



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.3.

4/3/2025

Subject:

Jay Sriambe LLC. (Bruce Moia) requests a Small-Scale Comprehensive Plan Amendment (24S.15), to change the Future Land Use Designation from CC to RES 30. (24SS00015) (Tax Account 2426536) (District 2)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a Small-Scale Comprehensive Plan Amendment (24S.15), to change the Future Land Use Designation from CC (Community Commercial) to RES 30 (Residential 30).

Summary Explanation and Background:

The applicant is seeking to amend the Future Land Use designation on 6.93 acres of land from Community Commercial (CC) to Residential 30 (RES 30) to redevelop the existing limited-service hotel built in 1973 to multi-family. The proposal is for 190 multi-family residential units.

In CC FLU designation, residential density is established using up to one category higher than the closest residentially designated area on the Future Land Use Map (FLUM), which is on the same side of the street. However, the area does not have any residential designation near the subject property on the same side of the street. The Board should determine if the proposed requested FLU is consistent and compatible with the surrounding area. RES 30 designation is compatible with the requested RU-2-30 zoning classification.

The site has frontage on E. Merritt Island Causeway (State Road 520). A companion rezoning application (24Z00066) was submitted accompanying this request to change the zoning classification from BU-1 (General Retail Commercial and BU-2 (Retail, Warehousing, and Wholesale Commercial) to RU-2-30 (High-Density Multiple-Family Residential).

This segment of E. Merritt Island Causeway (State Road 520) from N. Courtenay Pkwy. east to N. Plumosa Street is a commercial corridor where all the Future Land Use designations are CC.

The RES 30 Directive land use designation may permit development in excess of 30 units per acre, as provided in Criteria B of FLUE Policy 1.3. The subject site is within the Merritt Island Redevelopment Agency (MIRA); The subject site is not part of an approved redevelopment plan and the development is not tied to a binding development plan and no proposal for a mixture of residential and commercial uses.

To the northwest, on the southerly side of Palmetto Ave., is a 4-acre parcel with RU-2-15 zoning developed as multi-family residential (condominiums) with NC FLU. To the northeast, is a residential subdivision with RU-1-11 zoning with NC FLU. To the south are four properties with BU-2 zoning that include a 0.89-acre parcel developed as a bank, a 0.80-acre parcel developed as a professional office plaza, and a 0.4 acre and 0.37-acre parcels developed as a bank with CC FLU. To the east is a 1.36-acre parcel developed as a commercial office that has BU-1-A zoning classification with NC FLU designation. To the west is a 2.67-acre vacant parcel that has an RU-2-15 zoning classification with an NC FLU designation.

The Board may wish to consider if the request is consistent and compatible with the surrounding area recognizing existing development trends.

On March 17, 2025, the Local Planning Agency heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Once filed with the State, please return a copy of the Ordinance to Planning and Development.

Resolution 24Z00066

On motion by Commissioner Goodson, seconded by Commissioner Adkinson, the following resolution was adopted by a unanimous vote:

WHEREAS, Jay Sriambe LLC requests a change of zoning classification from BU-1 (General Retail Commercial) and BU-2 (Retail, Warehousing and Wholesale Commercial) to RU-2-30 (High-Density Multiple-Family Residential), on property described as Tax Parcel 10, as recorded in ORB 8539, Pages 126-129, of the Public Records of Brevard County, Florida. **Section 35, Township 24, Range 36.** (6.85 +/- acres) Located on the north side of Merritt Island Cswy. and approx. 800 ft. west of N. Plumosa St. (260 E. Merritt Island Cswy., Unit Hotel, Merritt Island); and

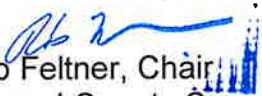
WHEREAS, a public hearing of the Brevard County Planning and Zoning Board was advertised and held, as required by law, and after hearing all interested parties and considering the adjacent areas, the Brevard County Planning and Zoning Board recommended that the application be approved; and

WHEREAS, the Board, after considering said application and the 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 03, 2025.

BOARD OF COUNTY COMMISSIONERS
Brevard County, Florida


Rob Feltner, Chair
Brevard County Commission

As approved by the Board on April 03, 2025.

ATTEST:


RACHEL SADOFF, CLERK

(SEAL)

P&Z Board Hearing – March 17, 2025.

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.**

From: [Gilliam, Trina](#)
To: [Randall, Alice](#); [Jones, Jennifer](#)
Subject: FW: SR520 Hotel Conversion 24SS00015 / 24Z00066
Date: Tuesday, April 1, 2025 3:57:07 PM

Trina Gilliam, MSURP
Interim Planning and Zoning Manager
Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way Bldg. A-114
Viera, FL 32940

Phone # (321-350-8273)

This office can only provide zoning and comprehensive plan information. You may wish to contact other County agencies to fully determine the development potential of this property. This letter does not establish a right to develop or redevelop the property and does not constitute a waiver to any other applicable land development regulations. At the time of development, this property will be subject to all such regulations. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Bruce M <brucem@mbveng.com>
Sent: Tuesday, April 1, 2025 2:45 PM
To: Gilliam, Trina <Trina.Gilliam@brevardfl.gov>; Wanda Kessler <wandak@mbveng.com>
Cc: jack@endvest.com; Prasad, Billy <Billy.Prasad@brevardfl.gov>
Subject: RE: SR520 Hotel Conversion 24SS00015 / 24Z00066

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Trina,

Per our phone conversation this afternoon, it is now my understanding that we cannot pursue the FLU Amendment to RES30, as it does not meet the Comprehensive Plan policy requirements. However, maintaining the existing Land Use Designation of CC will allow the requested density of 30 units per acre thru the rezoning to RU-2-30.

Based on this new understanding, please accept this email as our formal request to withdraw the FLU Amendment, as it is technically not needed to obtain the proposed use and density requested.

Thank you and see you Thursday.

Bruce A. Moia. P.E.
President, MBV Engineering, Inc.

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ADMINISTRATIVE POLICIES OF THE FUTURE LAND USE ELEMENT

Administrative Policies in the Future Land Use Element establish the expertise of staff with regard to zoning land use issues and set forth criteria when considering a rezoning action or request for Conditional Use Permit, as follows:

Administrative Policy 1

The Brevard County zoning official, planners and the Director of the Planning and Development, however designated, are recognized as expert witnesses for the purposes of Comprehensive Plan amendments as well as zoning, conditional use, special exception, and variance applications.

Administrative Policy 2

Upon Board request, members of the Brevard County planning and zoning staff shall be required to present written analysis and a recommendation, which shall constitute an expert opinion, on all applications for zoning, conditional uses, comprehensive plan amendments, vested rights, or other applications for development approval that come before the Board of County Commissioners for quasi-judicial review and action. The Board may table an item if additional time is required to obtain the analysis requested or to hire an expert witness if the Board deems such action appropriate. Staff input may include the following:

Criteria:

- A. Staff shall analyze an application for consistency or compliance with comprehensive plan policies, zoning approval criteria and other applicable written standards.
- B. Staff shall conduct site visits of property which are the subject of analysis and recommendation. As part of the site visit, the staff shall take a videotape or photographs where helpful to the analysis and conduct an inventory of surrounding existing uses. Aerial photographs shall also be used where they would aid in an understanding of the issues of the case.
- C. In cases where staff analysis is required, both the applicant and the staff shall present proposed findings of fact for consideration by the Board.
- D. For development applications where a specific use has not been proposed, the worst case adverse impacts of potential uses available under the applicable land use classification shall be evaluated by the staff.

Administrative Policy 3

Compatibility with existing or proposed land uses shall be a factor in determining where a rezoning or any application involving a specific proposed use is being considered. Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use.

- B. Whether the proposed use(s) would cause a material reduction (five percent or more) in the value of existing abutting lands or approved development.
- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through analysis of:
 - 1. historical land use patterns;
 - 2. actual development over the immediately preceding three years; and
 - 3. development approved within the past three years but not yet constructed.
- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

Administrative Policy 4

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

Criteria:

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types of intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, et cetera), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.
- B. In determining whether an established residential neighborhood exists, the following factors must be present:
 - 1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.
 - 2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.
 - 3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

Administrative Policy 5

In addition to the factors specified in Administrative Policies 2, 3, and 4, in reviewing a rezoning, conditional use permit or other application for development approval, the impact of the proposed use or uses on transportation facilities either serving the site or impacted by the

use(s) shall be considered. In evaluating whether substantial and adverse transportation impacts are likely to result if an application is approved, the staff shall consider the following:

Criteria:

- A. Whether adopted levels of services will be compromised;
- B. Whether the physical quality of the existing road system that will serve the proposed use(s) is sufficient to support the use(s) without significant deterioration;
- C. Whether the surrounding existing road system is of sufficient width and construction quality to serve the proposed use(s) without the need for substantial public improvements;
- D. Whether the surrounding existing road system is of such width and construction quality that the proposed use(s) would realistically pose a potential for material danger to public safety in the surrounding area;
- E. Whether the proposed use(s) would be likely to result in such a material and adverse change in traffic capacity of a road or roads in the surrounding area such that either design capacities would be significantly exceeded or a de facto change in functional classification would result;
- F. Whether the proposed use(s) would cause such material and adverse changes in the types of traffic that would be generated on the surrounding road system, that physical deterioration of the surrounding road system would be likely;
- G. Whether projected traffic impacts of the proposed use(s) would materially and adversely impact the safety or welfare of residents in existing residential neighborhoods.

Administrative Policy 6

The use(s) proposed under the rezoning, conditional use or other application for development approval must be consistent with, (a), all written land development policies set forth in these administrative policies; and (b), the future land use element, coastal management element, conservation element, potable water element, sanitary sewer element, solid waste management element, capital improvements element, recreation and open space element, surface water element, and transportation elements of the comprehensive plan.

Administrative Policy 7

Proposed use(s) shall not cause or substantially aggravate any, (a), substantial drainage problem on surrounding properties; or (b), significant, adverse and unmitigatable impact on significant natural wetlands, water bodies or habitat for listed species.

Administrative Policy 8

These policies, the staff analysis based upon these policies, and the applicant's written analysis, if any, shall be incorporated into the record of every quasi-judicial review application for development approval presented to the Board including rezoning, conditional use permits, and vested rights determinations.

Section 62-1151(c) of the Code of Ordinances of Brevard County directs, "The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare.

The minutes of the planning and zoning board shall specify the reasons for the recommendation of approval or denial of each application."

CONDITIONAL USE PERMITS (CUPs)

In addition to the specific requirements for each Conditional Use Permit (CUP), Section 62-1901 provides that the following approval procedure and general standards of review are to be applied to all CUP requests, as applicable.

- (b) Approval procedure. An application for a specific conditional use within the applicable zoning classification shall be submitted and considered in the same manner and according to the same procedure as an amendment to the official zoning map as specified in Section 62-1151. The approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved. If the applicant meets its initial burden, then the Board has the burden to show, by substantial and competent evidence, that the applicant has failed to meet such standards and the request is adverse to the public interest. As part of the approval of the conditional use permit, the Board may prescribe appropriate and reasonable conditions and safeguards to reduce the impact of the proposed use on adjacent and nearby properties or the neighborhood. A nearby property, for the purpose of this section, is defined as any property which, because of the character of the proposed use, lies within the area which may be substantially and adversely impacted by such use. In stating grounds in

support of an application for a conditional use permit, it is necessary to show how the request fulfills both the general and specific standards for review. The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odors, glare and noise, particulates, smoke, fumes, and other emissions, refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties. The applicant, at his discretion, may choose to present expert testimony where necessary to show the effect of granting the conditional use permit.

(c) General Standards of Review.

- (1) The planning and zoning board and the board of county commissioners shall base the denial or approval of each application for a conditional use based upon a consideration of the factors specified in Section 62-1151(c) plus a determination whether an application meets the intent of this section.
 - a. The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1), the number of persons anticipated to be using, residing or working under the conditional use; (2), noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3), the increase of traffic within the vicinity caused by the proposed conditional use.
 - b. The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.
 - c. The proposed use will not cause a substantial diminution in value of abutting residential property. A substantial diminution shall be irrebuttably presumed to have occurred if abutting property suffers a 15% reduction in value as a result of the proposed conditional use. A reduction of 10% of the value of abutting property shall create a rebuttable presumption that a substantial diminution has occurred. The Board of County Commissioners carries the burden to show, as evidenced by either testimony from or an appraisal conducted by an M A I certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.
- (2) The following specific standards shall be considered, when applicable, in making a determination that the general standards specified in subsection (1) of this section are satisfied:

- a. Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1), adequate to serve the proposed use without burdening adjacent and nearby uses, and (2), built to applicable county standards, if any. Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20%, or 10% if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at Level of Service A or B. New traffic generated by the proposed use shall not cause the adopted level of service for transportation on applicable roadways, as determined by applicable Brevard County standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the Board of County Commissioners.
- b. The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and nearby property.
- c. Noise levels for a conditional use are governed by Section 62-2271.
- d. The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.
- e. The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.
- f. The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.
- g. Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.
- h. Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.
- i. The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than 35 feet higher than the highest residence within 1,000 feet of the property line.

- j. Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

FACTORS TO CONSIDER FOR A REZONING REQUEST

Section 62-1151(c) sets forth factors to consider in connection with a rezoning request, as follows:

"The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare."

These staff comments contain references to zoning classifications found in the Brevard County Zoning Regulations, Chapter 62, Article VI, Code of Ordinances of Brevard County. These references include brief summaries of some of the characteristics of that zoning classification. Reference to each zoning classification shall be deemed to incorporate the full text of the section or sections defining and regulating that classification into the Zoning file and Public Record for that item.

These staff comments contain references to sections of the Code of Ordinances of Brevard County. Reference to each code section shall be deemed to incorporate this section into the Zoning file and Public Record for that item.

These staff comments contain references to Policies of the Brevard County Comprehensive Plan. Reference to each Policy shall be deemed to incorporate the entire Policy into the Zoning file and Public Record for that item.

These staff comments refer to previous zoning actions which are part of the Public Records of Brevard County, Florida. These records will be referred to by reference to the file number. Reference to zoning files are intended to make the entire contents of the cited file a part of the Zoning file and Public Record for that item.

DEFINITIONS OF CONCURRENCY TERMS

Maximum Acceptable Volume (MAV): Maximum acceptable daily volume that a roadway can carry at the adopted Level of Service (LOS).

Current Volume: Building permit related trips added to the latest TPO (Transportation Planning Organization) traffic counts.

Volume with Development (VOL W/DEV): Equals Current Volume plus trip generation projected for the proposed development.

Volume/Maximum Acceptable Volume (VOL/MAV): Equals the ratio of current traffic volume to the maximum acceptable roadway volume.

Volume/Maximum Acceptable Volume with Development (VOL/MAV W/DEV): Ratio of volume with development to the Maximum Acceptable Volume.

Acceptable Level of Service (CURRENT LOS): The Level of Service at which a roadway is currently operating.

Level of Service with Development (LOS W/DEV): The Level of Service that a proposed development may generate on a roadway.

**FUTURE LAND USE MAP SERIES
PLAN AMENDMENT**

STAFF COMMENTS

*Small Scale Plan Amendment 24S.15 (24SS00015)
Township 24, Range 36 Section 35*

Property Information

Owner / Applicant: Jay Sriambe LLC

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

Requested Future Land Use Map Designation: Residential 30 (RES 30)

Acreage: 6.93 acres

Tax Account #: 2426536

Site Location: North side of E. Merritt Island Cswy. (State Road 520) 1,700 feet east of
N. Courtenay Pkwy.

