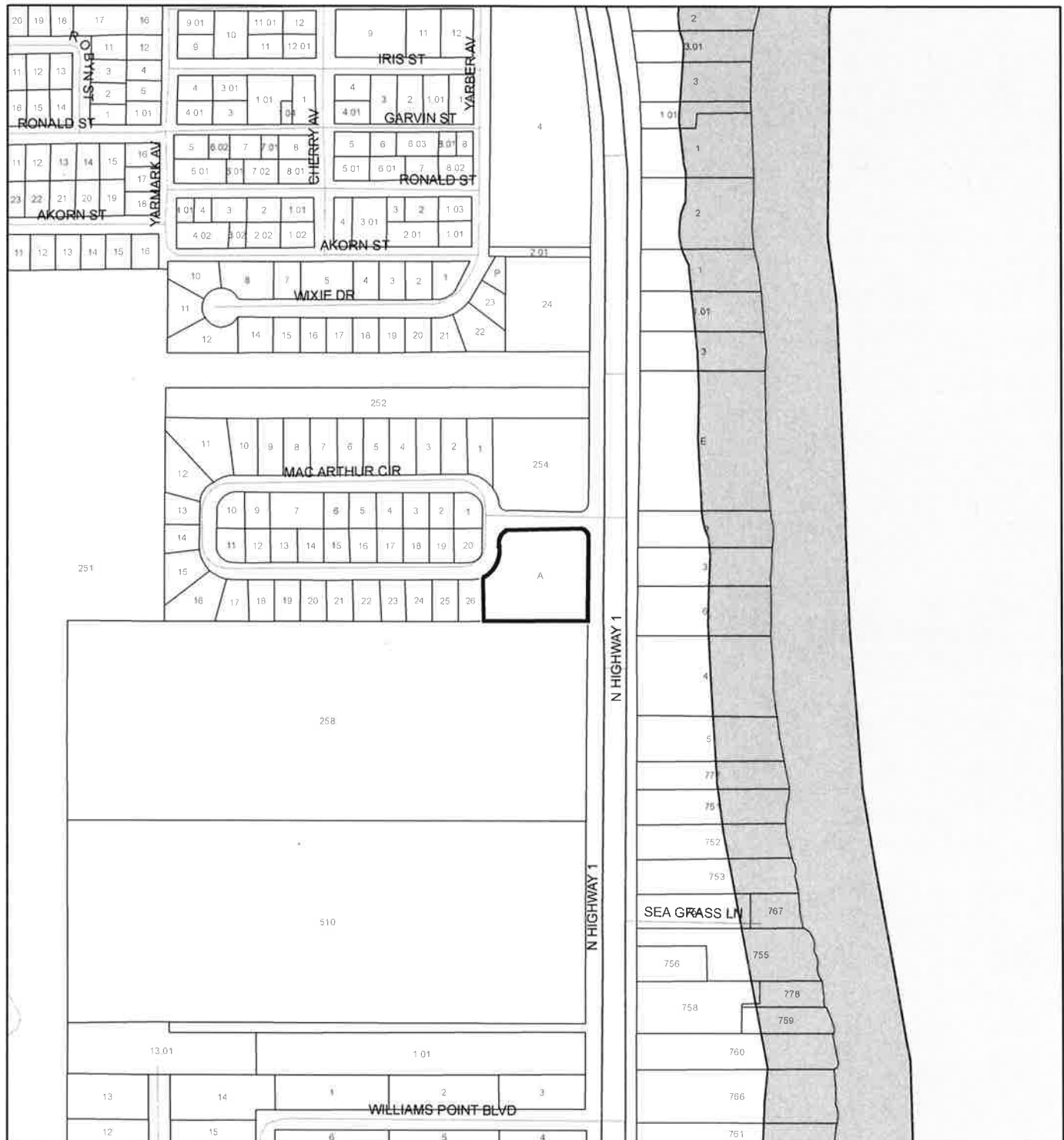
Coastal High Hazard Area

■ SurgeZoneCat1

INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

ALL SPACE STORAGE, INC.

