

**FUTURE LAND USE MAP SERIES  
PLAN AMENDMENT**

**STAFF COMMENTS**

*Small Scale Plan Amendment 25S.13 (25SS00007)*  
**Township 26, Range 37, Section 32**

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**Property Information**

**Owner / Applicant: Michael Palol Scheer Engineering, LLC.**

**Adopted Future Land Use Map Designation:** Community Commercial (CC) and Residential 15 (RES 15)

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

**Acreage:** 3.37 acres

**Tax Account #** 2611657 and 2611658

**Site Location:** 4268 N. Highway 1, approximately 394 feet north of West Elm Drive

**Commission District:** 4

**Current Zoning:** BU-1 (General Retail Commercial) and RU-1-7 (Single-family residential)

**Requested Zoning:** BU-2 (Retail, Warehousing, and Wholesale Commercial) with BDP (Binding Development Plan)

**Background & Purpose**

The applicant requests a Small-Scale Comprehensive Plan Amendment (SSCPA) to change the Future Land Use Map (FLUM) from Community Commercial (CC) and Residential 15 (RES 15) on a two (2) parcels 3.37-acre property to unify the zoning and FLU across the properties. The requested BU-2 zoning classification may be considered consistent with the proposed CC FLU designation.

The applicant has a companion rezoning application, **25Z00029**, requesting a change of zoning classification from BU-1 and RU-1-7 to BU-2 with a BDP to limit uses to all BU-1 and BU-2 uses limited to contractor's offices, plants, and storage yards.

The applicants' proposed use falls under a permitted use with conditions under Section 62-1483. The use specifically is found in Section 62-1833.5 (a), which has the condition: Storage yards must be enclosed with a six-foot wall, louvered fence, or chain-link fence.

The subject property is located on the west side of Highway 1, a state-maintained road, approximately 394 feet north of West Elm Drive.

The subject property comprises of two parcels, which were combined under one deed on March 7, 2007, as recorded in ORB 5775, PG 5913.

RES 15 is the original FLU designation established by the 1988 Brevard County Comprehensive Plan. The 2004 U.S.1 Corridor Study recommended extending the CC and NC land use on the western portion of Highway 1. from Post Road to Pineda Causeway. The Board adopted the recommendation under Comprehensive Plan Amendment 2005A.5. As a result, approximately 0.8 acres of the subject property FLU designation was changed to CC.

The proposed FLU designation can be considered an intensification and encroachment into the residential area. The applicant wishes to mitigate negative impacts by offering a Binding Development Plan in conjunction with the rezoning action. The CC FLU designation embodies activities which are intended to serve several neighborhoods, sub-regional and regional areas, and provide an array of retail, personal, and professional uses.

Section 62-3694(c)(3)(b) has allowances for wetland impacts for commercial uses along "Mitigation Qualified Roadways" (MQRs). North Highway 1 is an MQR at this location. If wetlands are found, the applicant shall complete High Function and Landscape Level wetlands assessments before the allowance of any impacts. Board approval may be required for impacts.

This property contains aquifer recharge soils and Type 3 Aquifer Recharge areas, which are subject to impervious area restrictions. A portion of the north parcel is located within the Coastal High Hazard Area (CHHA) as defined by Florida Statute 163.3178(2)(h), and as shown on the CHHA Map. The Coastal Management Element of the Comprehensive Plan, Policy 6.1, designates Coastal High Hazard Areas to be those areas below the elevation of the Category 1 storm surge elevation as defined in Chapter 163, Florida Statute. Objective 7 of the Coastal Management Element aims to limit densities within the coastal high hazard area and direct development outside of this area.

There are no current code enforcement complaints on the property.

