



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Public Hearing

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G.5.

2/1/2024

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### Subject:

Quality RV Florida, LLC requests a small scale comprehensive plan amendment (23S.24) from Res-6 to CC. (23SS00024) (Tax Account 2702826) (District 5)

### Fiscal Impact:

None

### Dept/Office:

Planning and Development

### Requested Action:

It is requested that Board of County Commissioners conduct a public hearing to consider a Small-Scale Comprehensive Plan Amendment (23S.24) to change the Future Land Use designation from RES 6 (Residential 6) to CC (Community Commercial).

### Summary Explanation and Background:

The applicant requests an amendment to the Future Land Use Map designation from RES 6 to CC on a 5.32-acre parcel to allow an existing non-conforming use to become consistent with FLUM. The RES 6 FLUM designation was established in the 2010-1 Comprehensive Plan Amendments that were adopted to implement the recommendations of the South Mainland Small Area Study.

A companion rezoning application has been submitted accompanying this request to change the zoning classification from RU-1-7 (Single-family Residential) and TR-1 (Single-Family Mobile Home) to BU-1 (General Retail Commercial) on the 5.32-acre subject property (23Z00083). The rezoning is necessary for the existing non-conforming use of the property as a new and used recreational vehicle dealer to become consistent with current zoning regulations.

The developed character along this segment of Aurora Road is single-family residential and single-family mobile homes. The only commercial use along this segment of Aurora Road is a convenience store with gas pumps which abuts the subject property.

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

On January 8, 2024, 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.

## **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 23S.24 (23SS00024)  
Township 27, Range 36, Section 14

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Property Information

Owner/Applicant: Quality RV Florida, LLC

Adopted Future Land Use Map Designation: Residential 6 (RES 6)

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

Acreage: 5.32

Tax Account #: 2702826

Site Location: South side of Aurora Road between John Rodes Blvd. and  
Turtlemound Road

Commission District: 5

Current Zoning: Single-family Residential (RU-1-7) on 4.22 acres and  
Single-Family Mobile Home (TR-1) on 1.10 acres

Requested Zoning: BU-1 (General Retail Commercial) (23Z00083)

Background & Purpose

The applicant requests an amendment to the Future Land Use Map designation from RES 6 to CC on a 5.32-acre parcel to allow an existing non-conforming use to become consistent with FLUM and zoning regulations. The RES 6 FLUM designation was established in the 2010-1 Comprehensive Plan Amendments that were adopted to implement the recommendations of the South Mainland Small Area Study.

A companion rezoning application has been submitted accompanying this request to change the zoning classification from RU-1-7 (Single-family Residential) and TR-1 (Single-Family Mobile Home) to BU-1 (General Retail Commercial) on the 5.32-acre subject property (23Z00083). The rezoning is necessary for the existing non-conforming use of the property as a new and used recreational vehicle dealer to become consistent with current zoning regulations.

The existing RU-1-7 and TR-1 zoning classifications may be considered consistent with the existing RES 6 FLU; however, proposed BU-1 zoning classification cannot be considered consistent with the existing RES 6 FLU designation.

The proposed BU-1 zoning classification can be considered consistent with the proposed Community Commercial (CC) 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.

### **Role of the Comprehensive Plan in the Designation of Commercial Lands**

#### **FLUE Policy 2.1**

The Comprehensive Plan takes into consideration broad criteria for evaluating requests for commercial land use designations within Brevard County. At a minimum, these criteria address the following:

Criteria:

- A. Overall accessibility to the site;

**The subject property has frontage on Aurora Road which provides access to Wickham Road and US1. Aurora Road also provides access to US192 via John Rodes Blvd.**

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

**This segment of Aurora Road is characterized by single-family and mobile home park development. The request could be considered an introduction of commercial activity into a residential area. However, the request would recognize the existing, non-conforming use on the property.**

- C. Existing commercial development trend in the area;

**The subject property abuts a convenience store with gas pumps zoned BU-1-A. This is the only commercial development along this segment of Aurora Road.**

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

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

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

The closest concurrency management segment to the subject property is Aurora Road from John Rodes Blvd. to Wickham Road, which has a Maximum Acceptable Volume (MAV) of 15,600 trips per day, an Acceptable Level of Service (ALOS) of E, and currently operates at 52.95% of capacity daily. Since the establishment of this non-conforming use predates the most recent traffic counts the current capacity utilization should not change.

The subject parcel is within the City of Melbourne utilities service area for water and sewer. The proposed development is not anticipated to have an impact on the LOS solid waste disposal.

- F. Spacing from other commercial activities;

The closest commercial activity is in the City of Melbourne at the intersection of Aurora Road and Wickham Road, approximately 1.4 miles to the east.

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

The applicant has not provided data supporting the need for additional commercial land in this area.

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

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

- I. Integration of open space; and

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

- J. Impacts upon strip commercial development.

The subject property is currently a non-conforming, commercial enterprise located in a residential land use and zoning classification. The proposal would not be considered an expansion of strip development.

## Activities Permitted in the Community Commercial (CC) Future Land Use Designations

### FLUE Policy 2.7

Community Commercial (CC) development activities are intended to serve several neighborhoods, sub-regional and regional areas and provide an array of retail,

personal and professional uses. Development activities which may be considered within the Community Commercial (CC) Future Land Use designation, provided that the guidelines listed in Table 2.2 are met, include the following:

- a) Existing strip commercial;
- b) Transient commercial uses;
- c) Tourist commercial uses;
- d) Professional offices;
- e) Personal service establishments;
- f) Retail establishments;
- g) Non-retail commercial uses;
- h) Residential uses;
- i) Institutional uses;
- j) Recreational uses;
- k) Public facilities;
- l) Transitional uses pursuant to Policy 2.1; and
- m) Planned Industrial Park development (as permitted by PIP zoning).

The applicant is proposing to continue to utilize the subject property as a recreational vehicle dealership. In the event that this FLUM amendment is approved and the existing use is discontinued, all the uses identified above may be allowed but may require rezoning.

#### Locational and Development Criteria for Community Commercial Uses FLUE Policy 2.8

Locational and development criteria for community commercial land uses are as follows:

##### Criteria:

- A. Community Commercial clusters of up to ten (10) acres in size should be located at arterial/arterial intersections. Collector/arterial intersections are acceptable for clusters of up to ten (10) acres in size, however, the collector roadways must serve multiple residential areas. Intrusion of these land uses into the surrounding residential areas shall be limited. For Community Commercial clusters greater than ten (10) acres in size, they must be located at principal arterial/principal arterial intersections.

The subject site is not located at an arterial/arterial intersection or a collector/arterial intersection.

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

This request, if approved, would represent an increase of 5.32 acres of CC.

- C. Community commercial clusters up to 10 acres in size should be spaced at least 2 miles apart and community commercial clusters up to 40 acres in size should be spaced at least five (5) miles apart.

The subject property is located approximately 1.4 miles west of the intersection of Aurora Road and Wickham Road.

- D. The gross floor area of community commercial complexes should not exceed 150,000 square feet for commercial clusters up to 10 acres in size and shall not exceed 400,000 square feet for commercial clusters greater than 10 acres but less than 40 acres in size unless within a Planned Unit Development (PUD) zoning classification. The square footage may be increased if it is located within a PUD zoning classification.

This criterion will be addressed at the site plan review stage of development.

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

The overall subject site has the potential for a 231,739 sq. ft. of commercial based on a FAR of 1.00. The Floor Area Ratio (FAR) is evaluated at the time of site plan review and regulated through the land development regulations. The applicant has not requested PUD zoning.