Commission District: 2

Current Zoning: General Retail Commercial (BU-1) and Retail, Warehousing, and
Wholesale Commercial (BU-2)

Requested Zoning: High-Density Multiple-Family Residential (RU-2-30) to redevelop
the subject site as multi-family with 190 multi-family residential units.

Background & Purpose

The applicant is seeking to amend the Future Land Use designation on 6.93 acres of land from Community Commercial (CC) to Residential 30 (RES 30) to redevelop the existing limited service hotel built in 1973 to multi-family. At the MIRA board meeting, it was unanimously recommended for approval. The proposal is for 190 multi-family residential units. The parcel is located within the Merritt Island Redevelopment Agency (MIRA).

In CC FLU designation, residential density is established using up to one category higher than the closest residentially designated area on the Future Land Use Map (FLUM) which is on the same side of the street. However, the area does not have any residential designation near the subject property on the same side of the street. The Board should determine if the proposed requested FLU is consistent and compatible with the surrounding area. RES 30 designation is compatible with the requested RU-2-30 zoning classification.

The site has frontage on E. Merritt Island Causeway (State Road 520). A companion rezoning application (**24Z00066**) was submitted accompanying this request to change the zoning classification from BU-1 (General Retail Commercial and BU-2 (Retail, Warehousing, and Wholesale Commercial) to RU-2-30 (High-Density Multiple-Family Residential).

This segment of E. Merritt Island Causeway (State Road 520) from N. Courtenay Pkwy. east to N. Plumosa Street is a commercial corridor where all of the Future Land Use designations are CC.

In 2001, Future Land Use designations along this segment of State Road 520 were changed from Mixed Use (MIX) to either NC or CC when Brevard County updated the Comprehensive Plan and the Future Land Use Map. Currently, the subject parcel has CC Future Land Use designation. The closest RES 30 Directive is 3,950 feet (0.74 miles) to the southwest of the subject site located on the west side of S. Tropical Trail. The RES 30 Directive land use designation may permit development in excess of 30 units per acre, as provided in Criteria B of FLUE Policy 1.3. The subject site is within the Merritt Island Redevelopment Agency (MIRA); The subject site is not part of an approved redevelopment plan.

The existing BU-1 and BU-2 zoning classifications may not be considered consistent with the requested RES 30 Future Land Use designation. The proposed RU-2-30 zoning classification may be considered consistent with the requested RES 30 Future Land Use designation.

Surrounding Land Use Analysis

	Existing Use	Zoning	Future Land Use
North	Multi-family, northwest Single-family, northeast	RU-2-15 RU-1-11	NC
South	Commercial Bank, Office	BU-2	CC
East	Commercial office	BU-1-A	NC
West	Vacant multi-family	RU-2-15	NC

To the northwest, on the southerly side of Palmetto Ave., is a 4-acre parcel with RU-2-15 zoning developed as multi-family residential (condominiums) with NC FLU. To the northeast, is residential subdivision with RU-1-11 zoning with NC FLU.

To the south are four properties with BU-2 zoning that include a 0.89 acre parcel developed as a bank; a 0.80-acre parcel developed as a professional office plaza; and a 0.4 acre and 0.37 acre parcels developed as a bank with CC FLU.

To the east is a 1.36 acre parcel developed as a commercial office that has BU-1-A zoning classification with NC FLU designation.

To the west is a 2.67 acre vacant parcel that has RU-2-15 zoning classification with NC FLU designation.

Comprehensive Plan Policies/Comprehensive Plan Analysis

Comprehensive Plan Policies are shown in plain text; Staff Findings of Fact are shown in **bold**.

Notice: The Comprehensive Plan establishes the broadest framework for reviewing development applications and provides the initial level of review in a three layer screening process. The second level of review entails assessment of the development application's consistency with Brevard County's zoning regulations. The third layer of review assesses whether the development application conforms to site planning/land development standards of the Brevard County Land Development Code. While each of these layers individually affords its own evaluative value, all three layers must be cumulatively considered when assessing the appropriateness of a specific development proposal.

Policy 1.2- Public Facilities and Services Requirements

Minimum public facilities and services requirements should increase as residential density allowances become higher. The following criteria shall serve as guidelines for approving new residential land use designations:

Criteria:

- C. In the Residential 30, Residential 15, Residential 10, Residential 6 and Residential 4 land use designations, centralized potable water and wastewater treatment shall be available concurrent with the impact of the development.

This Future Land Use Amendment request to change from CC to RES 30 will require a connection to a centralized potable water service.

The parcel is within the City of Cocoa utilities service area for public water and within Brevard County's service area for centralized sewer.

- D. Where public water service is available, residential development proposals with densities greater than four units per acre shall be required to connect to a centralized sewer system.

This Future Land Use Amendment request to change from CC to RES 30 will require a connection to a centralized sewer service.

The parcel is within the City of Cocoa utilities service area for public water and within Brevard County's service area for centralized sewer.

Residential 30 Directive (maximum of 30 dwelling units per acre)

Policy 1.3

The Residential 30 Directive Future Land Use designation affords the highest density allowance, permitting a maximum density of up to thirty (30) units per acre, except as otherwise may be provided for within the Future Land Use Element.

Parameters for this future land use designation include:

Criteria:

- A. The Residential 30 Directive land use designation may be considered for lands within the following generalized locations, unless otherwise limited by this Comprehensive Plan.

1. Areas located east of Interstate-95; and

The subject site is located 6.1 miles east of Interstate-95 (I-95).

2. Unincorporated enclaves located within or adjacent to incorporated areas which permit similar or greater density allowance; or

The subject site is not located adjacent to an incorporated area.

3. Areas adjacent to existing Residential 30 land use designation; and

The subject site is not adjacent to an existing RES 30 land use designation. This request can be considered an introduction of RES 30 into the area.

The closest RES 30 Directive is 3,950 feet (0.74 miles) to the southwest of the subject site located on the west side of S. Tropical Trail.

4. Areas with direct access to an arterial or collector roadway, without impacting existing or designated lower density/intensity areas.

The subject site has direct access to an Urban Principal Arterial roadway (SR 520).

- B. In the Merritt Island Redevelopment Area, Brevard County should encourage high density development in clustered patterns that maximize the provision of open space to avoid the impacts of "strip" or "checkerboard" land use patterns and to assist in the development of an urban atmosphere. The Residential 30 Directive land use designation may permit development in excess of 30 units per acre, provided that one of the following applies:

1. Residential density of up to 37.5 dwelling units per acre, may be considered if approved as part of a redevelopment plan; or

The subject site is within the Merritt Island Redevelopment Agency (MIRA); The subject site is not part of an approved redevelopment plan.

2. Developments which are tied to a binding development plan and propose a mixture of residential and commercial uses may permit the residential portion of the project with density of up to 50 dwelling units per acre.

A Binding Development Plan (BDP) is not requested. The proposal is not for a mixture of residential and commercial uses.

- C. A 25% density bonus to permit up to 37.5 dwelling units per acre may be considered, except in the Coastal High Hazard Area (CHHA), where the Planned Unit Development concept is utilized, where deemed compatible by the County with adjacent development, provided that minimum infrastructure requirements set forth in Policy 1.2 are available. Such higher densities should be relegated to interior portions of the PUD tract, away from perimeters, to enhance blending with adjacent areas and to maximize the integration of open space within the development and promote inter-connectivity with surrounding uses. This density bonus shall not be utilized for properties within the CHHA.

The subject site is not located within the Coastal High Hazard Area (CHHA) and the applicant has not proposed a Planned Unit Development.

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;

Development would need to meet performance standards set forth in code sections 62-2251 through 62-2272 and will be reviewed at the site plan review stage should the zoning action and Future Land Use change be approved.

- 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 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;

The subject site fronts E. Merritt Island Causeway (State Road 520), an urban principal arterial roadway and the primary commercial corridor for this area. The predominant FLU designation along this section of State Road 520 is Community Commercial (CC). There is one additional FLU designation within 500 feet of the subject site: Neighborhood Commercial (NC). The closest RES 30 Directive is 3,950 feet (0.74 miles) to the southwest of the subject site on the west side of S. Tropical Trail. This request can be considered an introduction of RES 30 Directive into the area.

The most recent FLU amendment (2013-2.2) in this area was adopted December 5, 2013, by Ordinance 13-43 as an administrative action to change the FLU designation from RES 15 to CC and NC on 1.88 acres adjacent to the west of the subject property.

2. actual development over the immediately preceding three years; and
There has not been any actual development within this area in the preceding three (3) years.
3. development approved within the past three years but not yet constructed.
There has not been any development approved but not yet constructed within this area in the preceding three (3) years.

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

No material violation of relevant policies has been identified.

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

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

Criteria:

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types or intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, etc.), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.

The developed character of the surrounding area is commercial, multi-family residential and single-family residential. Commercial uses are primarily located along E. Merritt Island Causeway (SR 520). Single-family residential uses are located abutting the subject property to the northeast with multi-family condominiums located abutting the subject property to the northwest.

There have been no approved zoning actions or pending zoning actions within a half-mile radius of the subject property within the last three years.

Concurrency

The closest concurrency management segment to the subject property is State Road 520, from Goodwin Dr. to Plumosa St., which has a Maximum Acceptable Volume (MAV) of 62,900 trips per day, a Level of Service (LOS) of D, and currently operates at 48.56% of capacity daily. The maximum development potential from the proposed rezoning increases the percentage of MAV utilization by 1.27%. The corridor is anticipated to operate at 49.83% of capacity daily. The maximum development potential of the proposal is not anticipated to create a deficiency in LOS. Specific concurrency issues will be addressed at the time of site plan review. This is only a preliminary review and is subject to change.

The Brevard County School Board concurrency impact analysis indicates at this time, MILA Elementary School, Jefferson Middle School and Merritt Island High School are projected to have enough capacity for the total of projected and potential students from the SR 520 Hotel Conversion development.

The parcel is within the City of Cocoa utilities service area for public water and within Brevard County's service area for centralized sewer.

Environmental Resources

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Indian River Lagoon Nitrogen Reduction Septic Overlay

Historic Resources

There is no information provided by the Florida Master Site File of the Florida Division of Historic Resources for this site.

For Board Consideration

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

The Board may wish to consider whether the introduction of RES 30 into this area is compatible with adjacent densities.

The Board may also consider that in the Brevard County Comprehensive Plan, residential density is established using the highest density of residential FLU on the same side of the street. However, the area does not have any residential near the subject property and for the proposed RU-2-30 zoning classification, RES 30 is the only compatible residential FLU.

**NATURAL RESOURCES MANAGEMENT DEPARTMENT
Land Use Review & Summary
Item No. 24SS00015**

Applicant: Bruce Moia (Owner: Jay Scriambe LLC)

Land Use Request: CC to RES 30

Note: for the development of 190 Multi Family Residential Units

LPA Hearing: 03/17/2025; **BCC Hearing:** 04/03/2025

Tax ID No.: 2426536

- 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:

- Indian River Lagoon Nitrogen Reduction Septic Overlay

Land Use Comments:

Indian River Lagoon Nitrogen Reduction Septic Overlay

This property is mapped within the Indian River Lagoon Nitrogen Reduction Overlay. Per Chapter 46, Article II, Division IV - Nitrogen Reduction Overlay, if adequate sewer for the development is not available, then the use of an alternative septic system, designed to provide at least 65% total nitrogen reduction through multi-stage treatment processes, shall be required. NRM requires a Septic Maintenance Notice be filed with the Brevard Clerk of Courts.

ORDINANCE 25-__

AN ORDINANCE AMENDING ARTICLE III, CHAPTER 62, OF THE CODE OF ORDINANCES OF BREVARD COUNTY, ENTITLED "THE 1988 COMPREHENSIVE PLAN", SETTING FORTH THE FIFTH SMALL SCALE PLAN AMENDMENT OF 2025, 24S.15 TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; AMENDING SECTION 62-501 ENTITLED CONTENTS OF THE PLAN; SPECIFICALLY AMENDING SECTION 62-501, PART XVI(E), THE FUTURE LAND USE APPENDIX; AND PROVISIONS WHICH REQUIRE AMENDMENT TO MAINTAIN INTERNAL CONSISTENCY WITH THESE AMENDMENTS; PROVIDING LEGAL STATUS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3161 et. seq., Florida Statutes (1987) established the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Section 163.3167, Florida Statutes, requires each County in the State of Florida to prepare and adopt a Comprehensive Plan as scheduled by the Department of Economic Opportunity; and

WHEREAS, on September 8, 1988, the Board of County Commissioners of Brevard County, Florida, approved Ordinance No. 88-27, adopting the 1988 Brevard County Comprehensive Plan, hereafter referred to as the 1988 Plan; and

WHEREAS, Sections 163.34 and 163.3187, and 163.3189, Florida Statutes, established the process for the amendment of comprehensive plans pursuant to which Brevard County has established procedures for amending the 1988 Plan; and

WHEREAS, Brevard County initiated amendments and accepted application for small scale amendments to the Comprehensive Plan for adoption in calendar year 2024 as Small Scale Plan Amendment 24S.15; and

WHEREAS, Brevard County established Technical Advisory Groups consisting of County technical employees grouped according to their operational relationship to the subject of a plan element or sub-element being prepared or amended, and these

Technical Advisory Groups have provided technical expertise for the Amendment 24S.15; and

WHEREAS, the Board of County Commissioners of Brevard County, Florida, have provided for the broad dissemination of proposals and alternatives, opportunity for written comments, public hearings after due public notice, provisions for open discussion, communication programs and consideration of and response to public comments concerning the provisions contained in the 1988 Plan and amendments thereto; and

WHEREAS, Section 62-181, Brevard County Code designated the Brevard County Planning and Zoning Board as the Local Planning Agency for the unincorporated areas of Brevard County, Florida, and set forth the duties and responsibilities of said local planning agency; and

WHEREAS, on March 17, 2025, the Brevard County Local Planning Agency held a duly noticed public hearing on Plan Amendment 24S.15, and considered the findings and advice of the Technical Advisory Groups, and all interested parties submitting comments; and

WHEREAS, on April 14, 2025, the Brevard County Board of County Commissioners held a duly noticed public hearing, and considered the findings and recommendations of the Technical Advisory Group, and all interested parties submitting written or oral comments, and the recommendations of the Local Planning Agency, and upon thorough and complete consideration and deliberation, approved for adoption Plan Amendment 24S.15; and

WHEREAS, Small Scale Plan Amendment 24S.15 adopted by this Ordinance comply with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Plan Amendment 24S.15 adopted by this Ordinance is based upon findings of fact as included in data and analysis.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, as follows:

Section 1. Authority. This ordinance is adopted in compliance with, and pursuant to the Local Government Comprehensive Planning and Land Development Regulations Act, Sections 163.3184 and 163.3187, Florida Statutes.

Section 2. Purpose and Intent. It is hereby declared to be the purpose and intent of this Ordinance to clarify, expand, correct, update, modify and otherwise further the provisions of the 1988 Brevard County Comprehensive Plan.

Section 3. Adoption of Comprehensive Plan Amendments. Pursuant to Plan Amendment 24S.15 to the 1988 Comprehensive Plan, Article III, Chapter 62-504, Brevard County Code, the 1988 Brevard County Comprehensive Plan is hereby amended based on documentation shown in Exhibit A and as specifically shown in Exhibit B. Exhibits A and B are hereby incorporated into and made part of this Ordinance.