## Surrounding Area

	Existing Land Use	Zoning	Future Land Use
<b>North</b>	State-owned vacant land	GU, RU-1-7, BU-1	RES 15, CC
<b>South</b>	Multi-Family Residential	RU-2-10(6), BU-1	RES 15, CC
<b>East</b>	Highway 1	N/A	N/A
<b>West</b>	Mobile Home Park	TR-3	RES 15

North is three (3) properties: One (1) property is 0.98 acres, undeveloped with GU and BU-1 zoning classification with RES 15 and CC FLU designation. The second (2) property is 0.91 acres, undeveloped with RU-1-7 and BU-1 zoning classification with RES 15 and CC FLU designation. The third property is 1.5 acres, undeveloped with RU-1-7 and BU-1 zoning classification, and has RES 15 and CC FLU designation. The State of Florida owns all three (3) parcels.

South is one (1) property, 1.17 acres, developed with a single-family residence built in 1951, a duplex built in 1973, and the placement of a mobile home in 1975. RU-2-10(6) and BU-1 zoning classification with RES 15 and CC FLU designation.

East is Highway 1, a four-lane state-maintained roadway.

West is one (1) property of 33.01 acres, developed as a mobile home park, considered non-conforming by design, with approximately 218 units zoned TR-3 with a RES 15 FLU designation.

The Residential 15 land use designation affords the second highest density allowance, permitting a maximum density of up to fifteen (15) units per acre

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.

## Future Land Use

The subject property's BU-1 zoning classification can be considered consistent with the CC Future Land Use designation provided on the FLUM series contained within Chapter XI – Future Land Use Element of Brevard County's Comprehensive Plan. The subject property's RU-1-7 zoning classification can be considered consistent with the RES 15

FLU designation. The proposed BU-2 zoning classification with BDP can be considered consistent with the proposed 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 parcel has direct access to Highway 1.**

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

**The Board may consider if the request is compatible with the surrounding area. The proposed FLU designation can be considered an intensification and encroachment into the residential area. The applicant wishes to mitigate negative impacts by offering a Binding Development Plan in conjunction with the rezoning action. There are two BU-2 zoned properties in the area. One has split zoning of BU-2 & BU-1 with used car auto sales, and the other has a mobile home park office. There is no interconnectivity, as this is a separate development with no other proposed or existing commercial abutting it.**

- C. Existing commercial development trend in the area;

**CC FLU is abutting the subject property to the north on vacant State of Florida property. There are no existing commercial development trends in the area. Across Highway 1 is a small multi-tenant office**

**building, a daycare, and a restaurant that have been established for decades. On the same side of the road to the south is a used car dealership.**

**There is one property developed as a marina on the east side of Highway 1 that is currently going through the review process for a minor site plan change under 24AD00014 to revamp the marina for commercial use.**

- 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 preliminary concurrency analysis did not indicate that the proposed development would cause a deficiency in the transportation adopted level of service.**

**The subject property is within access to centralized potable water provided by the City of Melbourne and is within access to Brevard County Utilities for sewer. Concurrency will be reviewed during the site plan process.**

- F. Spacing from other commercial activities:

**Community Commercial activities are located north and south of the subject property along the Highway 1 corridor.**

**The spacing of the nearest commercial activity to the south is approximately 425 feet. Considering the mobile home park office to the north is a distance of approximately 300 feet away. And the commercial activity located directly across Highway 1 to the east is approximately 160 feet. To note, there are a couple of properties with community commercial activities located on the east side of Highway 1, such as a marina and a daycare.**

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

**A market study was neither provided nor required.**

- H. Adherence to the objectives/policies of the Conservation Element and

minimization of impacts upon natural resources and systems:

**A majority of the subject parcel contains wetlands or hydric soils. A wetland delineation will be required prior to any land clearing activities, site plan design, or building permit submittal.**

**Section 62-3694(c)(3)(b) has allowances for wetland impacts for commercial uses along “Mitigation Qualified Roadways” (MQRs). North Highway 1 is a MQR at this location. If wetlands are found, the applicant shall complete High Function and Landscape Level wetlands assessments prior to the allowance of any impacts.**

**This property contains aquifer recharge soils and Type 3 Aquifer Recharge areas, which are subject to impervious area restrictions. Impacts will be reviewed during the site plan process to ensure adherence to the objectives/policies of the Conservation Element and minimization of impacts upon natural resources and systems.**

- I. Integration of open space; and

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

- J. Impacts upon strip commercial development.