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

Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

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

The applicant has not provided hours of operation, a lighting plan, or a traffic analysis. Performance standards within Sections 62-2251 through 62-2272 will be reviewed at the site plan review stage should the zoning 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 use.

- 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 developed character along this segment of Aurora Road is single-family residential, single-family mobile homes and mobile home parks. The only commercial use along this segment of Aurora Road is a convenience store with gas pumps and it abuts the subject property.

The request could be considered an introduction of CC into the residential development that characterizes this area.

The Aurora Oaks subdivision abuts the subject property to the west and was built in 2006 after the existing use of the subject property had been established.

There are three (3) FLU designations within 500 feet of the subject site: RES 15, RES 6 and RES 4. The predominant FLU designation south of this segment of Aurora Road is RES 6.

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

No changes to the immediate area have occurred within the last three years.

3. development approved within the past three years but not yet constructed .

There has not been any development approved in the past three years that has not been constructed.

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

Policy 2.8 of the Future Land Use Element establishes locational and development criteria for community commercial uses. Criteria A states that: community commercial clusters of up to 10 acres should be located at arterial/arterial intersections; collector/arterial intersections are acceptable provided the collector serves multiple neighborhoods; and intrusion of these land uses into surrounding residential areas shall be limited. The subject property is not located at an intersection.

Policy 2.8 Criteria C states that community commercial clusters should be spaced at least 2 miles apart. The subject property is located 1.4 miles from the commercial development at the intersection of Aurora Road and Wickham Road, which is within the City of Melbourne.



#### FLUE 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 continued use of this property as a recreational vehicle dealership should not materially or adversely impact the established residential character of this neighborhood since it was established more than 40 years ago. In the event the use of the property is changed to another permitted use in the BU-1 zoning classification, the potential for material and adverse impacts could exist.

- B. In determining whether an established residential neighborhood exists, the following factors must be present:

- a. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.

Aurora Road between John Rodes Blvd. and Turtle mound Road is an established residential corridor. The Indian River Groves and Gardens subdivision forms the southern boundary of this residential neighborhood.

- b. 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.

This non-conforming, commercial use on the subject property pre-dates some but not all residential development in this neighborhood.

- c. 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.

There have not been multiple commercial, industrial or other non-residential uses approved in this area during the previous five (5) years. This area should not be considered transitional.

## Surrounding Land Use Analysis

	Existing Use	Zoning	Future Land Use
<b>North</b>	Mobile Homes	TR-1	RES 4
	Mobile Home Park	TR-3	RES 4
	Convenience Store	BU-1-A	RES 6
<b>South</b>	Single-Family Residences	AU	RES 6
<b>East</b>	Mobile Home	TR-1	RES 6
	Single-Family Residence	RU-1-9	
	Single-Family Residence	RR-1	
<b>West</b>	Single-Family Residences	RU-1-7	RES 6

To the north on the south side of Aurora Road is a 0.62-acre parcel developed as a convenience store with gas pumps. It has a RES 6 FLU designation. On the north side of Aurora Road there is a single-family residence, two single-family mobile homes, and a mobile home park. All have a RES 4 FLUM designation.

To the south are two 4.4 acre lots with single-family residences with RES 6 FLUM designation.

To the east there are two single-family mobile homes on 0.34-acre lots, a single-family residence on a 0.99-acre lot and a single-family residence on a 1.91-acre lot. All have RES 6 FLUM designation.

To the west are ten single-family residences on 0.14-acre lots with RES 6 FLU designation.

### Preliminary Concurrency

The closest concurrency management segment to the subject property is Aurora Road from John Rodes Blvd. to Wickham Road, which has a Maximum Acceptable Volume (MAV) of 15,600 trips per day, an Acceptable Level of Service (ALOS) of E, and currently operates at 52.95% of capacity daily. Since the establishment of this non-conforming use predates the most recent traffic counts the current capacity utilization should not change. It is difficult to determine the maximum development potential from the proposed rezoning due to the competition from better established commercial areas along Wickham Road that enjoy higher traffic volumes ... Specific concurrency issues

will be addressed at the time of site plan review. This is only a preliminary review and is subject to change.

No school concurrency information has been provided as the development proposal is for commercial and not residential use.

The subject parcel is within the City of Melbourne water and sewer service area.

### **Environmental Constraints**

No noteworthy environmental constraints were identified. Please refer to all comments provided by the Natural Resource Management Department at the end of this report.

### **Historic Resources**

There are no recorded historical or archaeological sites on the project site according to the Master Site File from the Florida Division of Historic Resources.

### **For Board Consideration**

The Board may wish to consider if the request is consistent with the Comprehensive Plan and compatible with the surrounding area. The Board may also consider reconciling the existing development with current land use and zoning requirements.

NATURAL RESOURCES MANAGEMENT DEPARTMENT  
Land Use Review & Summary

Item No. 23SS00024

Applicant: David John Mancini (Owner: Quality RV Florida LLC)  
Zoning Request: RU-1-7 and TR-1 to BU-1  
Note: to establish commercial zoning for existing business (since 1977)  
LPA Hearing: 01/08/2024; BCC Hearing: 02/01/2024  
Tax ID No.: 2702826

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:

- Land Clearing and Landscape Requirements

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

Land Use Comments:

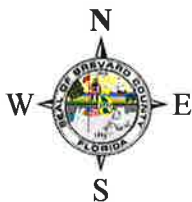
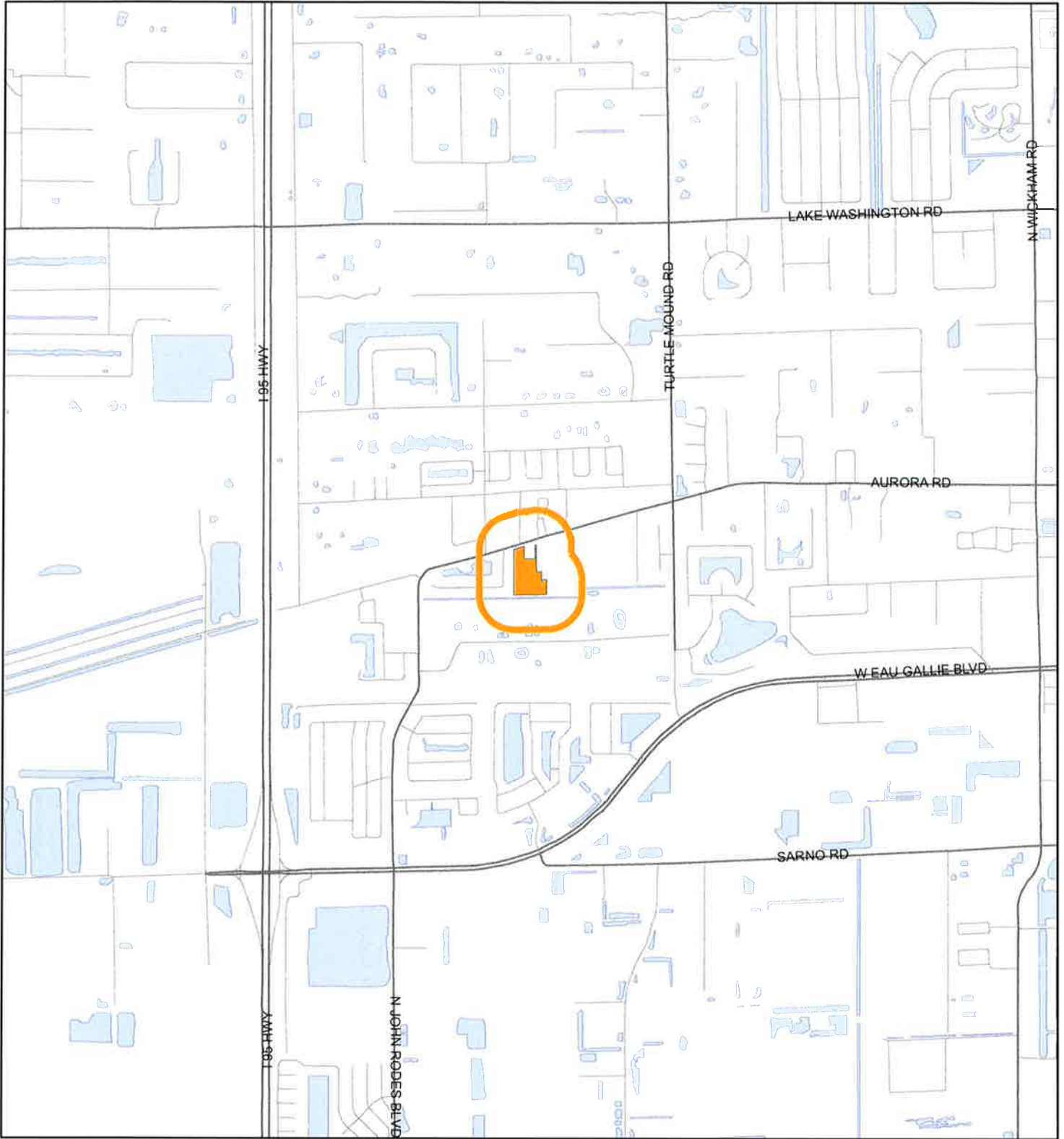
Land Clearing and Landscape Requirements