20Z00043



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 12/22/2020

Subject Property

Parcels

Septic Overlay

40 Meters

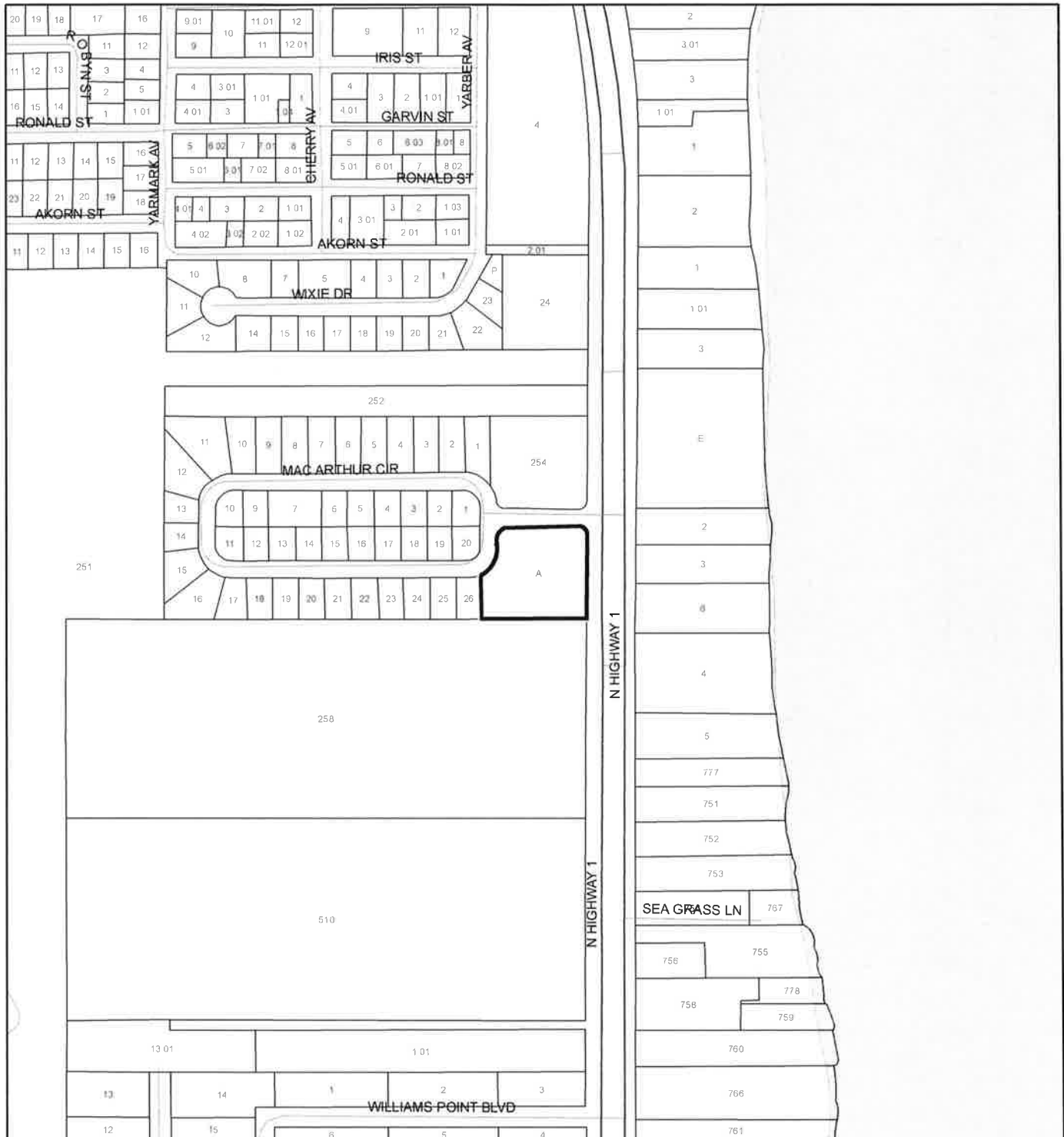
60 Meters

All Distances

EAGLE NESTS MAP

ALL SPACE STORAGE, INC.