Section 4. Legal Status of the Plan Amendments. After and from the effective date of this Ordinance, the plan amendment, Plan Amendment 24S.15, shall amend the 1988 Comprehensive Plan and become part of that plan and the plan amendment shall retain the legal status of the 1988 Brevard County Comprehensive Plan established in Chapter 62-504 of the Code of Laws and Ordinances of Brevard County, Florida, as amended.

Section 5. Severability. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, but the effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

Section 6. Effective Date. The effective date of this small scale plan amendment shall be 31 days after adoption, unless the amendment is challenged

pursuant to Section 163.3187(3), Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Economic Opportunity, or the Administration Commission, finding the amendment in compliance with Section 163.3184, Florida Statutes. A certified copy of the ordinance shall be filed with the Office of the Secretary of State, State of Florida, within ten days of enactment.

DONE AND ADOPTED in regular session, this fourteenth day of April, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

_____	By: _____
Rachel M. Sadoff, Clerk	Rob Feltner, Chairman

As approved by the Board on April 14, 2025.

**EXHIBIT A
24S.15 SMALL SCALE
COMPREHENSIVE PLAN AMENDMENT**

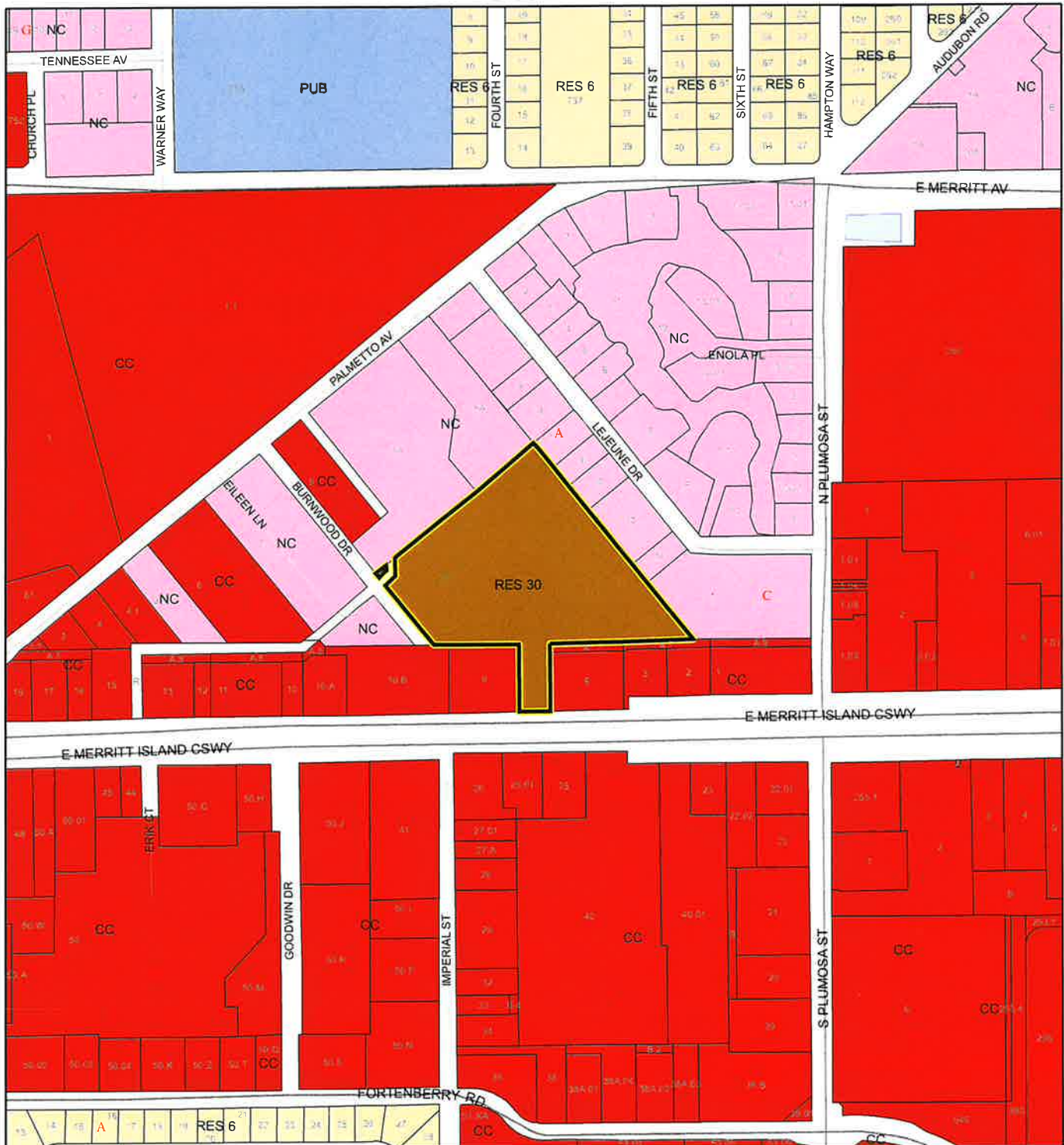
Contents

1. Proposed Future Land Use Map

PROPOSED FUTURE LAND USE MAP

JAY SRIAMBE LLC

24SS00015



1:4,800 or 1 inch = 400 feet

— Subject Property
 □ Parcels

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

Produced by BoCC - GIS Date: 12/23/2024

EXHIBIT B

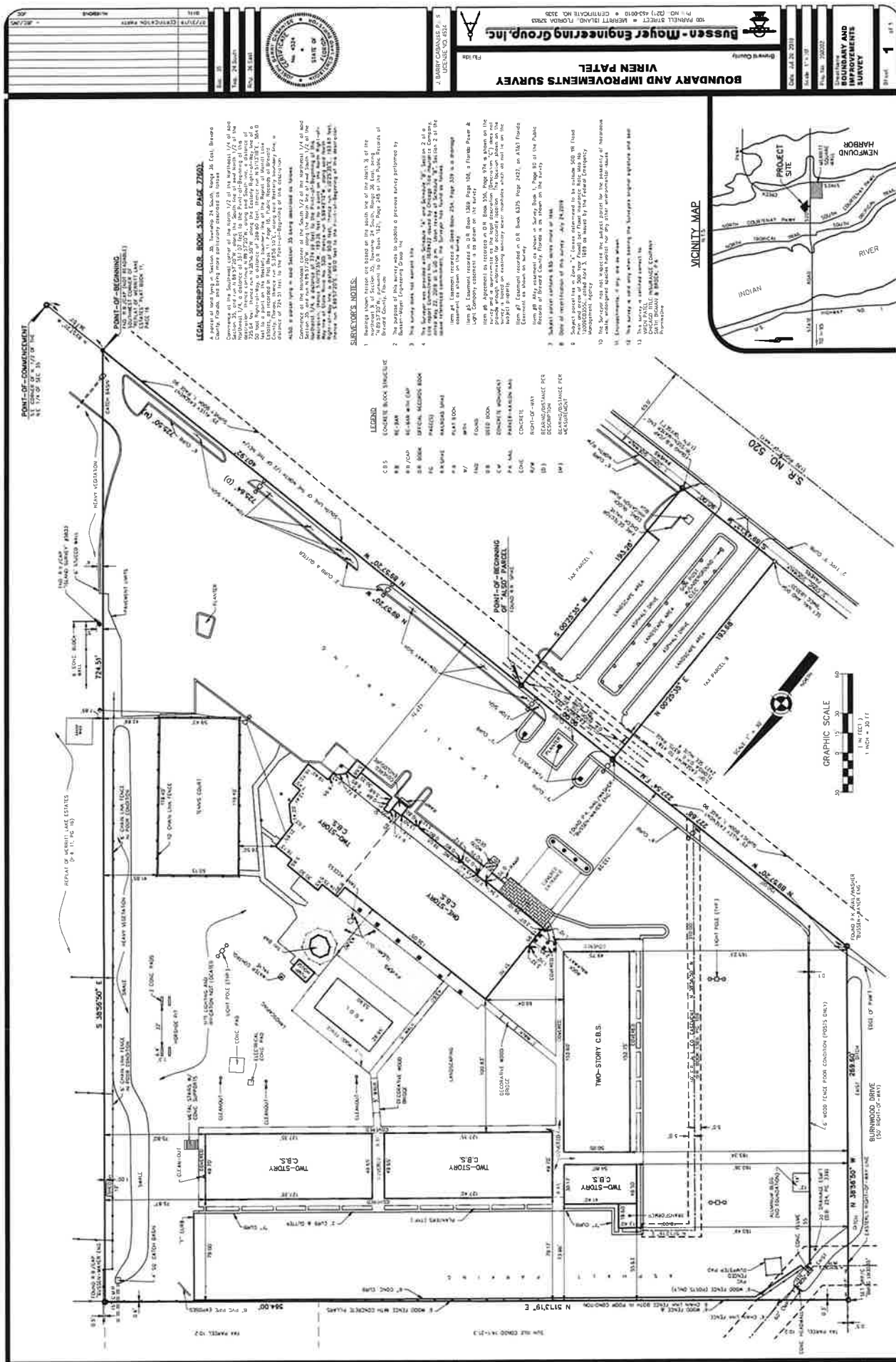
Contents

1. Legal Description

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY FLORIDA, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 35, AND RUN N $89^{\circ}57'20''$ W, ALONG SAID SOUTH LINE OF SAID NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$, A DISTANCE OF 367.07 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE N $89^{\circ}27'20''$ W, ALONG SAID SOUTH LINE, A DISTANCE OF 725.64 FEET; THENCE RUN N $38^{\circ}56'50''$ W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF A 50 FOOT RIGHT-OF-WAY, A DISTANCE OF 269.60 FEET; THENCE RUN N $51^{\circ}13'19''$ E, 564.0 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE REPLAT OF MERRITT LAKE ESTATES, AS RECORDED IN PLAT BOOK 11, PAGE 16, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S $38^{\circ}56'50''$ E, ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 724.51 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

ALSO, A PARCEL LYING IN SAID SECTION 35 BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 35 AND RUN N $89^{\circ}57'20''$ W, ALONG THE NORTH LINE OF SAID SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$, A DISTANCE OF 774.99 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S $00^{\circ}25'35''$ W, 193.26 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 520; THENCE RUN S $89^{\circ}42'12''$ W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 90.0 FEET; THENCE RUN N $00^{\circ}25'35''$ E, 193.68 FEET; THENCE RUN S $89^{\circ}57'20''$ E, 90.0 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.





School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699
Dr. Mark Rendell, Ed.D., Superintendent



February 11, 2025

Paul Body, Planner III
Planning & Development Department
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way Bldg. A-114
Viera, Florida 32940

**RE: Proposed Mastroianni Development
School Impact Analysis – Capacity Determination CD-2025-03**

Dear Mr. Body,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development. The subject property is Tax Account 2426536 (Parcel ID: 24-36-35-00-10), containing a total of approximately 6.93 acres in District 2, Brevard County, Florida. The proposed development includes a maximum of 190 multi-family units. The School Impact Analysis of this proposed development has been undertaken and the following information is provided for your use.

The calculations used to analyze the prospective student impact are consistent with the methodology outlined in Section 13.2 and Amended Appendix "A"-School District Student Generation Multiplier (approved April 11, 2022) of the *Interlocal Agreement for Public School Facility Planning & School Concurrency (ILA-2014)*. The following capacity analysis is performed using capacities/projected students as shown in years 2025-26 to 2029-30 of the *Brevard County Public Schools Financially Feasible Plan for School Years 2024-25 to 2029-30* which is attached for reference.

Multi-Family Apartments 190			
Students Generated	Student Generation Rates	Calculated Students Generated	Rounded Number of Students Generated
Elementary	0.11	20.9	21
Middle	0.02	3.8	4
High	0.05	9.5	10
Total	0.18		35

Planning & Project Management
Facilities Services
Phone: (321) 633-1000, ext. 11418



School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699
Dr. Mark Rendell, Ed.D., Superintendent



FISH Capacity (including relocatable classrooms) from the Financially Feasible Plan (FFP) Data and Analysis for School Years 2025-26 to 2029-30

School	2025-26	2026-27	2027-28	2028-29	2029-30
Mila	707	707	707	707	707
Jefferson	873	873	873	873	873
Merritt Island	1,966	1,966	1,966	1,966	1,966

Projected Student Membership

School	2025-26	2026-27	2027-28	2028-29	2029-30
Mila	384	377	367	329	319
Jefferson	481	450	437	513	528
Merritt Island	1,328	1,272	1,231	1,149	1,135

Students Generated by Newly Issued SCADL Reservations Since FFP

School	2025-26	2026-27	2027-28	2028-29	2029-30
Mila	-	-	-	-	-
Jefferson	-	-	-	-	-
Merritt Island	-	-	-	-	-

Cumulative Students Generated by Proposed Development

School	2025-26	2026-27	2027-28	2028-29	2029-30
Mila	21	21	21	21	21
Jefferson	4	4	4	4	4
Merritt Island	10	10	10	10	10

Total Projected Student Membership (includes Cumulative Impact of Proposed Development)

School	2025-26	2026-27	2027-28	2028-29	2029-30
Mila	405	398	388	350	340
Jefferson	485	454	441	517	532
Merritt Island	1,338	1,282	1,241	1,159	1,145

Projected Available Capacity = FISH Capacity - Total Projected Student Membership

School	2025-26	2026-27	2027-28	2028-29	2029-30
Mila	302	309	319	357	367
Jefferson	388	419	432	356	341
Merritt Island	629	685	726	808	822

Planning & Project Management
Facilities Services
Phone: (321) 633-1000, ext. 11418



School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699
Dr. Mark Rendell, Ed.D., Superintendent



At this time, MILA Elementary School, Jefferson Middle School and Merritt Island High School are projected to have enough capacity for the total of projected and potential students from the SR 520 Hotel Conversion development.

This is a **non-binding** review; a *Concurrency Determination* must be performed by the School District prior to a Final Development Order and the issuance of a Concurrency Evaluation Finding of Nondeficiency by the Local Government.

We appreciate the opportunity to review this proposed project. Please let us know if you require additional information.