The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for Protected and Specimen tree preservation, canopy coverage requirements, and buffer requirements. Specifically, Section 62-4342 sets out vegetative buffering requirements to provide visual and physical screening and buffering between potentially incompatible uses and to reduce the effects of glare, noise and incompatible activities, to include commercial, institutional, public, and industrial uses when they abut existing residential uses. Land clearing is not permitted without prior authorization by NRM.

# LOCATION MAP

QUALITY RV FLORIDA LLC

23SS00024





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.

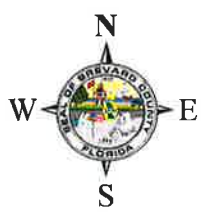
Produced by BoCC - GIS Date: 11/7/2023

-  Buffer
-  Subject Property

# ZONING MAP

## QUALITY RV FLORIDA LLC

### 23SS00024



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 11/7/2023

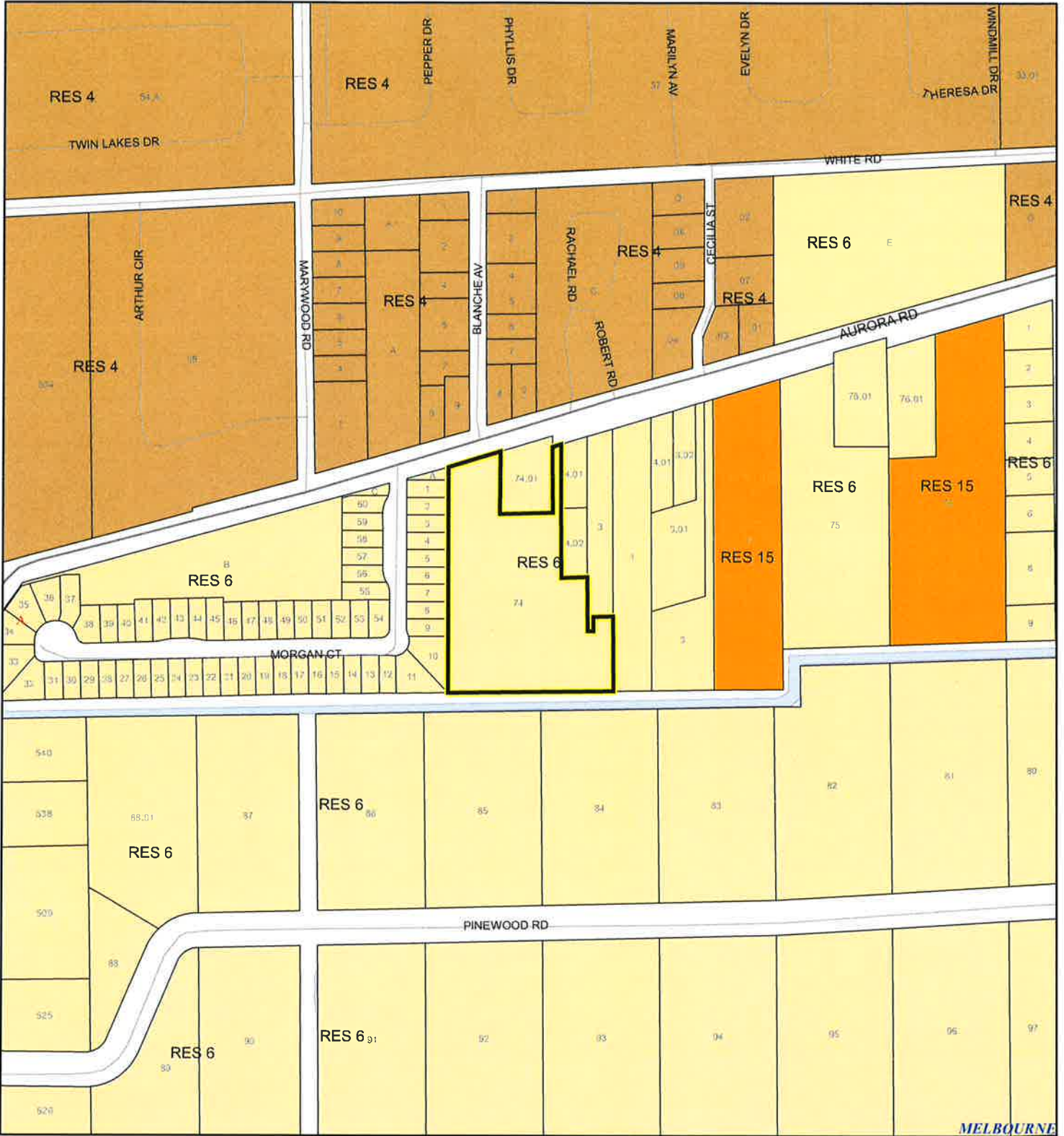
- Subject Property
- Parcels
- Zoning