20Z00043



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 12/22/2020

Subject Property

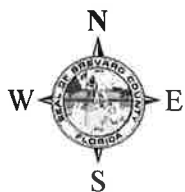
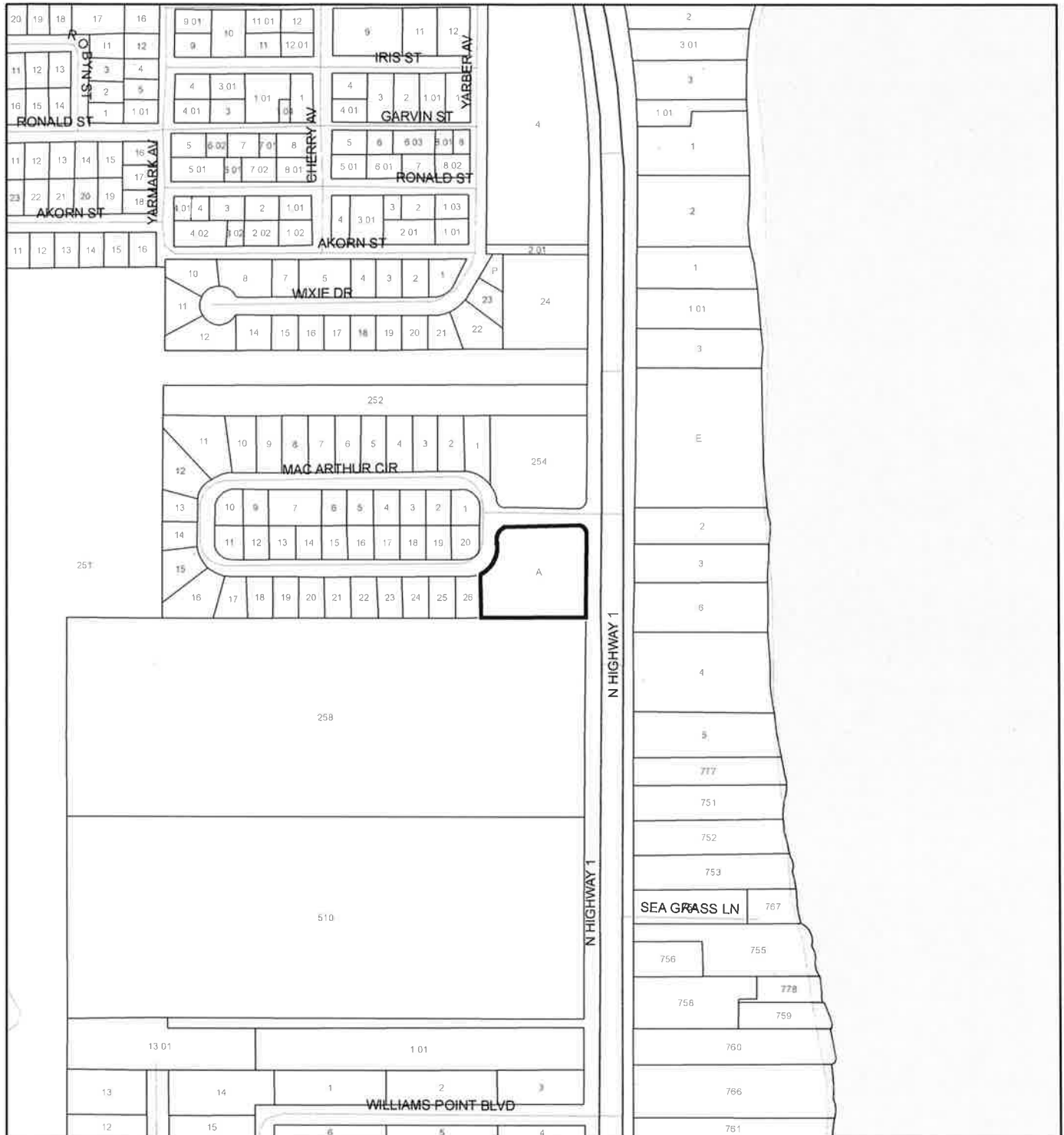
Parcels

Eagle Nests
FWS 2010

SCRUB JAY OCCUPANCY MAP

ALL SPACE STORAGE, INC.