Sincerely,

Karen M. Black, AICP
Manager – Facilities Planning & Intergovernmental Coordination
Planning & Project Management, Facilities Services

Enclosure: *Brevard County Public Schools Financially Feasible Plan for School Years 2024-25 to 2029-30*

Copy: Susan Hann, AICP, Assistant Superintendent of Facility Services
File CD-2025-03

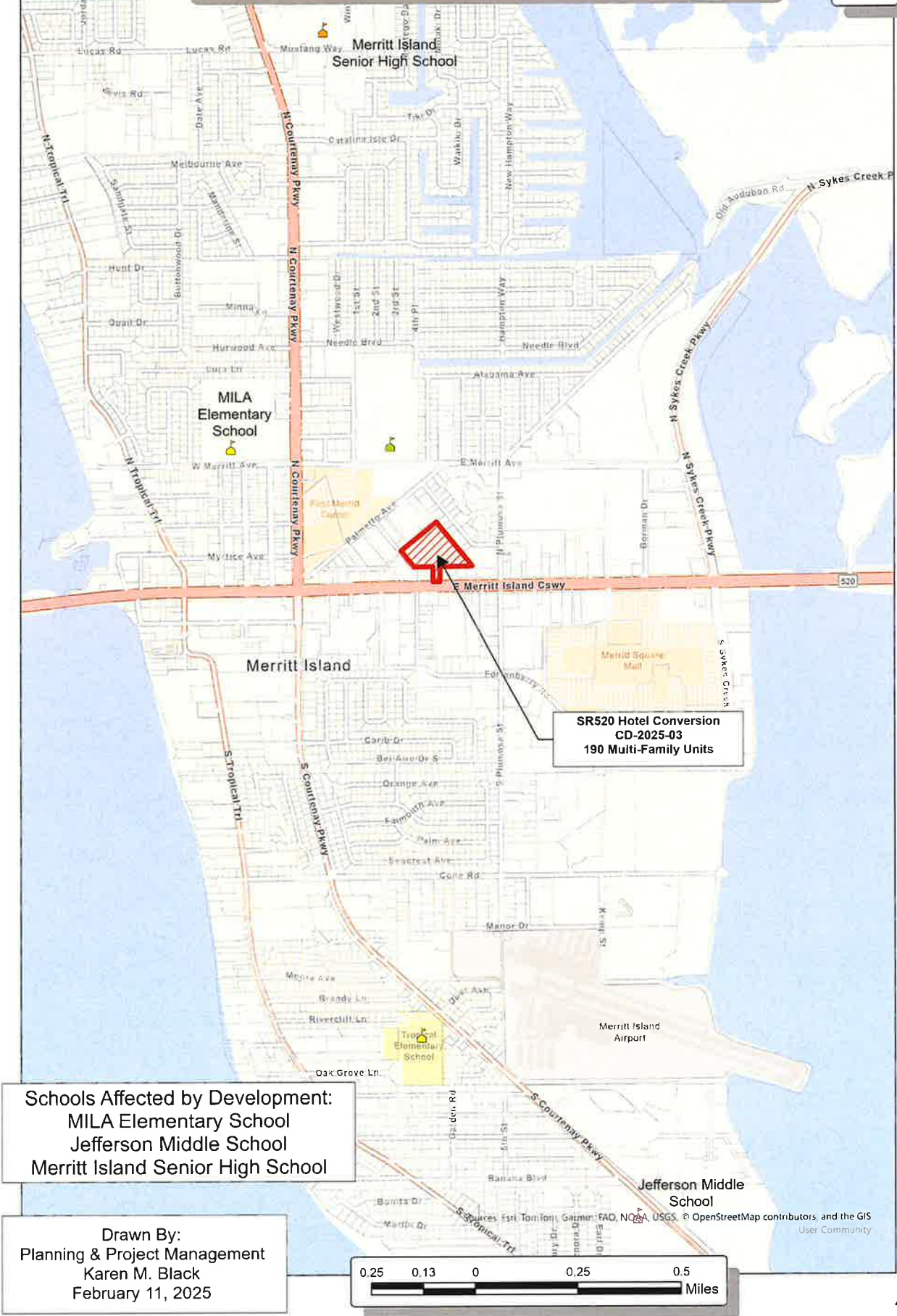
David G. Lindemann, AICP
Director of Planning & Project Management, Facilities Services
File CD-2025-03

Planning & Project Management
Facilities Services
Phone: (321) 633-1000, ext. 11418





SR 520 Hotel Conversion Development Location Map



**SR520 Hotel Conversion
CD-2025-03
190 Multi-Family Units**

Schools Affected by Development:
MILA Elementary School
Jefferson Middle School
Merritt Island Senior High School

Drawn By:
Planning & Project Management
Karen M. Black
February 11, 2025





Financially Feasible Plan To Maintain Utilization Rates Lower than the 100% Level of Service Data and Analysis for School Years 2024-25 to 2029-30

Summary		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Highest Utilization Elementary Schools:		105%	89%	100%	100%	100%	100%
Highest Utilization Middle Schools:		83%	100%	99%	97%	99%	100%
Highest Utilization Jr / Sr High Schools:		81%	81%	80%	80%	77%	75%
Highest Utilization High Schools:		95%	97%	98%	100%	99%	100%

School	Type	Grades	Utilization Factor	School Year 2024-25			School Year 2025-26			School Year 2026-27			School Year 2027-28			School Year 2028-29			School Year 2029-30		
				FISH Capacity	10/14/24 Member-ship	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization
Elementary School Concurrency Service Areas																					
Allen	Elementary	PK-6	100%	751	620	83%	751	635	85%	751	650	87%	751	680	91%	751	695	93%	751	710	95%
Anderson	Elementary	K-6	100%	757	481	64%	757	457	60%	757	455	60%	757	419	55%	757	401	53%	757	390	52%
Apollo	Elementary	K-6	100%	902	596	66%	902	579	64%	902	550	61%	902	518	57%	902	494	55%	902	480	53%
Atlantis	Elementary	PK-6	100%	739	653	88%	739	632	86%	739	613	83%	739	599	81%	739	580	80%	739	578	78%
Audubon	Elementary	PK-6	100%	761	415	55%	761	420	55%	761	422	55%	761	413	54%	761	398	52%	761	386	51%
Cambridge	Elementary	PK-6	100%	787	477	61%	787	481	62%	787	507	64%	787	538	68%	787	556	71%	787	566	72%
Cape View	Elementary	PK-6	100%	570	273	48%	570	263	46%	570	264	46%	570	279	49%	570	277	49%	570	276	48%
Challenger 7	Elementary	K-6	100%	751	636	85%	751	624	83%	751	607	81%	751	576	77%	751	546	73%	751	488	65%
Columbia	Elementary	PK-6	100%	573	431	75%	573	408	71%	573	393	69%	573	360	63%	573	345	60%	573	346	60%
Coquina	Elementary	PK-6	100%	751	573	76%	751	638	85%	751	682	91%	751	732	97%	751	785	100%	751	839	100%
Creel	Elementary	K-6	100%	1,114	465	42%	1,114	472	43%	1,114	484	44%	1,114	474	44%	1,114	468	43%	1,114	473	44%
Croton	Elementary	PK-6	100%	980	680	69%	980	716	73%	980	752	77%	980	789	81%	980	809	83%	980	809	83%
Discovery	Elementary	PK-6	100%	968	744	77%	968	751	78%	968	750	77%	968	766	79%	968	729	75%	968	708	73%
Endeavour	Elementary	PK-6	100%	729	597	82%	729	585	80%	729	563	77%	729	557	76%	729	557	76%	729	554	76%
Enterprise	Elementary	PK-6	100%	789	466	59%	789	460	58%	789	470	60%	789	464	59%	789	463	59%	789	451	57%
Fairglenn	Elementary	PK-6	100%	711	410	58%	711	401	56%	711	374	53%	711	349	49%	711	332	47%	711	309	43%
Gemini	Elementary	K-6	100%	777	448	58%	777	474	61%	777	480	62%	777	490	63%	777	500	64%	777	517	67%
GoView	Elementary	PK-6	100%	629	390	62%	629	399	63%	629	428	68%	629	452	72%	629	464	74%	629	458	73%
Harbor City	Elementary	PK-6	100%	605	444	73%	605	416	69%	605	408	67%	605	379	63%	605	364	60%	605	351	58%
Holland	Elementary	PK-6	100%	729	607	83%	729	628	86%	729	607	83%	729	598	82%	729	574	79%	729	562	77%
Imperial Estates	Elementary	K-6	100%	798	664	83%	798	646	81%	798	641	80%	798	599	75%	798	606	76%	798	584	73%
Indian Creek	Elementary	PK-6	100%	930	856	92%	930	846	91%	930	841	90%	930	808	87%	930	798	86%	930	784	84%
Jupiter	Elementary	PK-6	100%	892	573	64%	892	567	64%	892	565	63%	892	566	66%	892	591	67%	892	595	67%
Lockmar	Elementary	PK-6	100%	790	579	73%	790	562	71%	790	549	69%	790	524	66%	790	528	67%	790	535	68%
Longleaf	Elementary	PK-6	100%	998	910	91%	998	900	90%	998	930	91%	998	941	92%	998	932	93%	998	987	99%
Manatee	Elementary	K-6	100%	838	687	82%	838	705	84%	838	726	87%	838	745	90%	838	765	91%	838	777	93%
McAuliffe	Elementary	PK-6	100%	1,004	778	77%	1,004	764	76%	1,004	742	74%	1,004	712	71%	1,004	704	70%	1,004	708	71%
Meadowlane Intermediate	Elementary	3-6	100%	824	604	73%	824	553	67%	824	565	69%	824	596	72%	824	598	73%	824	591	72%
Meadowlane Primary	Elementary	K-6	100%	707	382	54%	707	384	54%	707	377	53%	707	367	52%	707	329	47%	707	319	45%
Mila	Elementary	PK-6	100%	725	395	54%	725	420	58%	725	442	61%	725	443	61%	725	460	63%	725	476	66%
Mims	Elementary	PK-6	100%	968	473	49%	968	472	49%	968	490	51%	968	480	50%	968	482	50%	968	485	51%
Oak Park	Elementary	PK-6	100%	654	499	76%	654	488	75%	654	463	71%	654	448	69%	654	418	64%	654	395	60%
Ocean Breeze	Elementary	PK-6	100%	983	583	59%	983	585	60%	983	601	61%	983	605	62%	983	591	60%	983	587	60%
Palm Bay Elem	Elementary	PK-6	100%	613	501	82%	613	519	85%	613	535	87%	613	537	88%	613	541	88%	613	551	90%
Pinewood	Elementary	PK-6	100%	852	628	74%	852	662	78%	852	679	80%	852	725	85%	852	797	94%	852	820	95%
Port Malabar	Elementary	PK-6	100%	932	690	74%	932	675	72%	932	674	72%	932	662	71%	932	637	68%	932	630	68%
Quest	Elementary	PK-6	100%	733	721	98%	733	777	105%	733	821	111%	733	887	121%	733	911	124%	733	900	123%
Rivera	Elementary	PK-6	100%	599	275	46%	599	295	49%	599	294	49%	599	294	49%	599	305	51%	599	314	52%
Roosevelt	Elementary	K-6	100%	785	493	63%	785	495	63%	785	499	64%	785	501	64%	785	476	61%	785	457	58%
Sabal	Elementary	PK-6	100%	998	622	62%	998	634	64%	998	633	63%	998	622	62%	998	600	60%	998	579	58%
Saturn	Elementary	PK-6	100%	461	308	67%	461	308	67%	461	313	68%	461	310	67%	461	305	66%	461	301	65%
Sea Park	Elementary	PK-6	100%	609	494	81%	609	511	84%	609	520	85%	609	522	86%	609	522	86%	609	532	87%
Sherwood	Elementary	PK-6	100%	957	907	95%	957	984	103%	957	1,029	107%	957	1,133	120%	957	1,236	129%	957	1,338	142%
Sunrise	Elementary	PK-5	100%	755	565	75%	755	574	76%	755	555	74%	755	532	70%	755	530	70%	755	536	71%
Surfside	Elementary	K-6	100%	541	404	75%	541	412	76%	541	410	76%	541	392	72%	541	391	72%	541	390	72%
Surfside	Elementary	K-6	100%	910	569	63%	910	550	60%	910	540	59%	910	532	58%	910	498	55%	910	490	54%
Turner	Elementary	PK-6	100%	874	599	68%	874	669	77%	874	768	88%	874	886	101%	874	1,006	115%	874	1,065	123%
University Park	Elementary	PK-6	100%	811	529	65%	811	548	68%	811	612	75%	811	647	80%	811	649	80%	811	665	82%
Viera Elem	Elementary	K-6	100%	1,030	885	86%	1,030	980	95%	1,030	979	95%	1,030	997	97%	1,030	1,001	97%	1,030	1,002	97%
Westside	Elementary	K-6	100%	941	984	105%	941	1,041	110%	941	1,112	118%	941	1,227	128%	941	1,337	142%	941	1,425	155%
Williams	Elementary	PK-6	100%	715	436	61%	715	395	55%	715	387	54%	715	371	52%	715	353	49%	715	329	45%
Elementary Totals				42,106	30,023	61%	42,348	30,425	55%	42,546	30,883	54%	42,876	31,251	52%	43,338	31,428	49%	43,890	31,653	46%