# FUTURE LAND USE MAP

QUALITY RV FLORIDA LLC

23SS00024



MELBOURNE



1:4,800 or 1 inch = 400 feet

 Subject Property

 Parcels

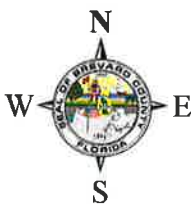
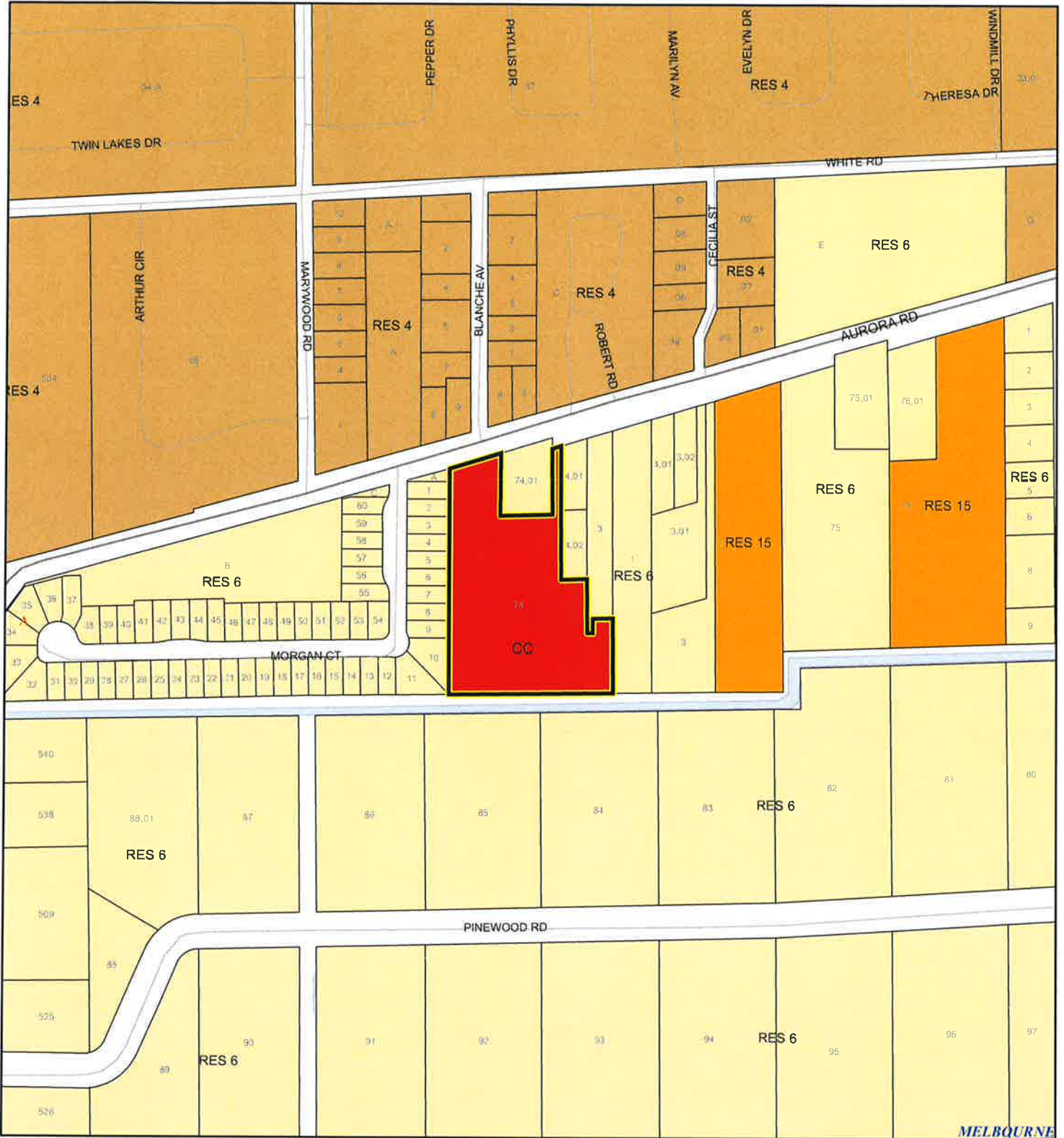
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/7/2023


# PROPOSED FUTURE LAND USE MAP

QUALITY RV FLORIDA LLC

23SS00024



1:4,800 or 1 inch = 400 feet

 Subject Property

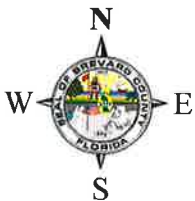
 Parcels

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: 11/7/2023



AERIAL MAP  
QUALITY RV FLORIDA LLC  
23SS00024



1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2023

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Produced by BoCC - GIS Date: 11/7/2023

 Subject Property

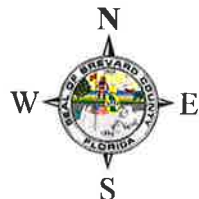
 Parcels



# NWI WETLANDS MAP

QUALITY RV FLORIDA LLC

23SS00024









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: 11/7/2023

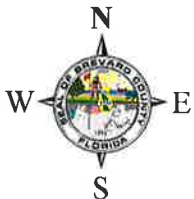
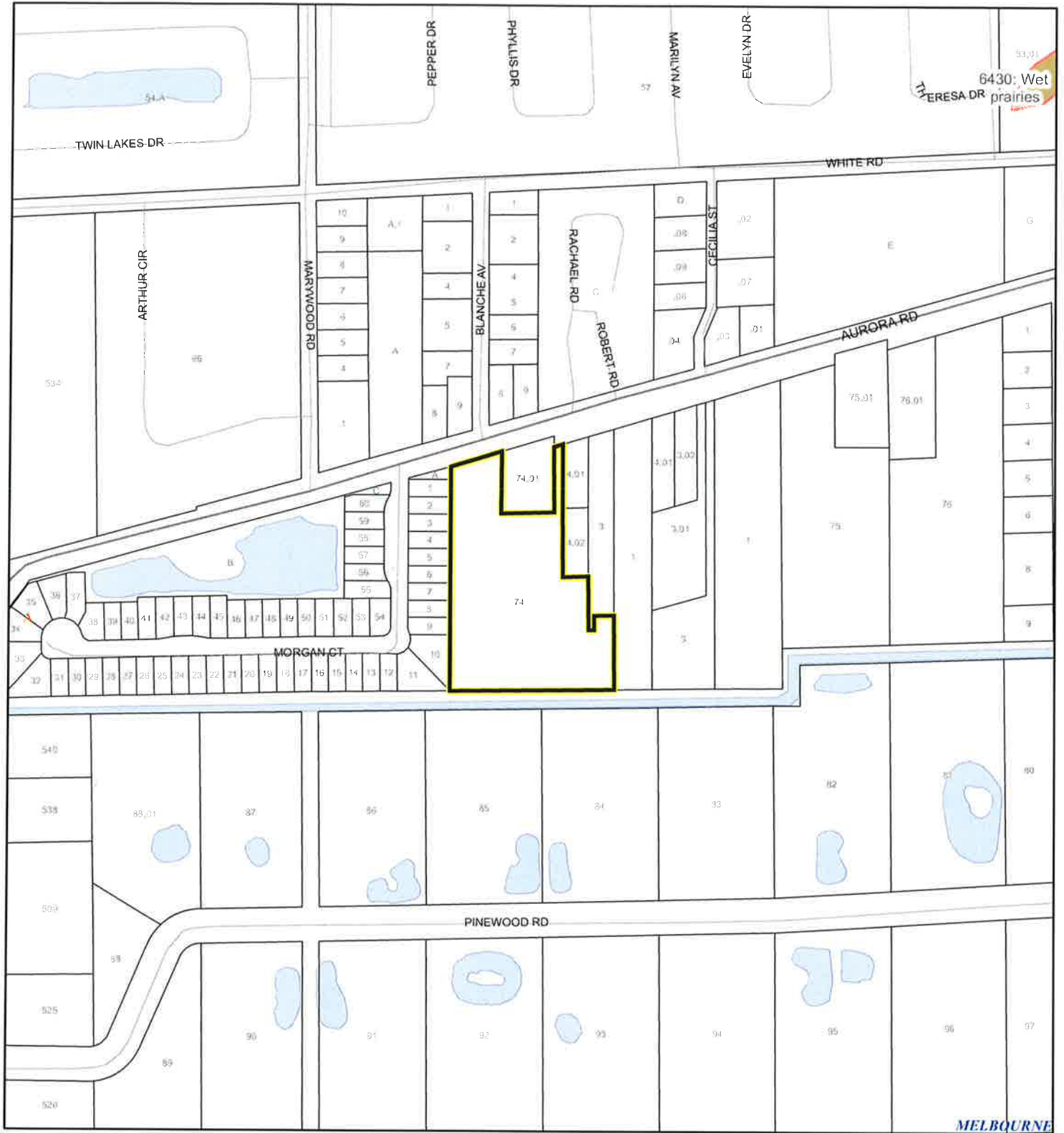
### National Wetlands Inventory (NWI)