20Z00043



1:4,800 or 1 inch = 400 feet

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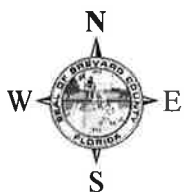
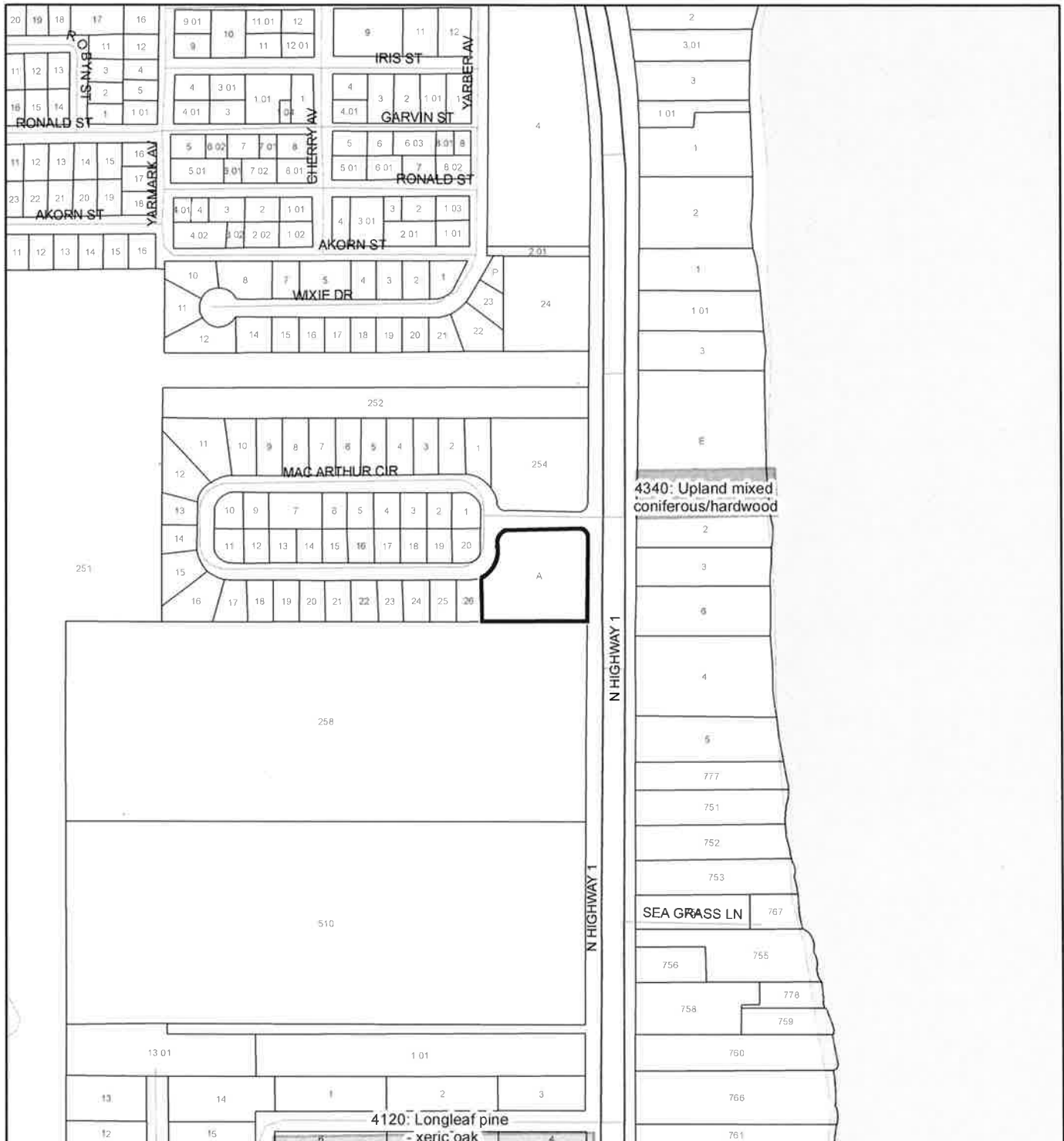
Produced by BoCC - GIS Date: 12/22/2020

- Subject Property
- Parcels
- Scrub Jay Occupancy

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

ALL SPACE STORAGE, INC.

20Z00043



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 12/22/2020

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



BOARD OF COUNTY COMMISSIONERS

Planning and Development
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940
321-633-2070

Application for Zoning Action, Comprehensive Plan Amendment, or Variance

Applications must be submitted in person. Please call 321-633-2070 for an appointment at least 24 hours in advance. Mailed, emailed, or couriered applications will not be accepted.

PZ # 20Z00043

Existing FLU: CC Existing Zoning: Bu1

Proposed FLU: CC Proposed Zoning: Bu2

PROPERTY OWNER INFORMATION

If the owner is an LLC, include a copy of the operating agreement.