School	Type	Grades	Utilization Factor	School Year 2024-25			School Year 2025-26			School Year 2026-27			School Year 2027-28			School Year 2028-29			School Year 2029-30		
				FISH Capacity	10/14/24 Member-ship	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization
Middle School Concurrency Service Areas																					
Central	Middle	7-8	90%	1,514	1,058	70%	1,514	1,048	69%	1,514	1,101	73%	1,514	1,161	77%	1,514	1,158	76%	1,514	1,158	76%
DeLaura	Middle	7-8	90%	960	548	57%	960	440	46%	960	446	46%	960	430	45%	960	411	43%	960	411	43%
Hoover	Middle	7-8	90%	680	473	70%	680	465	68%	680	451	66%	680	440	64%	680	426	62%	680	411	62%
Jackson	Middle	7-8	90%	660	505	77%	660	465	70%	660	454	69%	660	434	66%	660	411	62%	660	411	62%
Jefferson	Middle	7-8	90%	873	478	55%	873	481	55%	873	450	52%	873	437	50%	873	411	47%	873	411	47%
Johnson	Middle	7-8	90%	1,064	577	54%	1,064	602	57%	1,064	633	59%	1,064	682	64%	1,064	696	66%	1,064	696	66%
Kennedy	Middle	7-8	90%	869	448	52%	869	355	41%	869	327	38%	869	352	40%	869	348	40%	869	348	40%
Mason	Middle	7-8	90%	781	446	57%	781	431	55%	781	412	53%	781	463	59%	781	436	56%	781	436	56%
McNair	Middle	7-8	90%	616	262	43%	616	259	42%	616	258	42%	616	282	46%	616	324	53%	616	322	52%
Southwest	Middle	7-8	90%	1,281	1,001	78%	1,281	1,046	82%	1,281	1,073	84%	1,281	1,224	96%	1,281	1,438	112%	1,281	1,438	112%
Stone	Middle	7-8	90%	1,076	556	52%	1,076	584	54%	1,076	612	57%	1,076	612	57%	1,076	612	57%	1,076	612	57%
Viera Middle	Middle	7-8	90%	896	742	83%	896	742	83%	896	742	83%	896	742	83%	896	742	83%	896	742	83%
Middle Totals				11,270	7,096	83%	11,329	7,052	81%	11,329	7,460	84%	11,329	7,877	88%	11,507	7,928	90%	11,507	7,928	90%
Junior / Senior High School Concurrency Service Areas																					
Coconut Beach	Jr / Sr High	PK, 9-12	90%	2,085	1,435	69%	2,085	1,371	65%	2,085	1,320	63%	2,085	1,270	61%	2,085	1,317	63%	2,085	1,317	63%
Space Coast	Jr / Sr High	7-12	90%	1,464	1,049	72%	1,464	982	67%	1,464	966	66%	1,464	912	62%	1,464	859	59%	1,464	859	59%
				1,852	1,505	81%	1,852	1,500	81%	1,852	1,482	80%	1,852	1,453	78%	1,852	1,382	75%	1,852	1,382	75%
Jr / Sr High Totals				5,401	3,989	81%	5,401	3,853	79%	5,401	3,768	79%	5,401	3,558	77%	5,401	3,558	77%	5,401	3,558	77%
Senior High School Concurrency Service Areas																					
Astronaut	High	9-12	95%	1,451	1,054	73%	1,451	1,047	72%	1,451	1,034	71%	1,451	984	68%	1,451	970	67%	1,451	970	67%
Bayside	High	9-12	95%	2,358	2,126	90%	2,358	2,173	92%	2,358	2,304	97%	2,358	2,427	103%	2,358	2,784	118%	2,358	2,784	118%
Enu Galle	High	PK, 9-12	95%	2,211	1,400	63%	2,211	1,418	64%	2,211	1,429	65%	2,211	1,446	66%	2,211	1,588	72%	2,211	1,588	72%
Heritage	High	9-12	95%	2,314	1,992	86%	2,314	1,969	85%	2,314	1,979	86%	2,314	1,922	83%	2,314	1,969	85%	2,314	1,969	85%
Melbourne	High	9-12	95%	2,370	2,210	93%	2,370	2,202	93%	2,370	2,199	93%	2,370	2,214	94%	2,370	2,309	97%	2,370	2,309	97%
Merritt Island	High	PK, 9-12	95%	1,966	1,415	72%	1,966	1,328	68%	1,966	1,272	65%	1,966	1,231	63%	1,966	1,135	58%	1,966	1,135	58%
Palm Bay	High	PK, 9-12	95%	2,642	1,366	52%	2,642	1,326	50%	2,642	1,307	49%	2,642	1,325	50%	2,642	1,435	54%	2,642	1,435	54%
Rockledge	High	9-12	95%	1,836	1,577	86%	1,836	1,579	86%	1,836	1,592	87%	1,836	1,555	85%	1,836	1,560	85%	1,836	1,560	85%
Satellite	High	PK, 9-12	95%	1,551	1,436	92%	1,551	1,373	89%	1,551	1,317	85%	1,551	1,232	79%	1,551	1,178	76%	1,551	1,178	76%
Titusville	High	9-12	95%	1,801	1,277	71%	1,801	1,260	70%	1,801	1,206	67%	1,801	1,141	63%	1,801	1,104	61%	1,801	1,104	61%
Viera	High	PK, 9-12	95%	2,461	2,379	97%	2,461	2,379	97%	2,461	2,379	97%	2,461	2,422	98%	2,461	2,435	99%	2,461	2,435	99%
High Totals				22,961	18,216	80%	22,961	18,052	79%	22,961	18,014	78%	22,961	17,918	78%	22,961	18,467	80%	22,961	18,467	80%
Schools of Choice (Not Concurrency Service Areas)																					
Freedom 7	Elementary	K-6	100%	475	408	86%	475	414	87%	475	414	87%	475	414	87%	475	414	87%	475	414	87%
Stevenson	Elementary	K-6	100%	569	481	85%	569	486	85%	569	486	85%	569	486	85%	569	486	85%	569	486	85%
West Lake	Elementary	K-6	100%	639	469	73%	639	498	78%	639	496	78%	639	496	78%	639	496	78%	639	496	78%
West Melbourne	Elementary	K-6	100%	654	605	93%	654	605	93%	654	605	93%	654	605	93%	654	605	93%	654	605	93%
Edgewood	Jr / Sr High	7-12	90%	1,077	940	87%	1,077	945	88%	1,077	945	88%	1,077	945	88%	1,077	945	88%	1,077	945	88%
West Shore	Jr / Sr High	7-12	90%	1,264	947	75%	1,264	945	75%	1,264	945	75%	1,264	945	75%	1,264	945	75%	1,264	945	75%
Schools of Choice				4,678	3,950	84%	4,678	3,911	83%	4,678	3,911	83%	4,678	3,911	83%	4,678	3,911	83%	4,678	3,911	83%
Brevard Totals				86,416	63,174	73%	86,823	63,325	73%	87,021	63,628	73%	87,422	64,198	73%	88,195	64,897	74%	88,771	65,317	74%

Notes

- FISH Capacity is the sum of the factored permanent capacity and the factored relocatable capacity. Permanent and relocatable capacities for 2024-25 are reported from the FISH database as of November 13, 2024.
- Student Membership is reported from the Fall Final Membership Count (10/14/2024).
- Davis Demographics SchoolSite Enrollment Forecasting Extension for ArcGIS estimates future student populations by analyzing the following data:
 - Development Projections from Brevard County Local Government Jurisdictions
 - Brevard County School Concurrency Student Generation Multipliers (SGM)
 - Fall Membership student addresses and corresponding concurrency service areas
 - Student Mobility Rates / Cohort Survival Rates
 - Brevard County Birth rates by zip code
- Davis Demographics estimates are then adjusted using the following factors:
 - PK (Pre-Kindergarten) and AH (daycare for students with infants) enrollment number are assumed to be constant
 - Current From to attendance patterns are assumed to remain constant
 - Nongeocoded student addresses are assumed to continue in their attendance schools.
 - Charter School Growth.
- In order to maintain utilization rates lower than the 100% Level of Service, Permanent Capacity and Relocatable Classrooms are assumed to add future student stations as necessary.
- If student projections are accurate, the school board could add additional classroom capacity, implement attendance boundary changes, or add relocatable classrooms. A south area elementary school is planned for the future growth, but the exact timing hasn't been established.
 - If only relocatable classrooms are used for the next 5 years, the following changes would be needed to accommodate projected growth. These schools are being analyzed for the best options to accommodate additional students.
 - Primary relocatable classrooms (Grades K-3) = 18 student stations, Intermediate (Grades 4-8) relocatable classrooms = 22 student stations, and High School (Grades 9-12) relocatable classrooms = 25 student stations

For school year 2025-26, a total of 13 intermediate classrooms are projected for Jupiter (2), Riviera (2), Sunrise (2), and Westside (3) Elementary Schools.

For school year 2026-27, a total of 15 intermediate classrooms are projected for Jupiter (2), Riviera (2), Sunrise (4), Turner (1) and Westside (5) Elementary Schools and 3 High School relocatable classrooms are proposed for Bayside High School.

For school year 2027-28, a total of 29 intermediate classrooms are projected for Columbia (2), Jupiter (2), Riviera (2), Sunrise (5), Turner (5), and Westside (4) Elementary Schools, Southwest Middle School (8) and 6 High School relocatable classrooms are proposed for Bayside High School.

For school year 2028-29, a total of 17 intermediate classrooms are projected for Columbia (2), Jupiter (2), Sunrise (5), Turner (3), and Westside (4) Elementary Schools, Southwest Middle School (1) and 9 High School relocatable classrooms are proposed for Bayside.

9. A classroom addition is planned to open at West Melbourne School of Science for 2025-26. The factored capacity is adjusted for the proposed 106 student stations.



MERRITT ISLAND REDEVELOPMENT AGENCY

MERRITT ISLAND REDEVELOPMENT AGENCY INTER-OFFICE MEMORANDUM

DATE: February 19, 2025

TO: Trina Gilliam, Interim Planning & Zoning Manager
Desiree Jackson, Planner I
Kristen Champion, Special Projects Coordinator III

FROM: Lisa Nicholas, Community Development Manager, on behalf of the
Merritt Island Redevelopment Agency Board of Directors

RE: **MIRA Board of Directors Rezoning & Small Scale Comprehensive Plan Amendment
Application #24Z00066 & #24SS00015
260 East Merritt Island Causeway, Merritt Island
Request to Rezone the Property from BU-1 / BU-2 to RU-2-30**

As set forth in Sec. 62-2114 of the Brevard County Code, when an application is made to the Planning and Zoning Board for a change in zoning that pertains to property located in the Merritt Island Redevelopment Area, the application shall be forwarded to the Merritt Island Redevelopment Agency for review prior to the applicable public hearing before the Planning and Zoning Board.

At its regular meeting on January 23, 2025, the MIRA Board of Directors reviewed the proposed application, #24Z00066, which would rezone the subject property from BU-1 / BU-2 to RU-2-30 for the purpose of converting a blighted hotel property on East Merritt Island Causeway to one- and two-bedroom rental units. Collectively, the MIRA Board is very supportive of this rezoning and all efforts that are required to ensure that it comes to fruition, including the Small Scale Comprehensive Plan Amendment (#24SS00015) that is required.

Upon review of the application, the Board voted unanimously to **recommend approval** of the rezoning from BU-1 / BU-2 to RU-2-30 for the redevelopment of the property at 260 East Merritt Island Causeway, which will result in 190 multi-family dwelling units.

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, March 17, 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 Mark Wadsworth, Chair (D4); Henry Minneboo, Vice-Chair (D1); Ana Saunders (D5); Erika Orriss (D3); Logan Luse (D4); Ruth Amato (D1); John Hopengarten (D1); Jerrad Atkins (D1); Melissa Jackson (D5); and Greg Nicklas (D3).

Staff members present were Trina Gilliam, Interim Zoning Manager; Paul Body, Planner; Jane Hart, Environmental Specialist (Natural Resources Management); Alex Esseeesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

Excerpt of complete agenda

H.7. Jay Sriambe LLC. (Bruce Moia) requests a Small-Scale Comprehensive Plan Amendment (24S.15), to change the Future Land Use Designation from CC to RES 30. (24SS00015) (Tax Account 2426536) (District 2)

H.8. Jay Sriambe LLC. (Bruce Moia) requests a change in zoning classification from BU-1 and BU-2 to RU-2-30. (24Z00066) (Tax Account 2426536) (District 2)

Trina Gilliam read companion Items H.7. and H.8. into the record.

Mr. Moia spoke to the application. I think all of you hopefully are going to really like this one. It's right in Henry's backyard. I love redevelopment because you get rid of that old, rundown facility and come up and just do a brand-new shiny building that's going to look a lot better and be used a lot better than what's currently being used there. Some of you might be familiar with this property it's a hotel on 520 and operating barely as a hotel. The applicant now wants to redevelop this from a hotel, and they want to make it residential. It's going to be multi-family residential. They're going to take the two buildings that are currently rooms, they're two-story, make them three-story and then refurbish the inside with bedrooms, kitchen, the whole nine yards. They'll build a new building with two-bedroom units and turn the existing restaurant and office into a clubhouse. I think there was a gym in there at one point in time, so they'll have all that as well. Then they're going to add another building which will be townhomes. As you can see on what I just passed out, there's an example of what they've done in other locations, so you can kind of see how they're going to dress up. They're going to clean and fix the pool, add a bunch of amenities, you can see as you go through all the things that they're going to add. They're going to have all kinds of outdoor amenities. They're going to have some cool stuff and they're going to convert the rooms, and you can see some of the before and after. It kind of speaks for itself and if the developer was here, he had quite a lengthy presentation from the MIRA board. They were extremely impressed with what he was proposing and has approved it for this board to also hopefully recommend approval to the County Commission. I'm not going to go through everything they're going to have, but there's a long list of amenities that they're going to provide for the people that are going to live here. If you've ever been to the facility, it's pretty rundown and it's in desperate need of redevelopment, so we don't think there's any downside. There's no additional impact, it's all upside to this one.

Public Comment

Richard Simpson inquired if these will be condominiums. What kind of multi-family are we talking about.

End Public Comment

Mr. Moia responded that right now it's transient housing. It's a hotel used for transient lodging, so this will be multi-family apartments with long-term rentals, as opposed to transient lodging.

Mr. Minneboo stated I just have one question, what's the exchange rate, meaning how many units are there now. What always scares me is when you use 230, so technically it'll be reduction.

Mr. Moia responded yes; it will be a reduction.

Mr. Hopengarten stated a company he worked for in Fort Meyers bought a Holiday Inn just like this, and we were going to tear it down in 2006 to put in condominiums. It was 1968 when this thing was built. I went over there the other day to look at it. They're still renting it out, people are still going there. I guess it must be cheap. The pool was clean, I was surprised. It looks like it's a good development for the area. There's a traffic light on 520, right in front of it, which is perfect. I'm not so sure if I like their conceptual design, the architect in me who always questions somebody else's design, but one of the things you need to tell them to look for when they do their phase one is there's asbestos in that building. So, they're going to have a problem with that, they must mitigate it, but I think it's a great idea. You're going to go three stories which is fine for the area. The whole strip at 520 used to be all car dealerships and now it's changing over to fast food restaurants and Wawas, so it's a new developing area and I think having residential in there will kind of balance that, so I think it's a good project.

Mr. Moia responded if you want to see something similar, we just worked on a project that's under construction over on 192. There's a Sushi restaurant in the front and a hotel, but that's being converted into housing as well, it's going to be done soon. It's going to look nice.

Mr. Wadsworth stated you're going to see that from my office. I think you're going to see that as a trend coming up here.

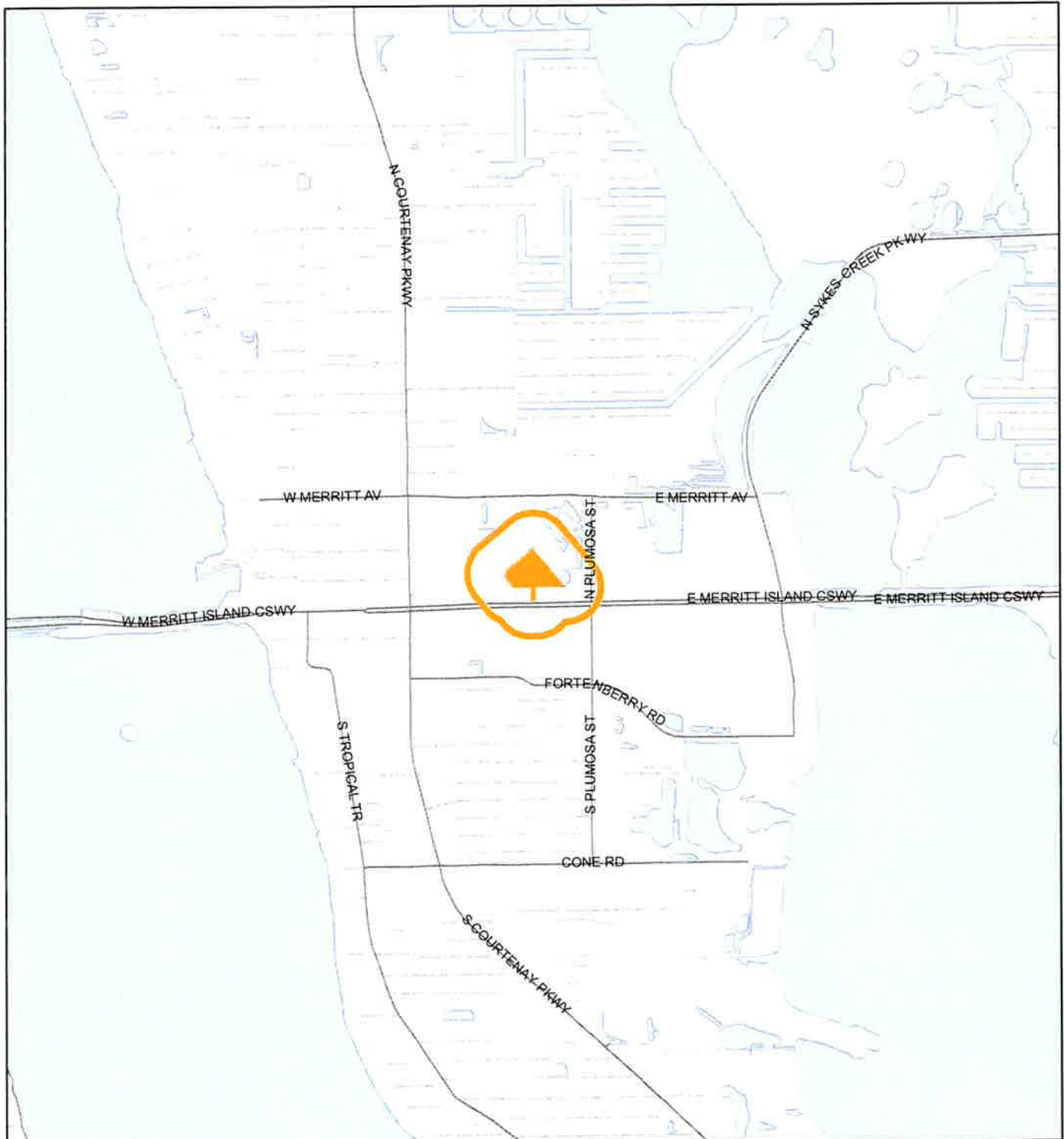
Motion to recommend approval of Item H.7. by John Hopengarten, seconded by Logan Luse. The motion passed unanimously.