**FLUE Policy 2.12 discourages strip commercial development. This request is not an extension of strip commercial development.**

## **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 proposed CC encompasses approximately 3.37 acres but is part of a CC cluster of approximately 7.01 acres. The subject property has direct access**

**to Highway 1, which is classified as an Urban Principal Arterial Road based on data from the Space Coast Transportation Planning Organization.**

**The Board may wish to consider mitigating the potential intrusion of this land use into the surrounding residential areas through additional requirements in the applicant's companion rezoning, which does include a proposed BDP for all BU-1 uses and only the BU-2 uses of a contractor's office, plants, and storage yard.**

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

**The subject site is not located at an intersection and will not exceed 40 acres.**

- 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.

**Part of the subject property, approximately 0.8 acres, is a part of a community commercial cluster approximately 7.01 ± acres in size that starts at the intersection of Post and Highway 1 and ends at the intersection of Mobiland Drive and Highway 1. The next Community Commercial, which is less than two (2) acres, is approximately 125 feet to the south.**

- 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.

**The subject property is under 10 acres; therefore, the gross floor area shall not exceed 150,000 square feet.**

- 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.

**This application does not accompany a PUD zoning request; therefore, the FAR will be limited to 1.00.**

- F. Recreational vehicle parks shall be located in areas which serve the needs of tourists and seasonal visitors to Brevard County. The location of recreational vehicle parks shall have access to interstate interchanges via arterial and principal collector transportation corridors or the property shall be located on a major multi-county transportation corridor.

**The applicant has not proposed a recreational vehicle park on the subject property.**

### **FLUE 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;

**Staff analysis indicates the request is not located within an existing neighborhood. The area is a mixture of mobile homes, a mobile home park office, used automobile sales, single-family residences, and vacant land.**

**The Board should consider the array of intense uses permitted under the BU-2 zoning classification and the applicant's proposed BDP to limit the impacts.**

**Any proposed commercial use shall be subject to compliance with all performance standards within Sec. 62-2251 through Sec. 62-2272 will be reviewed at the site plan stage should the zoning change be approved.**

**Traffic from the proposed development will increase the percentage of MAV utilization by 0.49%. The corridor is anticipated to operate at 66.74% of capacity daily. To note: Concurrency is completed using Highway 1 from Post Road to Pineda Causeway. Specific concurrency issues will be addressed at the time of site plan review.**

- B. Whether the proposed use(s) would cause a material reduction (five per cent or more) in the value of existing abutting lands or approved development;

**Only a certified MAI 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 proposed use would be located between residential uses. And may be inconsistent with the existing residential pattern. Historically, this area is**



mostly commercially zone BU-1 within approximately the first 100 feet from the west side of Highway 1 corridor. Additionally, there are residentially zoned properties abutting to the north and south, such as GU and RU-2-10(6). Other zoning classifications within a 0.5 mile radius include BU-2, TR-3, TR-1, RP, RU-1-9, RU-2-15, and RU-1-7.

Currently, there are two (2) properties with BU-2 commercial zoning within the area. One has split zoning of BU-2 & BU-1 with used car auto sales, and the other has a mobile home park office.

There have been no commercial rezonings in the area since 2020. West of Highway 1, the most recent approved commercial rezoning, under 20PZ00032, involved a property approximately 0.2 miles south of the subject property and changed from BU-1, RU-2-10, and RU-1-7 to all BU-1 on 0.92 acres. The request also included an SSCPA to amend the FLUM from RES 15 and NC to CC on 0.68 acre portion of the property. No development plans have been submitted.

In 2001, a property approximately 0.1 miles south of the subject property was rezoned from BU-1 to BU-2. However, at that time, it was owned by the VFW. It appears that portion of the property was sold to the car dealership prior to the VFW annexing into the City of Melbourne.