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

QUALITY RV FLORIDA LLC

23SS00024



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: 11/7/2023

## 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

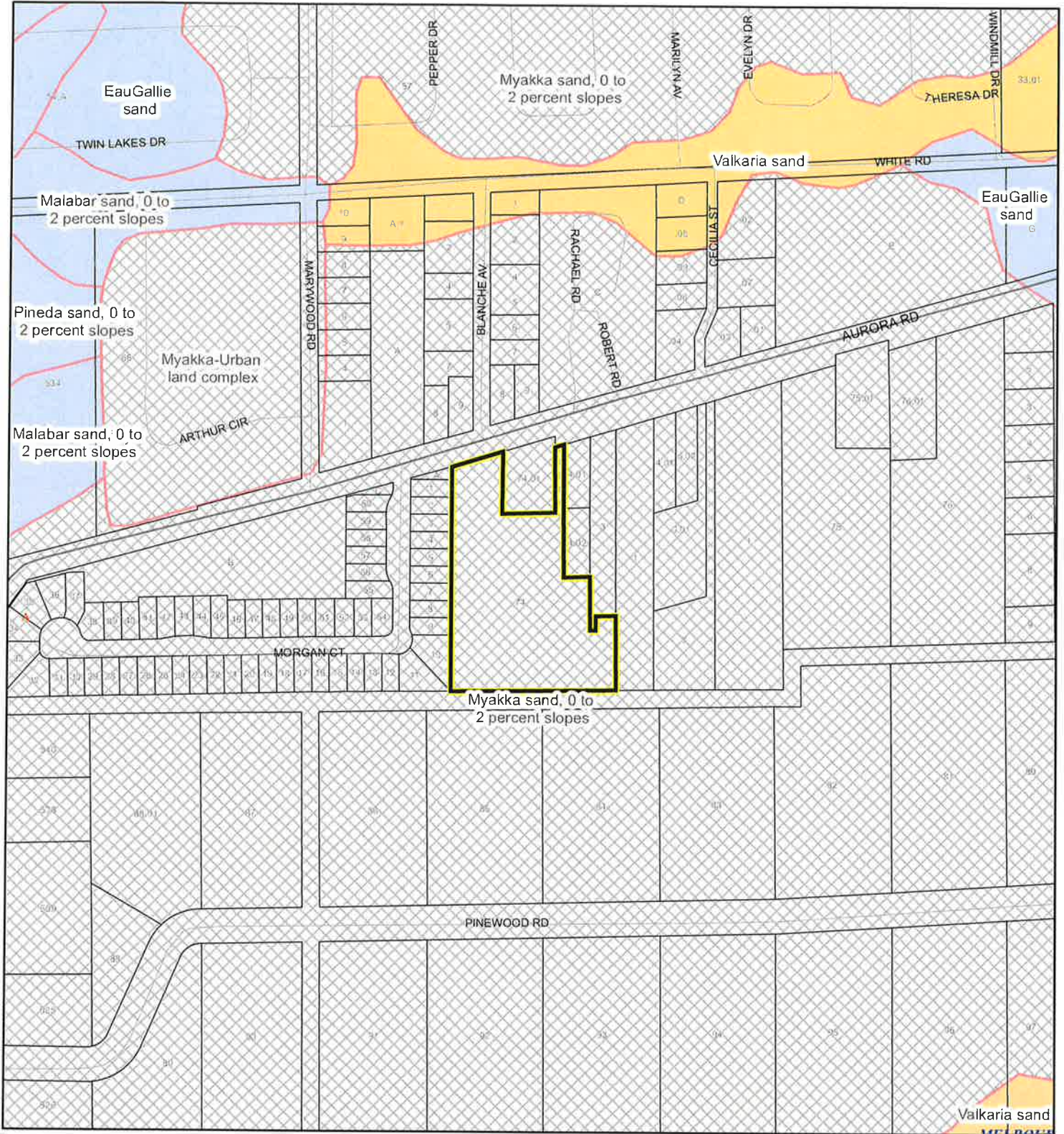
Subject Property     Parcels



# USDA SCSSS SOILS MAP

QUALITY RV FLORIDA LLC

23SS00024



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 11/7/2023

### USDA SCSSS Soils

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



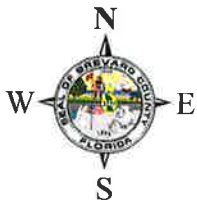
# FEMA FLOOD ZONES MAP

QUALITY RV FLORIDA LLC

23SS00024



MELBOURNE



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 11/7/2023

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

# COASTAL HIGH HAZARD AREA MAP

QUALITY RV FLORIDA LLC

23SS00024



1:4,800 or 1 inch = 400 feet


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Produced by BoCC - GIS Date: 11/7/2023