Motion to recommend approval of Item H.8. by John Hopengarten, seconded by Logan Luse. The motion passed unanimously.

The meeting was adjourned at 4:58 p.m.

LOCATION MAP

JAY SRIAMBE LLC
24SS00015



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: 12/20/2024

- Buffer
- Subject Property

ZONING MAP

JAY SRIAMBE LLC

24SS00015



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: 12/20/2024

Subject Property

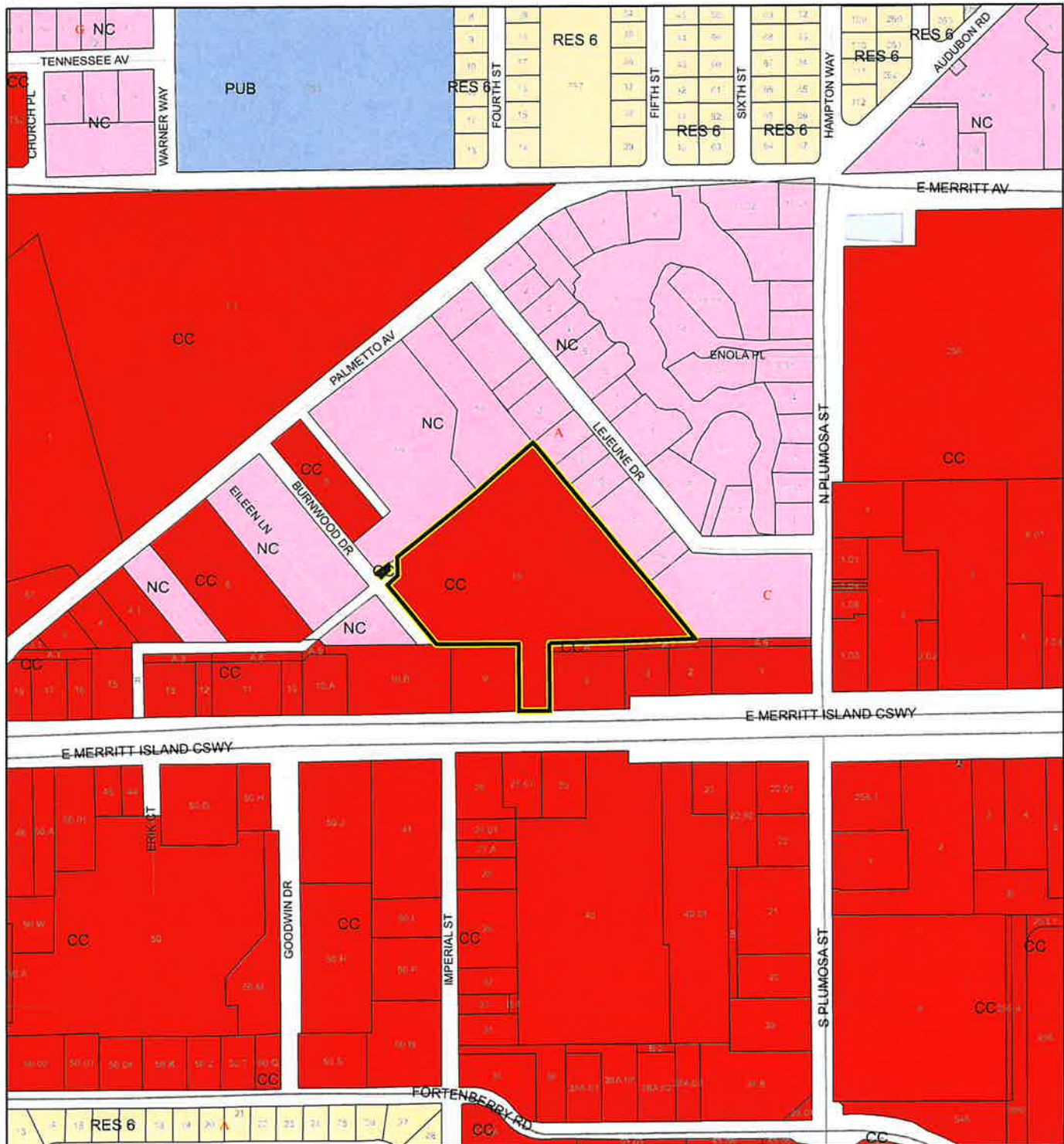
Parcels

Zoning

FUTURE LAND USE MAP

JAY SRIAMBE LLC

24SS00015



1:4,800 or 1 inch = 400 feet

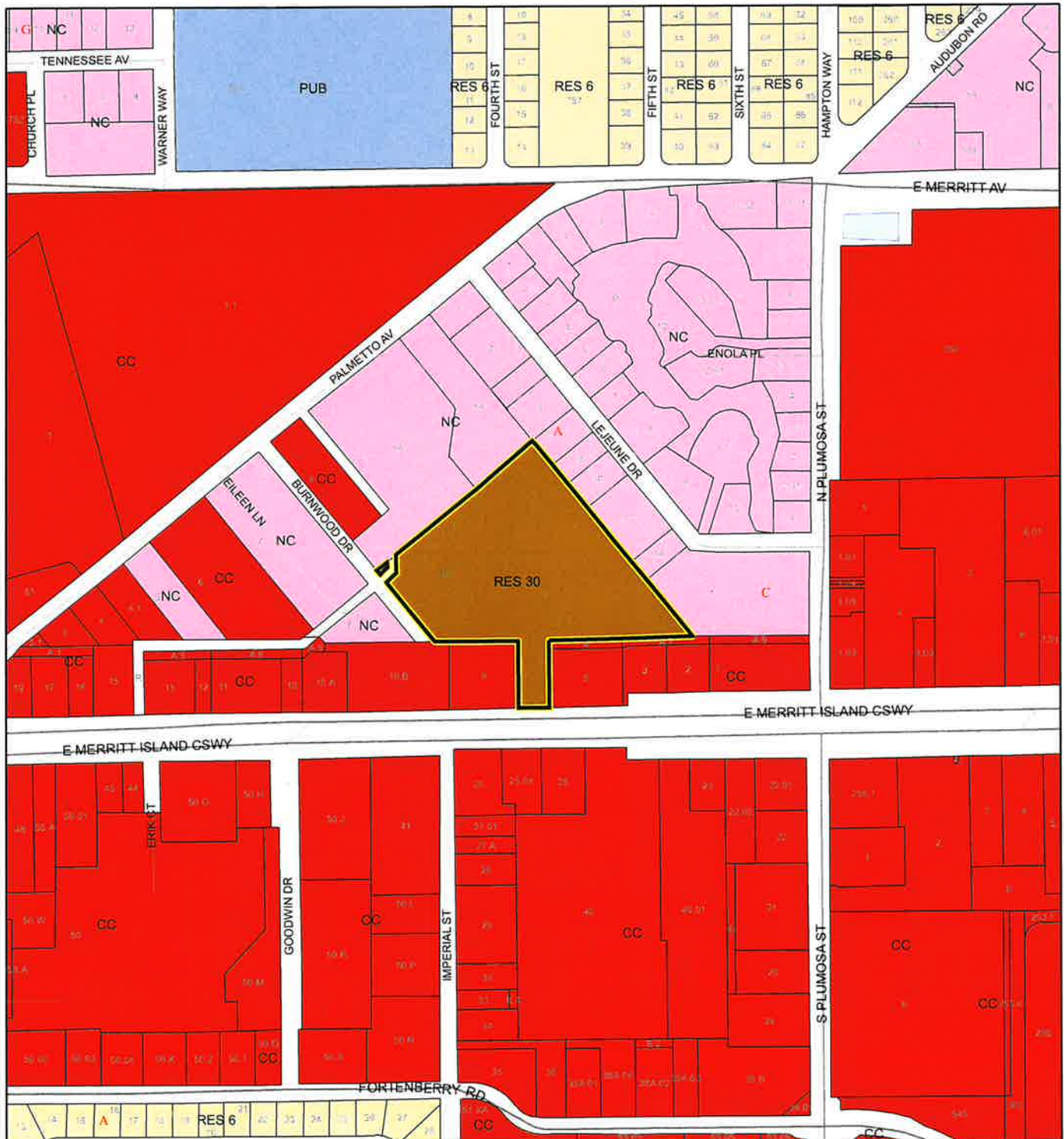
— Subject Property
 □ Parcels

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

Produced by BoCC - GIS Date: 12/20/2024

PROPOSED FUTURE LAND USE MAP

JAY SRIAMBE LLC
24SS00015



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

JAY SRIAMBE LLC

24SS00015



1:2,400 or 1 inch = 200 feet

PHOTO YEAR: 2024

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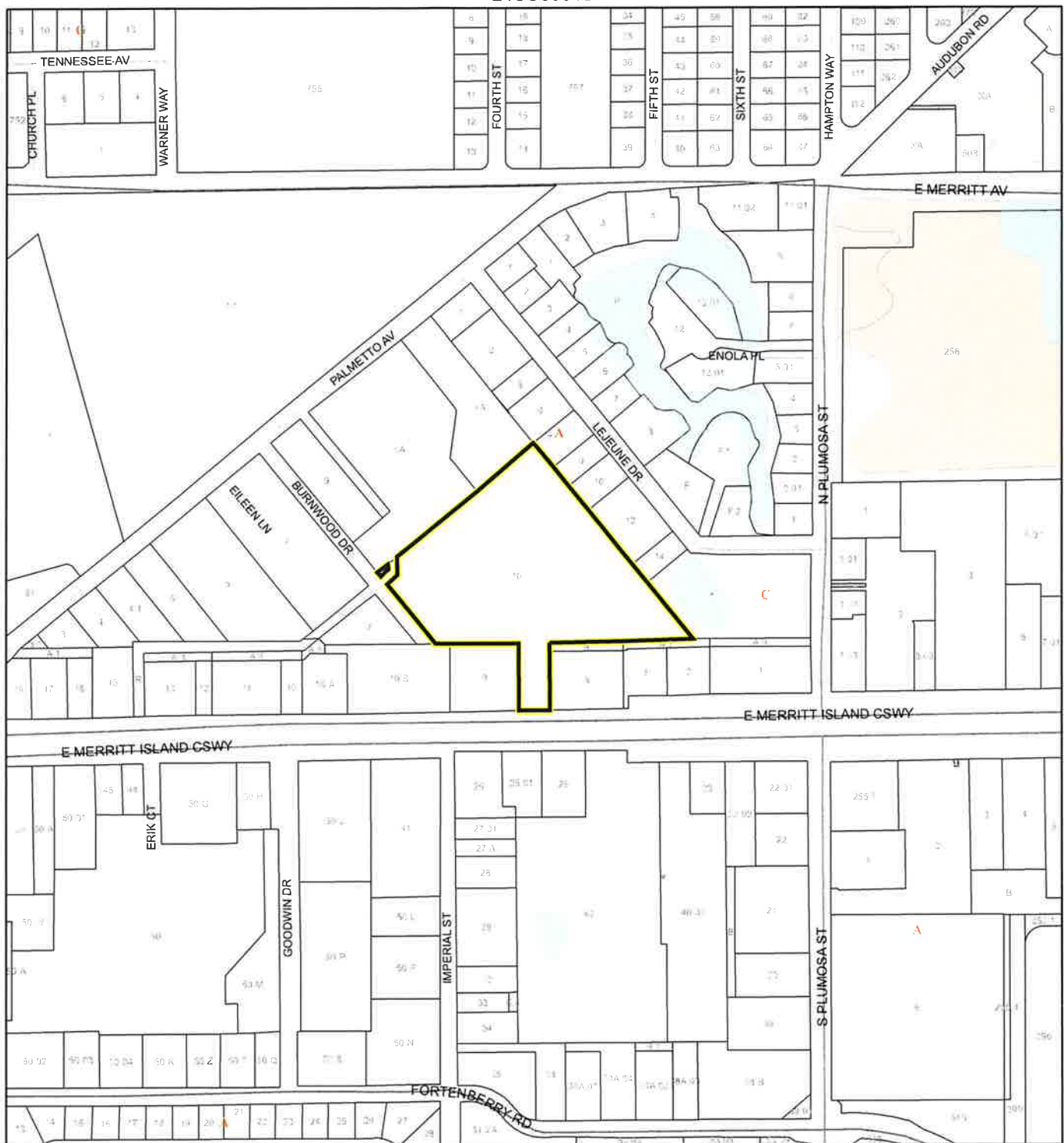
Produced by BoCC - GIS Date: 12/20/2024