There are four (4) FLU designations within a 0.5-mile radius of the subject property: Residential 15 (RES 15), Residential 6 (RES 6), CC, and NC. The predominant FLUM designation for commercial is CC, while the predominant residential FLU is RES 15.

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

Please note, this analysis only includes unincorporated areas of Brevard County.

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

Staff analysis has determined there were two single-family residences developed, in 2024 and 2023, within 0.5 miles of the subject property in the preceding three years.

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

It appears no changes in actual development have occurred in the immediate area within the last three years.

There is one property developed as a marina that is currently going through the review process for a minor site plan change under 24AD00014.

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

**Only a certified MAI appraisal can determine if material reduction has or will occur due to the proposed request.**

#### **FLUE 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 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.

**Staff analysis indicates the request is not located within an established residential neighborhood but rather a residential area. The proposed will introduce commercial activity not already present within the immediate area.**

**However, a preliminary concurrency evaluation did not indicate that the proposal has the potential to cause a deficiency in the transportation adopted level of service.**

- 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.

**Staff analysis indicates the subject property is not located in an established residential neighborhood. There are clearly established boundaries, such as roads and open spaces, in the area.**

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.

**The proposed use is not considered neighborhood commercial.**

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.

**The area is primarily residential. Within the previous five years, there have been one (1) commercial rezoning approximately 1000 feet to the south:**

- **20PZ00032: Approved rezoning on 0.92 acres from BU-1, RU-2-10 and RU-1-7 to all BU-1 on July 9, 2020.**

### **FLUE Administrative Policy 7**

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

**A majority of the subject parcel contains wetlands, or hydric soils. It is also mapped as containing aquifer recharge soils and Type 3 Aquifer Recharge areas, which are subject to impervious area restrictions. This property is located within an area mapped as FEMA Special Flood Hazard Area (SFHA) A. A portion of the north parcel is located within the Coastal High Hazard Area (CHHA). Federally and/or state-protected species may be present on the property.**

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

### **Preliminary Concurrency**

The closest concurrency management segment to the subject property is U.S. 1, between Post Road and Pineda Causeway, which has a Maximum Acceptable Volume (MAV) of 39,680 trips per day, a Level of Service (LOS) of D, and currently operates at 66.24% of capacity daily. The proposed rezoning increases the percentage of MAV utilization by 0.49%. The corridor is anticipated to operate at 66.74% of capacity daily. 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 concurrency analysis was based on a trade contractor with an estimate of an approximate 30,000 square foot building.

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

Centralized potable water service is available to this property from the City of Melbourne. In addition, centralized sewer service is available from Brevard County Utilities.

### **Environmental Constraints**

#### **Summary of Mapped Resources and Noteworthy Land Use Issues:**

- Wetlands and Hydric Soils
- Floodplain Protection

- Protected and Specimen Trees
- Protected Species
- Potential Code Enforcement

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

**For Board Consideration**

The Board should consider if the request is consistent and compatible with the surrounding area.

The Board should consider the array of intense uses permitted under the BU-2 zoning classification and the applicant's proposed BDP to limit the impacts.

**NATURAL RESOURCES MANAGEMENT DEPARTMENT**  
**Land Use Review & Summary**  
**Item No. 25SS00007**

**Applicant:** Landon Sheer (Owner: Michael Palo)

**Land Use Request:** CC & RES 15 to all CC

**Note:** to unify the zoning and FLU across the properties

**LPA Hearing:** 09/15/2025; **BCC Hearing:** 10/02/2025

**Tax ID No.(s):** 2611657 & 2611658

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

**Summary of Mapped Resources and Noteworthy Land Use Issues:**

- Wetlands
- Aquifer Recharge Soils
- Coastal High Hazard Area
- Floodplain Protection
- Indian River Lagoon Nitrogen Reduction Septic Overlay
- Protected and Specimen Trees
- Protected Species