 Subject Property

 Parcels

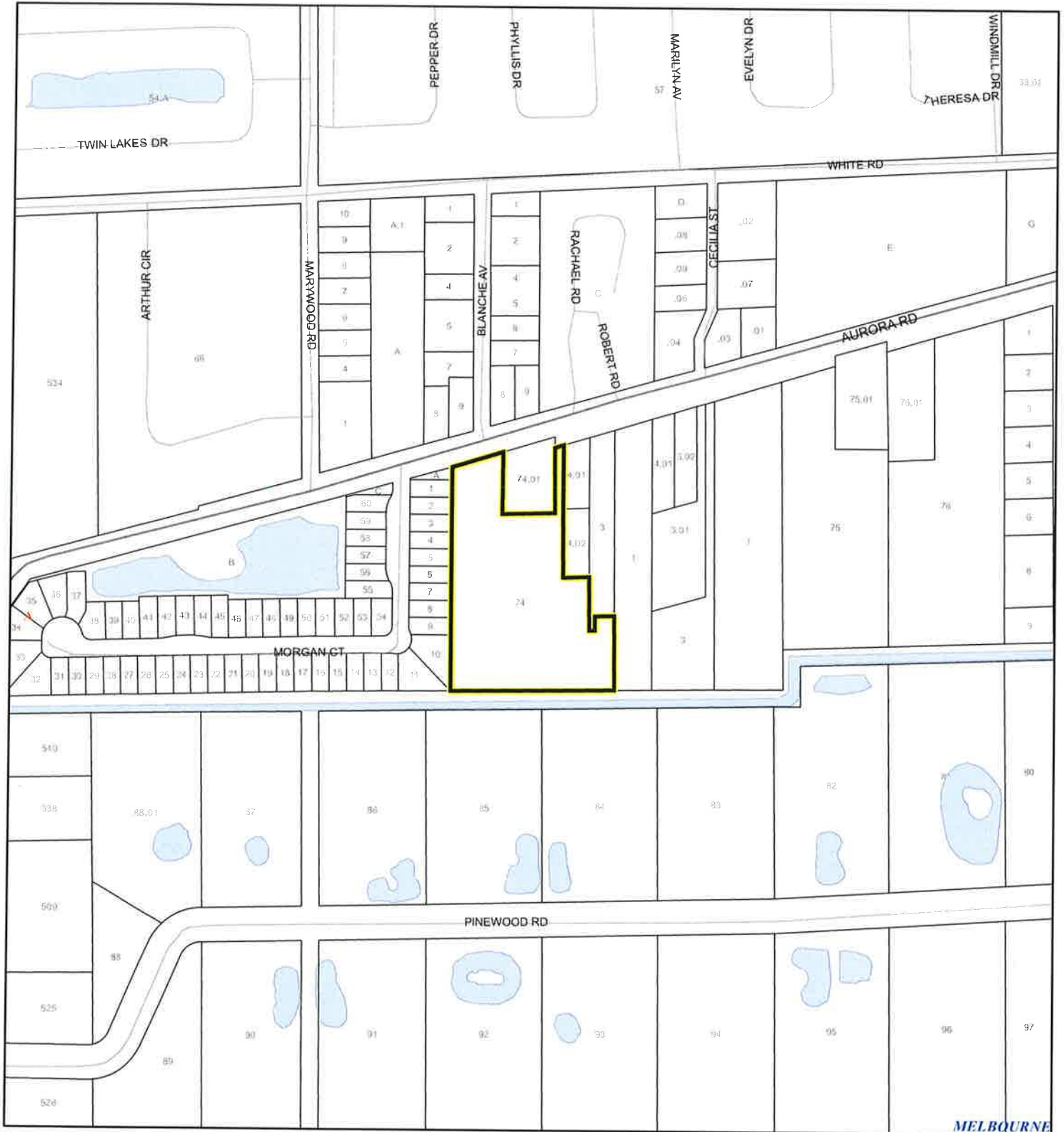
**Coastal High Hazard Area**

 SurgeZoneCat1

# INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

QUALITY RV FLORIDA LLC






23SS00024



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 11/7/2023

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

# EAGLE NESTS MAP

QUALITY RV FLORIDA LLC

23SS00024



MELBOURNE



1:4,800 or 1 inch = 400 feet

 Subject Property

 Parcels

 Eagle Nests FWS

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.

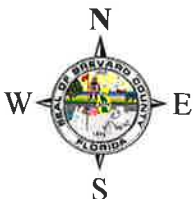
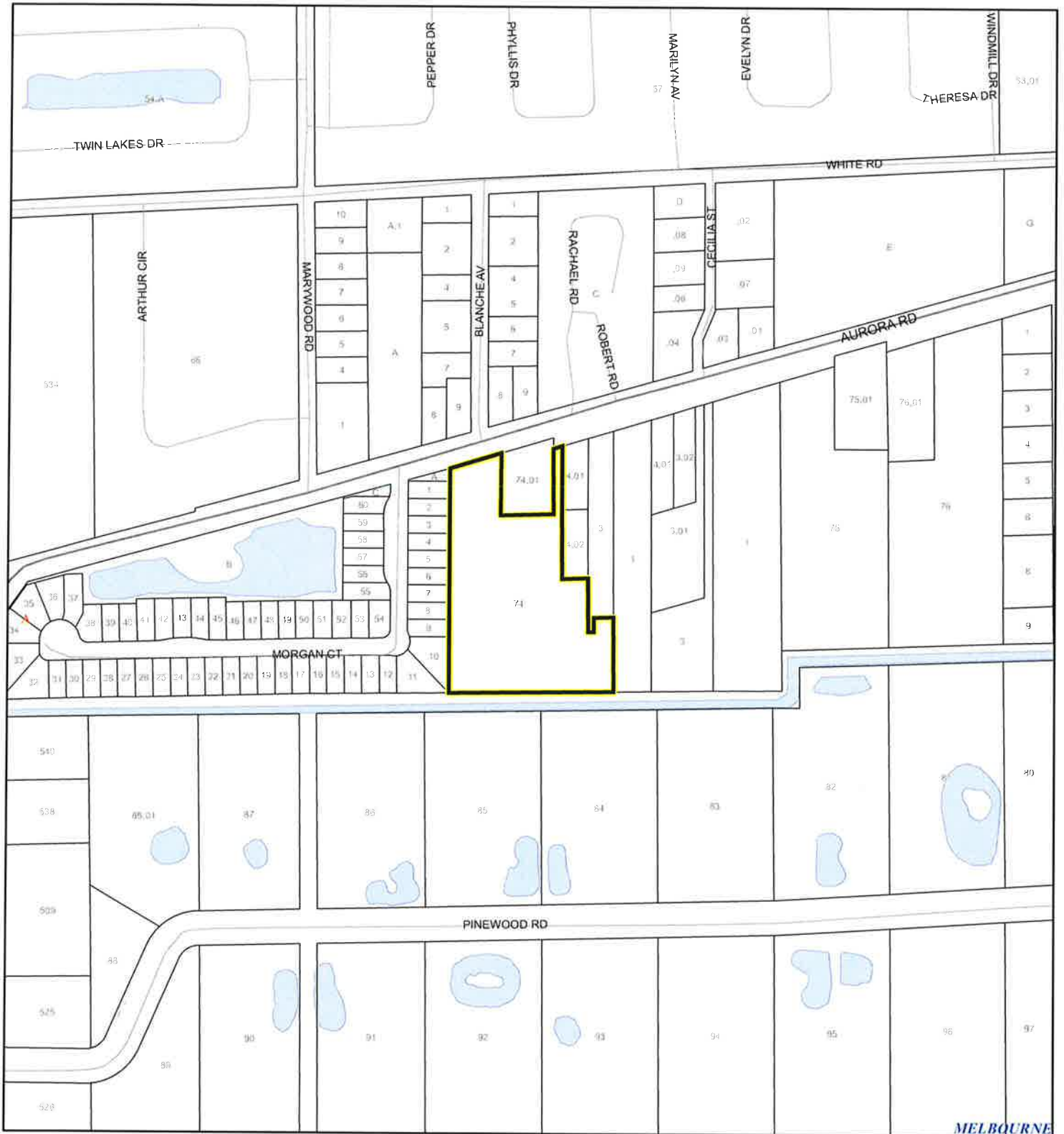
Produced by BoCC - GIS Date: 11/7/2023



# SCRUB JAY OCCUPANCY MAP

QUALITY RV FLORIDA LLC




23SS00024



1:4,800 or 1 inch = 400 feet

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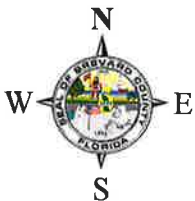
Produced by BoCC - GIS Date: 11/7/2023