Name(s) Bob Brozman Company All Space Storage Inc

Street 5175 N. Hwy 1 City Cocoa State FL Zip Code 32927

Email John C Campbell Surveying.com Phone 321-507-4811 Cell 321-514-6120

APPLICANT INFORMATION IF DIFFERENT FROM OWNER:

☐ Attorney ☒ Agent ☐ Contract Purchaser ☐ Other Professional Land Surveyor

Name(s) John R. Campbell Company J.R. Campbell Surveying LLC

Street 115 Alma Boulevard City Merritt Island State FL Zip Code 32953

Email John R Campbell Surveying.com Phone 321-507-4811 Cell 321-514-6120

APPLICATION NAME

- ☐ Large Scale Comprehensive Plan Amendment (CP) (greater than 10 acres)
- ☐ Small Scale Comprehensive Plan Amendment (CP) (less than 10 acres)
- ☐ Text Amendment (CP): Element _____
- ☐ Other Amendment (CP): _____
- ☒ Rezoning Without CUP (RWOC)
- ☐ Combination Rezoning and CUP (CORC)
- ☐ Conditional Use Permit (CUP)
- ☐ Binding Development Plan (BDP)
- ☐ Binding Development Plan (BDP) (Amendment)
- ☐ Binding Development Plan (BDP) (Removal)
- ☐ Variance(s) (V) (building permits will not be approved until 30 days after the date the order is signed)
- ☐ Administrative Approval of Setbacks, Lot Size, or Accessory Structures
- ☐ Administrative Approval of Flag Lot or Easement
- ☐ Administrative Approval of On-Premises Consumption of Alcoholic Beverages for Restaurants / Snack Bars
- ☐ Other Action: _____

Acreage of Request: 1.7

Reason for Request:

The owner wishes to store storage containers on site for a short time then convert the existing building into a Ice making facility

The undersigned understands this application must be complete and accurate prior to advertising a public hearing:

- ☐ I am the owner of the subject property, or if corporation, I am the officer of the corporation authorized to act on this request.
- ☒ I am the legal representative of the owner of the subject property of this application. (Notarized Authorization to Act must be submitted with application)
- ☐ An approval of this application does not entitle the owner to a development permit.
- ☐ For Variances, I understand that building permits will not be approved until 30 days after the date the order is signed, in order to comply with the appeal procedure.
- ☐ I certify that the information in this application and all sketches and data attached to and made part hereof are true and accurate to the best of my knowledge.

John R. Campbell
Signature of Property Owner or
Authorized Representative

12-22-2020
Date

*See attached Notarized Authorization
to act as the Owners Representative*

State of Florida

County of Brevard

Subscribed and sworn before me, by ☒ physical presence or _____ online notarization,
this 21st day of, December, 20 20, personally appeared

John Campbell, who is personally known to me or produced
FDL as identification, and who did / did not take an oath.

Kristen Champion
Notary Public Signature

Seal



Office Use Only:

Accela No. 20Z00043 Fee: \$1,532 Date Filed: 12-21-2020 District No. 1

Tax Account No. (list all that apply) 2317234

Parcel I.D. No.

23 36 30 03 X A
Twp Rng Sec Sub Block Lot/Parcel

Planner: PB Sign Issued by: _____ Notification Radius: 500

MEETINGS

DATE

TIME

☒ P&Z

March 8, 2021

3:00 p.m.

☐ PSJ Board

☐ NMI Board

☐ LPA

☐ BOA

☒ BCC

April 15, 2021

5:00 p.m.

Wetland survey required by Natural Resources ☐ Yes ☒ No Initials (Signature)

Is the subject property located in a JPA, MIRA, or 500 feet of the Palm Bay Extension?

☐ Yes

☒ No

If yes, list _____

Location of subject property: Southwest corner of Highway 451 and MacArthur Circle.

Description of Request:

Rezone from BU-1 to BU-2

Notice to Applicants for Change of Land Use

The Planning and Zoning Office staff will be preparing a package of written comments concerning your request. These comments will be provided to the Planning and Zoning Board and Board of County Commissioners. The comments will address the following:

The current zoning of the property along with its current development potential and consistency with the Brevard County Comprehensive Plan use and density restrictions.