**Land Use Comments:**

**Wetlands**

A portion of the subject parcel contains mapped National Wetlands Inventory (NWI) wetlands; an indicator that wetlands may be present on the property. **A wetland delineation will be required prior to any land clearing activities, site plan design, or building permit submittal.**

Section 62-3694(c)(3)(b) has allowances for wetland impacts for commercial uses along "Mitigation Qualified Roadways" (MQRs). North Highway 1 is a MQR at this location. If wetlands are found, the applicant shall complete High Function and Landscape Level wetlands assessments prior to the allowance of any impacts. Board approval may be required for impacts. Any permitted wetland impacts must meet the requirements of Section 62-3694(e), including avoidance of impacts, and will require no net loss mitigation in accordance with Section 62-3696.

Section 62-3694(c)(3)b also provides that for a project encompassing multiple properties assembled under one site plan development order, wetland impacts for those properties without direct frontage on the mitigation qualified roadway may be permitted only if the properties are combined so that any proposed wetland impact is contained within a property with direct frontage on the mitigation qualified roadway. The assemblage shall be deed restricted for commercial or industrial use.

### **Aquifer Recharge Soils**

This property contains Tavares fine sand, 0 to 5 percent slopes; and St. Lucie fine sand, 0 to 5 percent slopes, classified as aquifer recharge soils. Additionally, the mapped topographic elevations show that the property falls within Type 3 Aquifer Recharge areas, which are subject to impervious area restrictions. The applicant is hereby notified of the development and impervious restrictions within Conservation Element Policy 10.2 and the Aquifer Protection Ordinance.

### **Coastal High Hazard Area**

A portion of the north parcel is located within the Coastal High Hazard Area (CHHA) as defined by Florida Statute 163.3178(2)(h), and as shown on the CHHA Map. The Coastal Management Element of the Comprehensive Plan, Policy 6.1, designates Coastal High Hazard Areas to be those areas below the elevation of the Category 1 storm surge elevation as defined in Chapter 163, Florida Statute. Objective 7 of the Coastal Management Element aims to limit densities within the coastal high hazard area and direct development outside of this area.

### **Floodplain Protection**

This property is located within an area mapped as FEMA Special Flood Hazard Area (SFHA) A, as identified by the Federal Emergency Management Agency, and as shown on the FEMA Flood Map. The parcel is subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance. Chapter 62, Article X, Division 6 states, "No site alteration shall adversely affect the existing surface water flow pattern." Chapter 62, Article X, Division 5, Section 62-3723 (2) states, "Development within floodplain areas shall not have adverse impacts upon adjoining properties."

### **Indian River Lagoon Nitrogen Reduction Septic Overlay**

The western portion of 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.

### **Protected and Specimen Trees**

Protected ( $\geq 10$  inches in diameter) and Specimen ( $\geq 24$  inches in diameter) trees likely exist on the parcel. The applicant shall perform a tree survey prior to any site plan

design in order to incorporate valuable vegetative communities or robust trees into the design. Per Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, Section 62-4341(18), Specimen and Protected Trees shall be preserved or relocated on site to the Greatest Extent Feasible. Greatest Extent Feasible shall include, but not be limited to, relocation of roads, buildings, ponds, increasing building height to reduce building footprint or reducing Vehicular Use Areas. The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for preservation and canopy coverage requirements and buffer requirements. **Applicant should contact NRM at 321-633-2016 prior to performing any land clearing activities.**

### **Protected Species**

Federally and/or state protected species may be present on the property. Specifically, Gopher Tortoises can be found in areas of aquifer recharge soils. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant should obtain any necessary permits or clearance letters from the Florida Fish and Wildlife Conservation Commission (FWC), and/or U.S. Fish and Wildlife Service, as applicable. The applicant is advised to call Valeria Guerrero at 561-882-5714 (O) or 561-365-5696 (C) with the FWC to obtain any necessary permits or clearance letters for Gopher Tortoises.