-  Subject Property
-  Parcels
-  Scrub Jay Occupancy

# SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

QUALITY RV FLORIDA LLC

23SS00024



1:4,800 or 1 inch = 400 feet

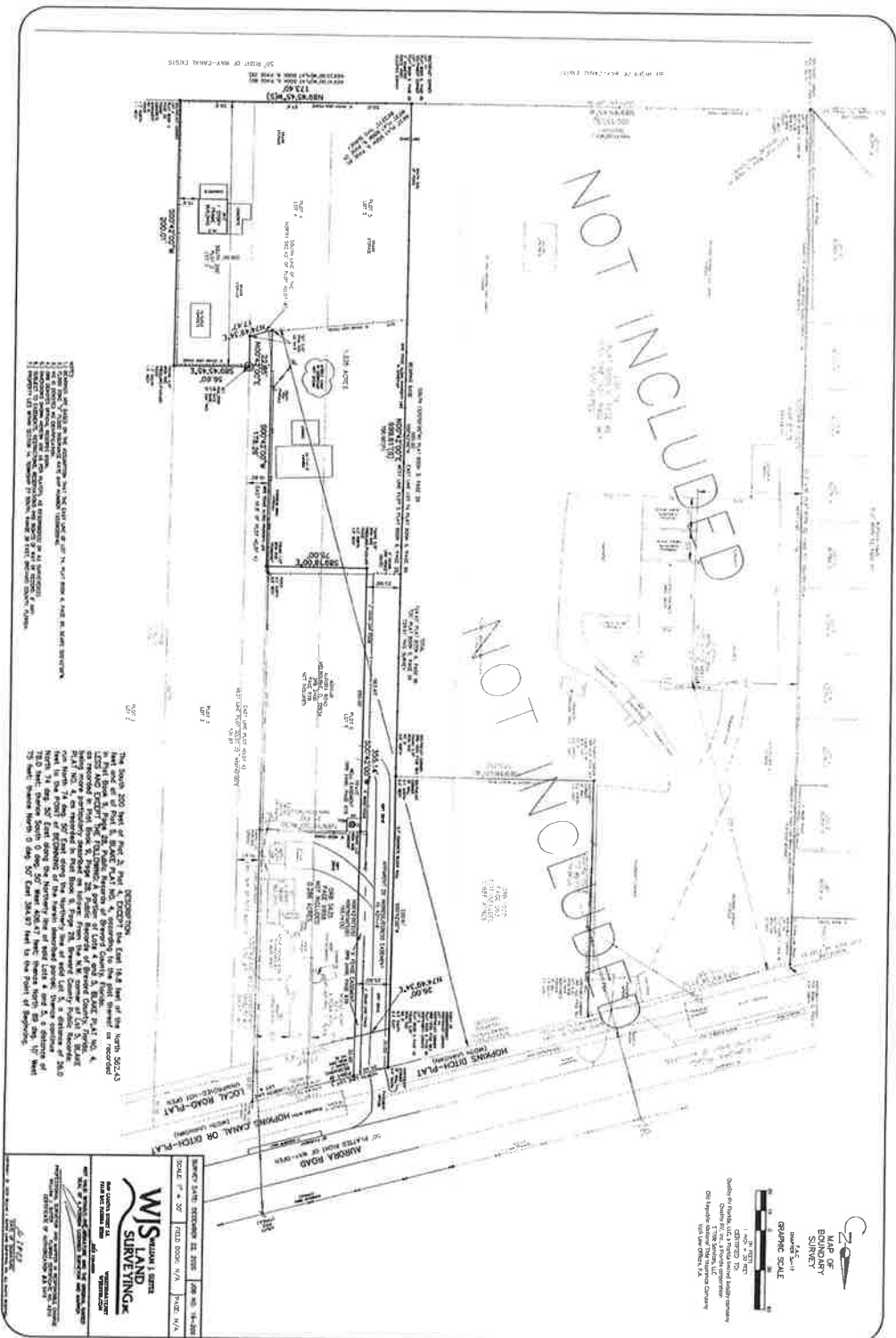
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/7/2023

### 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



**SECTION 20**

The above 2000 feet of land is being subdivided into (1) 1/4 acre lots and (2) 1/2 acre lots, according to the plat herein. The survey was made by the Surveyor General of the State of North Carolina, and the same is hereby certified to be correct. The same is hereby recorded for the purpose of giving notice to all persons that the same is a part of the public domain of the State of North Carolina, and that the same is subject to the same laws and regulations as other public lands of the State of North Carolina.

**SECTION 21**

The above 2000 feet of land is being subdivided into (1) 1/4 acre lots and (2) 1/2 acre lots, according to the plat herein. The survey was made by the Surveyor General of the State of North Carolina, and the same is hereby certified to be correct. The same is hereby recorded for the purpose of giving notice to all persons that the same is a part of the public domain of the State of North Carolina, and that the same is subject to the same laws and regulations as other public lands of the State of North Carolina.

NOT INCLUDED

NOT INCLUDED

**WISLAND SURVEYING**

1700 W. 10th Street, Suite 100  
 Raleigh, NC 27601  
 919.877.1111  
[www.wisland.com](http://www.wisland.com)

**Surveyor's Certificate**

I, the undersigned, being a duly qualified Surveyor in and for the State of North Carolina, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my office.

**Scale:** 1" = 400'

**North Arrow:** True North

**North:** 00°00'00"

**Scale:** 1" = 400'

**North Arrow:** True North

**North:** 00°00'00"

**GNSS SCALE**

1:50,000

0 100 200 300 400 500 Feet

0 100 200 300 400 Meters

**Map of Survey**

Quality of Work: 1:50,000

DR: 1:50,000

DP: 1:50,000

DL: 1:50,000

VS: 1:50,000

## PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, January 8, 2024**, at **3:00 p.m.**, in the Florida Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order at 3:00 p.m.

Board members present were: Board members present were: Ron Bartcher (D1); Robert Sullivan (D2); Brian Hodgers (D2); Ben Glover (D3); Debbie Thomas (D4); Mark Wadsworth, Chair (D4); Logan Luse (D4 Alt); David Bassford (D5 Alt); and John Hopengarten (BPS).

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Alex Esseesse, Deputy County Attorney; Billy Prasad, Deputy Director, Planning & Development; Paul Body, Senior Planner; and Kristen Champion, Special Projects Coordinator.

### **Excerpt of Complete Agenda.**

#### **Quality RV Florida, LLC (David John Mancini)**

A Small-Scale Comprehensive Plan Amendment (23S.24), to change the Future Land Use designation from RES 6 (Residential 6) to CC (Community Commercial). The property is 5.32 acres, located on the south side of Aurora Rd., approx. 0.27 miles east of N. John Rodes Blvd. (4213 & 4255 Aurora Rd., Melbourne) (23SS00024) (Tax Account 2702826) (District 5)

#### **Quality RV Florida, LLC (David John Mancini)**

A change of zoning classification from RU-1-7 (Single-Family Residential) to BU-1 (General Retail Commercial). The property is 5.32 acres, located on the south side of Aurora Rd., approx. 0.27 miles east of N. John Rodes Blvd. (4213 & 4255 Aurora Rd., Melbourne) (23SS00024) (Tax Account 2702826) (District 5)

David Mancini, 1455 Aurora Rd., Melbourne, stated he would like to rezone the property to bring the existing business use into compliance.

### **Public comment.**

Terrance Burt, 1531 Morgan Court, Melbourne, asked for clarification that there is no proposed change of the existing business use.

Mr. Mancini clarified that they're only rezoning the property to be able to install a taller fence and bring the property into County compliance.

Motion by Ron Bartcher, seconded by Debbie Thomas, to recommend approval of the change of the Small Scale Comprehensive Plan Amendment from RES 6 to CC. The motion passed unanimously.

Motion by Ron Bartcher, seconded by Debbie Thomas, to recommend approval of the change of zoning classification from RU-1-7 to BU-1. The motion passed unanimously.