— Subject Property

□ Parcels

NWI WETLANDS MAP

JAY SRIAMBE LLC
24SS00015



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: 12/20/2024

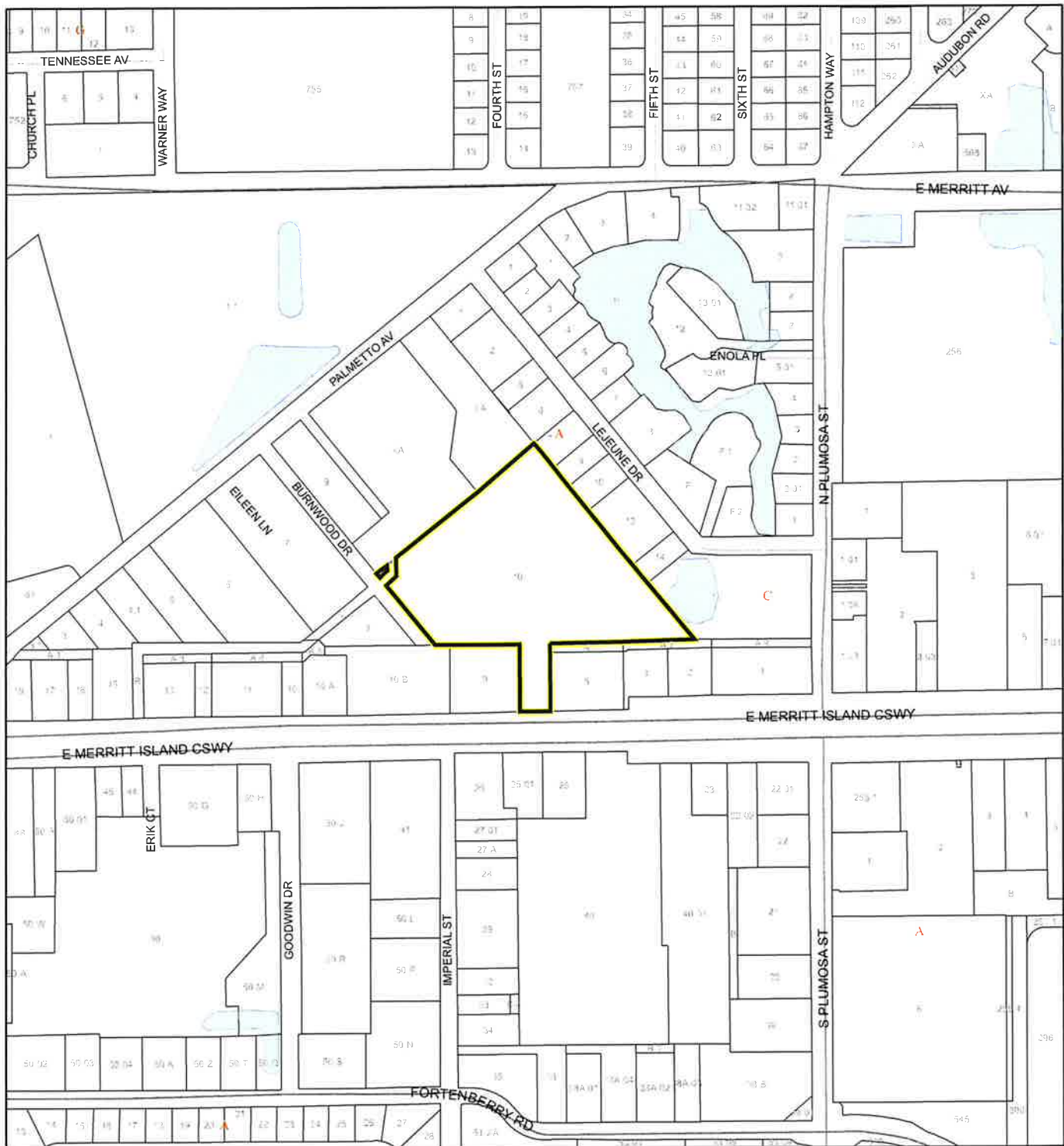
National Wetlands Inventory (NWI)

Estuarine and Marine Deepwater	Freshwater Pond
Estuarine and Marine Wetland	Lake
Freshwater Emergent Wetland	Other
Freshwater Forested/Shrub Wetland	Riverine
	Subject Property
	Parcels

SJRWMD FLUCCS WETLANDS - 6000 Series MAP

JAY SRIAMBE LLC

24SS00015



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: 12/20/2024

SJRWMD FLUCCS WETLANDS

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

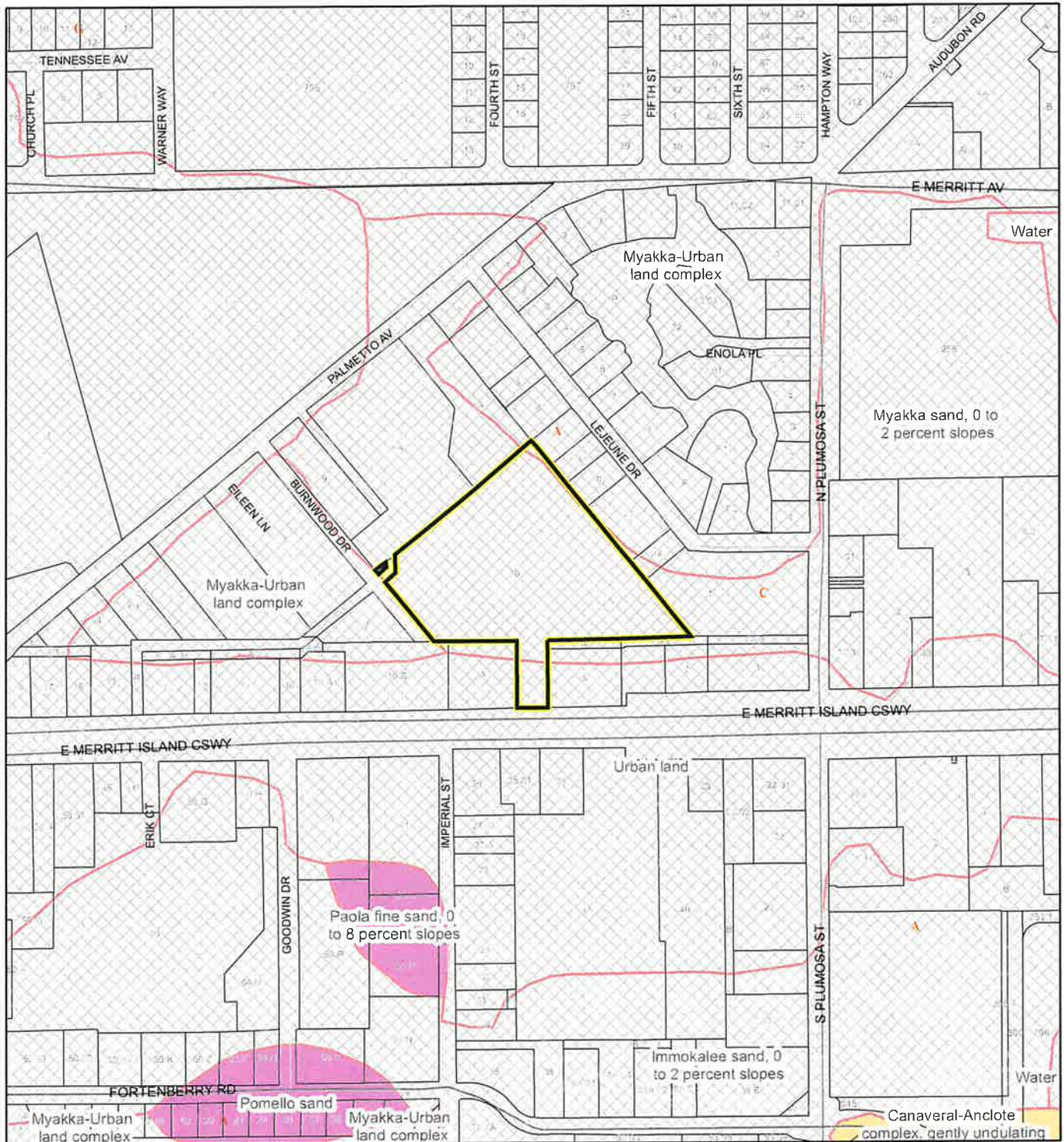
Subject Property

Parcels

USDA SCSSS SOILS MAP

JAY SRIAMBE LLC

24SS00015



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: 12/20/2024

USDA SCSSS Soils

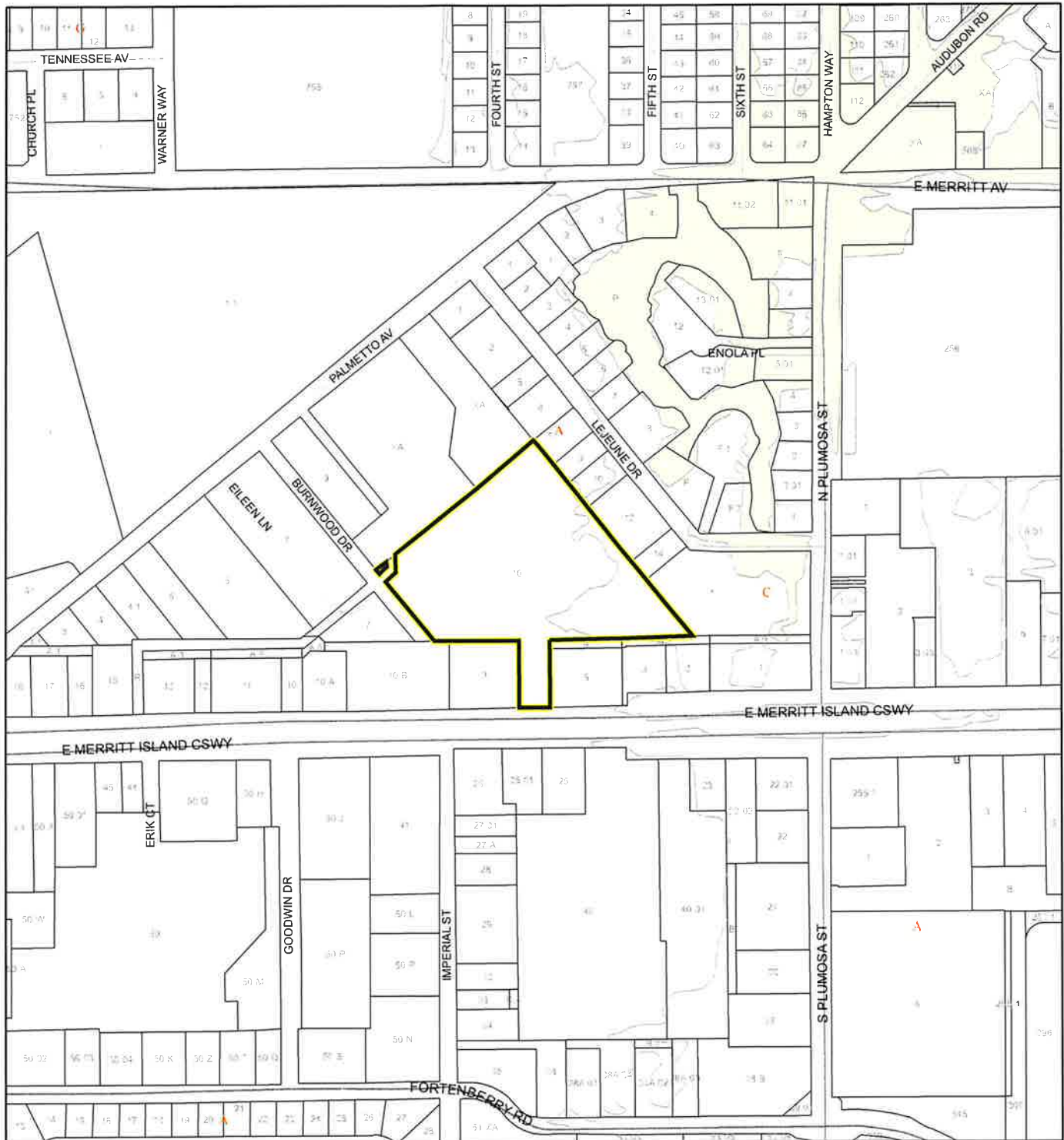
- Aquifer and Hydric
- Aquifer
- Hydric
- None

- Subject Property
- Parcels

FEMA FLOOD ZONES MAP

JAY SRIAMBE LLC

24SS00015



1:4,800 or 1 inch = 400 feet

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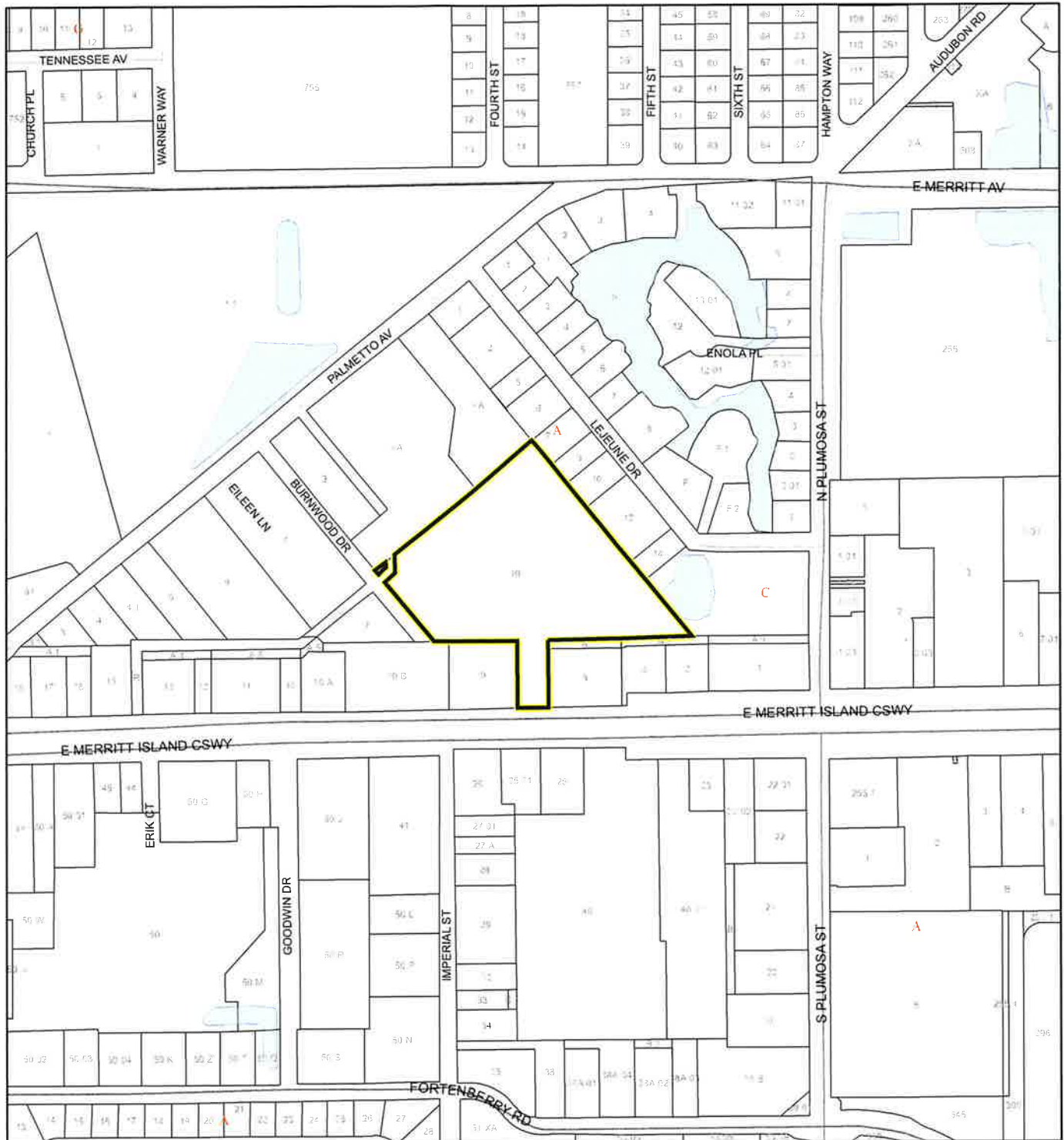
Produced by BoCC - GIS Date: 12/20/2024