The proposed zoning of the property along with its development potential and Consistency with the Board County Comprehensive Plan use and density restrictions.

The proposal's impact on services, such as roads and schools.

The proposal's impact upon hurricane evacuation, if applicable.

Environmental factors.

Compatibility with surrounding land uses.

Consistency with the character of the area.

You may place your own written comments regarding these items into the record. Up to two typewritten pages can be included in the package if received 10 working days prior to the Planning and Zoning Board hearing. You are not required to provide written comments. *An Applicant presentation to the Planning and Zoning Board is required regardless of written submittals.* The board may approve the requested classification or a classification which is more intensive than the existing classification, but less intensive than the requested classification.

Staff comments will be available approximately one week prior to the Planning and Zoning Board hearing. These comments will be made available to you at that time. In order to expedite receipt of staff's comments, please provide an e-mail address or fax number below. Alternatively, a copy of staff's comments will be mailed via the U.S. Postal Service.

NOTES:

- ☐ If your application generates public opposition, as may be expressed in letters, petitions, phone calls, testimony, etc., you are advised to meet with concerned parties in an effort to resolve differences prior to the BCC taking final action on the request; therefore, you are encouraged to meet with affected property owners prior to the public hearing by the Planning & Zoning Board/Local Planning Agency (P&Z/LPA). During the course of conducting the public hearing, if the P&Z/LPA finds the application is controversial, and the applicant has not met with affected property owners, the item shall be tabled to the next agenda to allow such a meeting to take place. If the item is controversial, despite the applicant's efforts to meet with affected property owners, the P&Z/LPA may include, in their motion, a requirement to meet with interested parties again prior to the BCC public hearing. The BCC may also table your request in order for you to meet with interested parties, if this has not occurred prior to the public hearing before the BCC. If you need assistance to identify these parties, please contact the Planning & Zoning Office.
- ☐ BCC approval of a zoning application does not vest a project nor ensure issuance of a permit. At the time of permit application, land development regulations and concurrency-related level of service standards must be met.

Please transmit staff's comments via:

John Campbell@suncoast.com N/A or U.S. Mail _____
e-mail address fax number

Yes/No

I have received a copy of this notice:

John R. Ayala
(APPLICANT SIGNATURE)

Survey
20Z00043
All Space Storage

Blevins
Land Surveying, Inc.
145 Corrigan Blvd
Merrell Island, Florida 32952
Office: (321) 452-3330
Fax: (321) 452-3399
e-mail: blevins@blevinsurveying.com

DWD REVOCABLE TRUST
DONALD W. DIX

U.S. HIGHWAY NO. 1



LEGAL DESCRIPTION:
TRACT "A" MACARTHUR HEIGHTS
according to the plat thereof as recorded in Plat
Book 166, Page 135 of the
Public Records of Brevard County, Florida.

SURVEYORS' NOTES:

[illegible]

LEGEND:

Figure 1 is a 3D bar chart illustrating the percentage of respondents for different types of organizations (Government, Non-Profit, For-Profit) across three sectors (Healthcare, Education, Technology). The chart is divided into three sections: 'GOVERNMENT', 'NON-PROFIT', and 'FOR-PROFIT'. Each section contains three bars representing the sectors. The Y-axis is labeled 'PERCENTAGE' and ranges from 0 to 100. The X-axis is labeled 'ORGANIZATION TYPE' and lists the three categories. The legend indicates that the bars represent 'HEALTHCARE', 'EDUCATION', and 'TECHNOLOGY'.

Organization Type	Healthcare (%)	Education (%)	Technology (%)
Government	45	35	20
Non-Profit	30	40	30
For-Profit	25	25	50

[illegible]

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 395–402

Owner's Name: ALL Space Storage Inc.
Hearing Date: March 08, 2021

20200043

THIS AFFIDAVIT IS TO BE PRESENTED AT THE PUBLIC HEARING

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF BREVARD

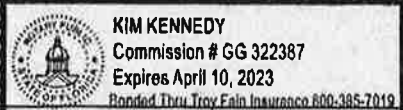
Before me, this undersigned authority, personally appeared, MARC SMITH,
to me well known and known to me to be the person described in and who executed the foregoing
affidavit, after being first duly sworn, says:

1. That the affiant posted the notice provided by the Brevard County Planning & Zoning Office, which contains the time(s) and date(s) of the Public Hearing(s) involved.
2. Said posted notice contains the name of the applicant, the total acreage of the property in question, the existing land use classification, special use classification or conditional use designation, and the requested amendment to the official zoning maps. Said notice also contains the time and place of the public hearing on the consideration of said application by the Board of County Commissioners of Brevard County, if applicable.
3. The said notice has been posted in a conspicuous place on the subject property not more than twenty-five (25) days, nor less than fifteen (15) days prior to the first public hearing before the applicable board (as indicated on notice). If the property abuts a public road right-of-way, the notice has been posted within ten (10) feet of the road right-of-way in such a manner as to be visible from the road right-of-way.
4. The affiant understands that this affidavit is intended to be submitted as a requirement for a public hearing, and as such, will be officially filed with the Government of Brevard County, Florida.

Marc Smith

Signature

Sworn and Subscribed before me, this 22nd day of Feb.



(Print, Type, or Stamp Commissioned Name of Notary Public)

[Signature]

Notary Public, State of Florida

Personally known OR Produced Identification

Type of I.D. Produced: _____

THIS AFFIDAVIT IS TO BE PRESENTED AT THE PUBLIC HEARING

PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, March 8, 2021**, 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: Ron Bartcher; Harry Carswell; Brian Hodgers; Ben Glover; Mark Wadsworth, Chair; and Joe Buchanan.

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; George Ritchie, Planner III; Paul Body, Planner II; Abigail Jorandby, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

Excerpt of Complete Minutes

All Space Storage (John Campbell)

A change of zoning classification from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is 1.70 acres, located on the southwest corner of U.S. Highway 1 and MacArthur Circle. (5175 N. U.S. Highway 1, Cocoa.) (20Z00043) (Tax Account 2317234) (District 1)

John Campbell, 115 Alma Boulevard, Merritt Island, stated he is representing Mr. Bob Brozman of All Space Storage. [Mr. Campbell distributed a handout to the board. The handout can be found in file 20Z00043, located in the Planning and Development Department] He stated the first page of the handout is an aerial photo of the subject property and surrounding area, which is a business corridor along U.S. Highway 1. The second page of the handout shows the surrounding zoning, which is mostly business use, with BU-2 to the north and BU-1 to the south. He said U.S. Highway 1 has the capacity to handle traffic, and water will be provided by the City of Cocoa. The survey shows the location of the existing building, along with what his client plans to bring forth. The existing site has been used for commercial purposes since 2002 with BU-1 zoning, and the reason for requesting BU-2 is for the wholesale sale of ice.

Bob Brozman stated he also does storage, but has an ice company that manufactures ice for over thirty stores; he is running out of room at the current location and would like to move to the building on the subject property since he already owns it.

Ron Bartcher asked if he makes ice in the existing facility or if he makes it someplace else. Mr. Brozman replied it is made someplace else. Mr. Campbell stated ice is presently being made at Mr. Brozman's facility, All Space Storage, about three-quarters of a mile south of the subject property, but it has outgrown its capacity and needs more room.

Peter Filiberto asked for clarification that he is going to continue to make ice at the current facility and then transport it to the new facility. Mr. Brozman replied no, the building on the subject property is not currently being used for making ice. Mr. Filiberto asked if he would store ice there after making it at the current location. Mr. Brozman replied the ice will be made at the subject property, and will no longer be made at the storage facility.

Mr. Bartcher stated the only ice making process he is familiar with uses ammonia, and asked if Mr. Brozman uses the same kind of process. Mr. Brozman replied he is not using ammonia at this time. There are two different methods and one is ammonia, but there is another method as well when manufacturing large quantities of ice. Right now, he has five ice machines and will probably add

another four to five machines. He said he would like automate the ice making, but at this time it's manual.

Mr. Bartcher asked if he is using a new technology and if he uses carbon dioxide. Mr. Brozman replied he has ice makers that dump ice into a bin and are manually bagged, so it's just a water process right now. Mr. Bartcher asked if he will be using the existing buildings, or constructing new buildings. Mr. Brozman replied he will be using the existing 3,500 square-foot building, so right now it would be adequate, but it is possible he would need to add another building in the future.

No public comment.

Motion by Ron Bartcher, seconded by Joe Buchanan, to approve the requested change of zoning classification from BU-1 to BU-2. The motion passed unanimously.