ORDINANCE NO. 23- \_\_\_\_

AN ORDINANCE AMENDING ARTICLE III, CHAPTER 62, OF THE CODE OF ORDINANCES OF BREVARD COUNTY, ENTITLED "THE 1988 COMPREHENSIVE PLAN", SETTING FORTH THE SIXTEENTH SMALL SCALE PLAN AMENDMENT OF 2023, 23S.24, TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; AMENDING SECTION 62-501 ENTITLED CONTENTS OF THE PLAN; SPECIFICALLY AMENDING SECTION 62-501, PART XVI (E), ENTITLED THE FUTURE LAND USE MAP APPENDIX; AND PROVISIONS WHICH REQUIRE AMENDMENT TO MAINTAIN INTERNAL CONSISTENCY WITH THESE AMENDMENTS; PROVIDING LEGAL STATUS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, Brevard County initiated amendments and accepted application for small scale amendments to the Comprehensive Plan for adoption in calendar year 2024 as Plan Amendment 23S.24; 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 23S.24; 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 January 08, 2024, the Brevard County Local Planning Agency held a duly noticed public hearing on Plan Amendment 23S.24, and considered the findings and advice of the Technical Advisory Groups, and all interested parties submitting comments; and

WHEREAS, on February 01, 2024, the Brevard County Board of County Commissioners held a duly noticed public hearing, and considered the findings and recommendations of the Technical Advisory Group, and all interested parties submitting written or oral comments, and the recommendations of the Local Planning Agency, and upon thorough and complete consideration and deliberation, approved for adoption Plan Amendment 23S.24; and

WHEREAS, Plan Amendment 23S.24 adopted by this Ordinance comply with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Plan Amendment 23S.24 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 23S.24 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 23S.24, 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 1st day of February, 2024.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

\_\_\_\_\_  
Rachel M. Sadoff, Clerk

By: \_\_\_\_\_  
Jason Steele, Chair

As approved by the Board on February 1, 2024.

**EXHIBIT A**  
**23S.24 SMALL SCALE**  
**COMPREHENSIVE PLAN AMENDMENT**

**Contents**

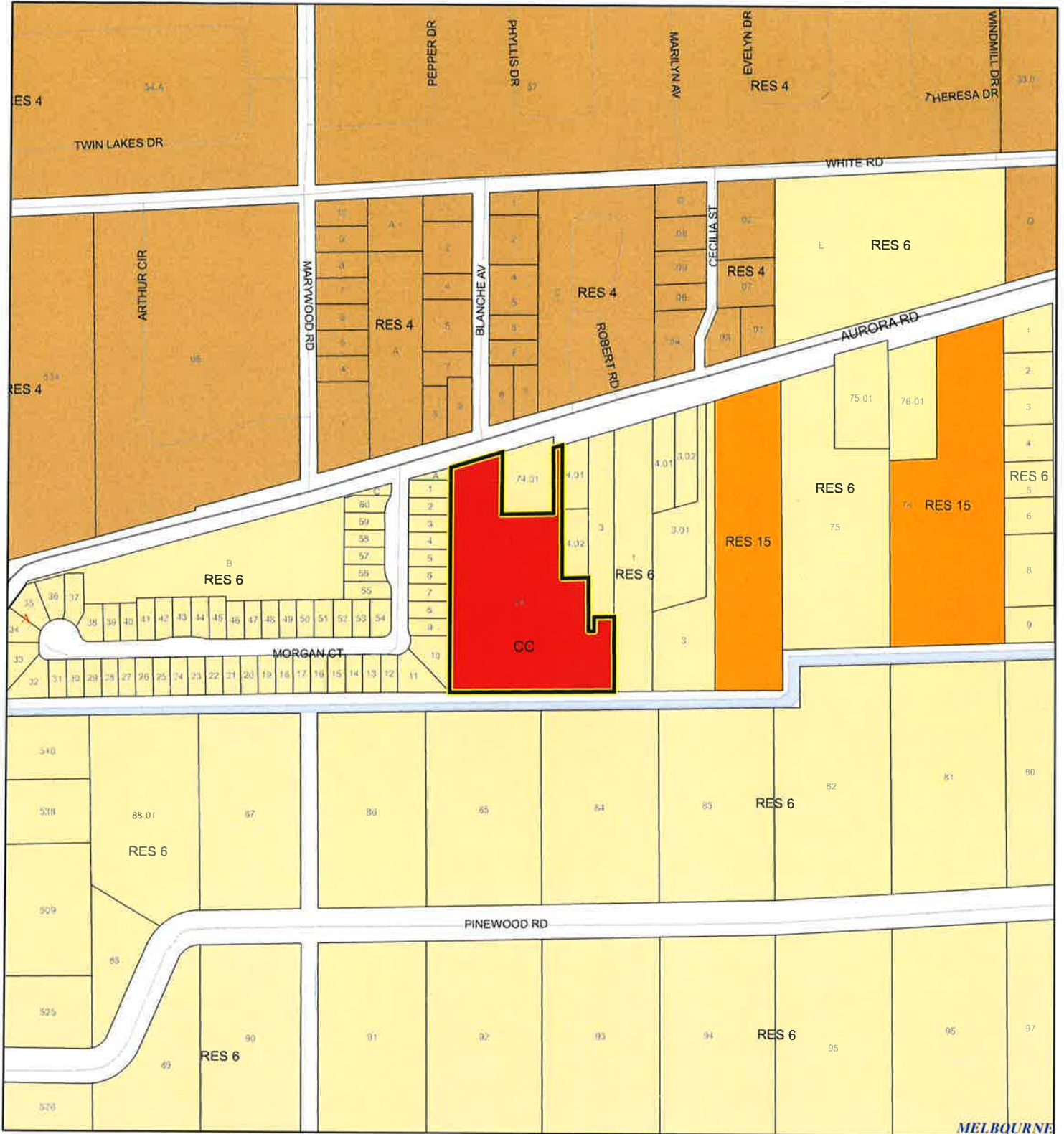
**1. Proposed Future Land Use Map**



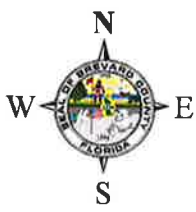
# PROPOSED FUTURE LAND USE MAP

QUALITY RV FLORIDA LLC

23SS00024



MELBOURNE



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: 11/7/2023

## **EXHIBIT B**

### **Contents**

#### **1. Legal Description**

## DISTRICT 5

**(23SS00024) Quality RV Florida, LLC** (David John Mancini) requests a Small Scale Comprehensive Plan Amendment (23S.24), to change the Future Land Use designation from RES 6 (Residential 6) to CC (Community Commercial), on property described as Lot 74, Indian River Groves & Gardens, as recorded in ORB 8969, Pages 2140 - 2142, of the Public Records of Brevard County, Florida. **Section 14, Township 27, Range 36** . (5.32 acres) Located on the south side of Aurora Rd., approx. 0.27 mile east of N. John Rodes Blvd. (4213 & 4255 Aurora Rd., Melbourne) The following ordinance will also be considered in conjunction with the Small Scale Plan Amendment, 23S.24: An ordinance amending Article III, Chapter 62, of the Code of Ordinances of Brevard County; entitled The Comprehensive Plan , amending Section 62-501, entitled Contents of the Plan; specifically amending Section 62-501, Part XI, entitled Future Land Use Element and Future Land Use Map Series; and provisions which require amendment to maintain internal consistency with these amendments; providing legal status; providing a severability clause; and providing an effective date.