FEMA Flood Zones

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

COASTAL HIGH HAZARD AREA MAP

JAY SRIAMBE LLC
24SS00015



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 12/20/2024

— Subject Property

□ Parcels

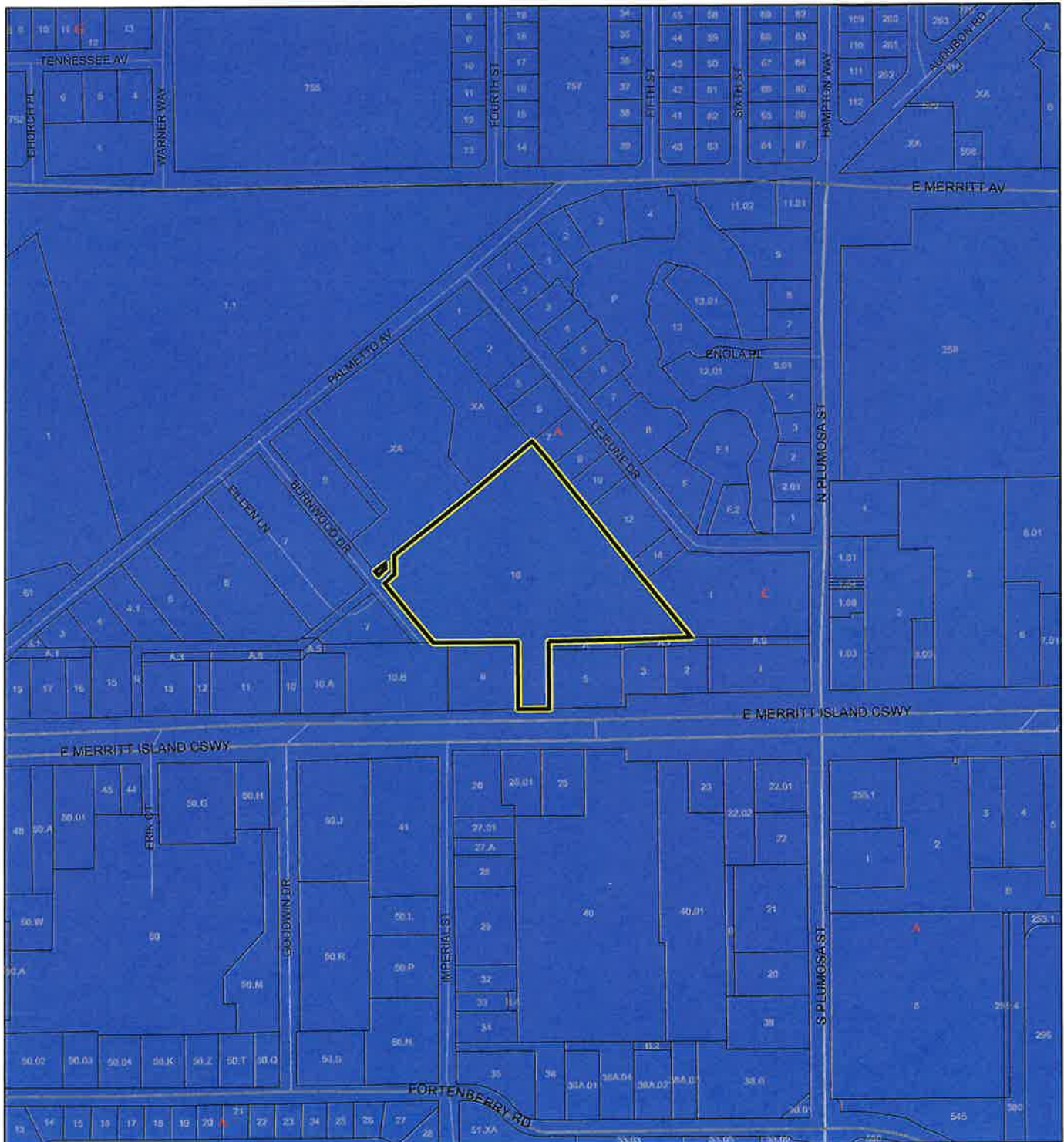
Coastal High Hazard Area

■ SurgeZoneCat1

INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

JAY SRIAMBE LLC

24SS00015



1:4,800 or 1 inch = 400 feet

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Subject Property

Parcels

Septic Overlay

40 Meters

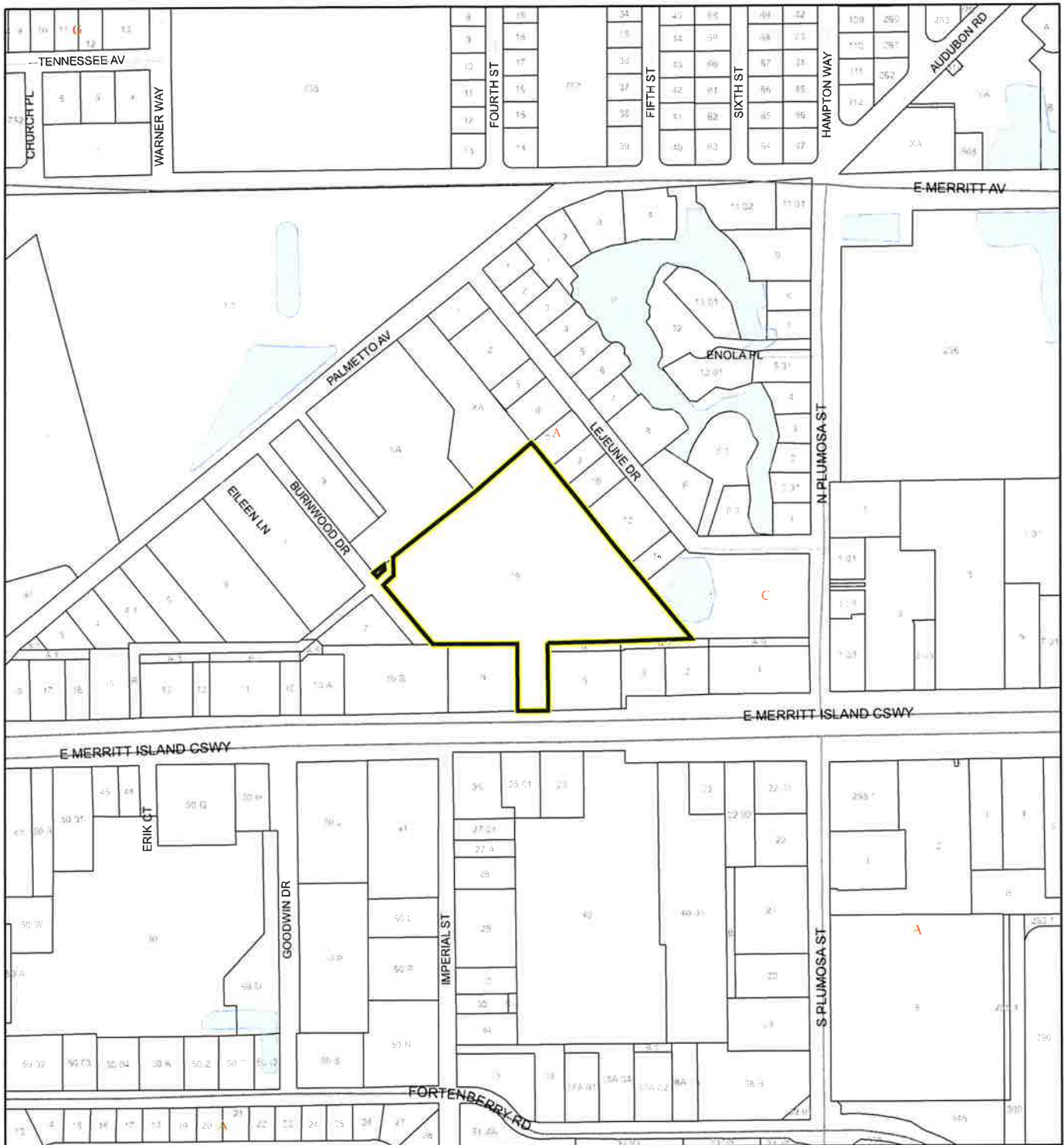
60 Meters

All Distances

EAGLE NESTS MAP

JAY SRIAMBE LLC

24SS00015



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 12/20/2024

— Subject Property

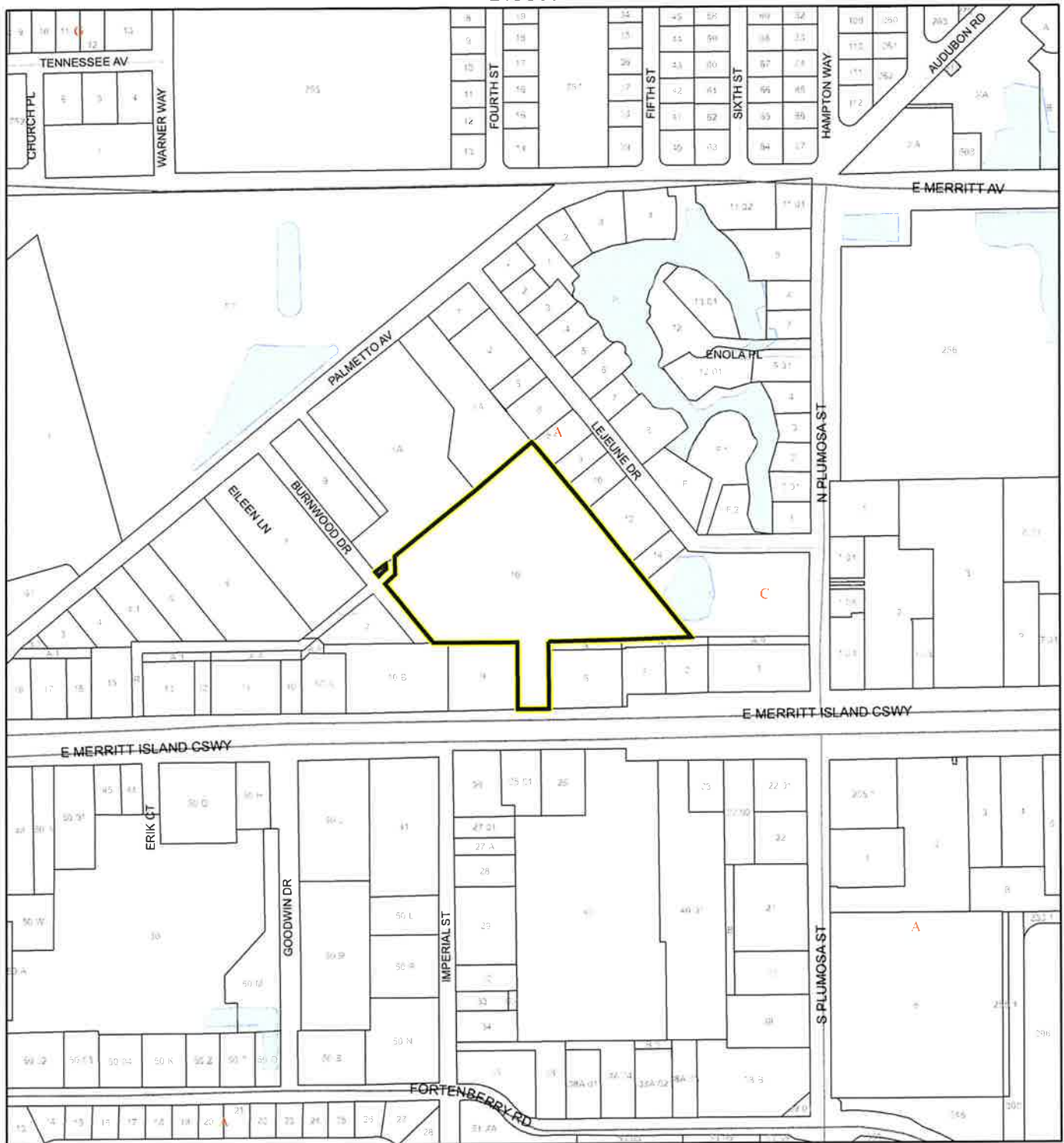
□ Parcels



Eagle Nests
FWS

SCRUB JAY OCCUPANCY MAP

JAY SRIAMBE LLC
24SS00015




1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 12/20/2024

 Subject Property

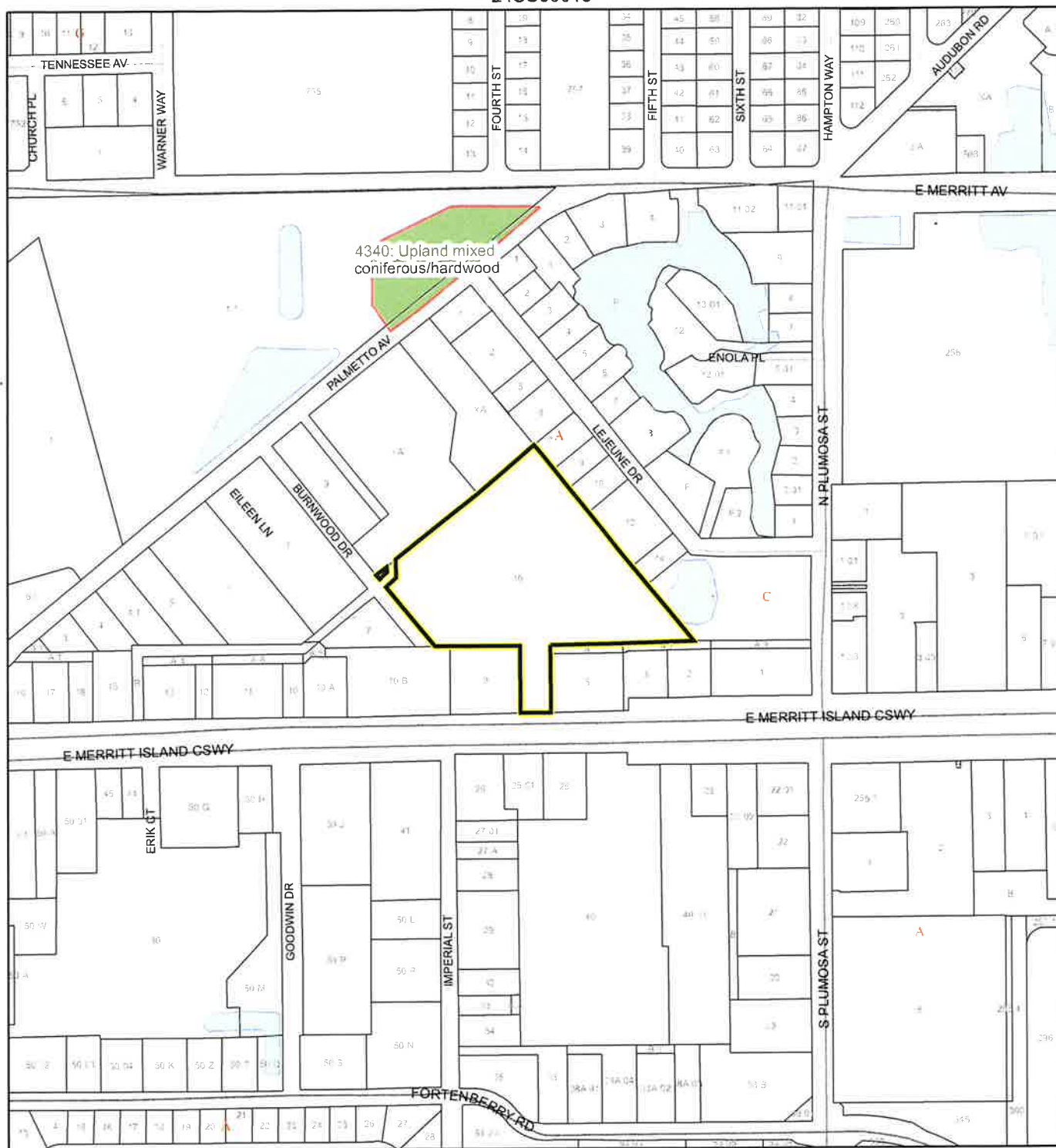
 Parcels

 Scrub Jay Occupancy

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

JAY SRIAMBE LLC

24SS00015



1:4,800 or 1 inch = 400 feet

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SJRWMD FLUCCS Upland Forests

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

Subject Property

Parcels