

ORDINANCE NO. 24- \_\_\_\_

AN ORDINANCE AMENDING ARTICLE III, CHAPTER 62, OF THE CODE OF ORDINANCES OF BREVARD COUNTY, ENTITLED "THE 1988 COMPREHENSIVE PLAN", SETTING FORTH THE EIGHTH SMALL SCALE PLAN AMENDMENT OF 2024, 24S.08, 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 24S.08; and

WHEREAS, Brevard County established Technical Advisory Groups consisting of County technical employees grouped according to their operational relationship to the subject of a plan element or sub-element being prepared or amended, and these Technical Advisory Groups have provided technical expertise for the Amendment 24S.08; 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 August 12, 2024, the Brevard County Local Planning Agency held a duly noticed public hearing on Plan Amendment 24S.08, and considered the findings and advice of the Technical Advisory Groups, and all interested parties submitting comments; and

WHEREAS, on September 5, 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 24S.08; and

WHEREAS, Plan Amendment 24S.08 adopted by this Ordinance comply with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Plan Amendment 24S.08 adopted by this Ordinance is based upon findings of fact as included in data and analysis.

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

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

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

Section 3. Adoption of Comprehensive Plan Amendments. Pursuant to Plan Amendment 24S.08 to the 1988 Comprehensive Plan, Article III, Chapter 62-504, Brevard County Code, the 1988 Brevard County Comprehensive Plan is hereby amended based on documentation shown in Exhibit A and as specifically shown in Exhibit B. Exhibits A and B are hereby incorporated into and made part of this Ordinance.

Section 4. Legal Status of the Plan Amendments. After and from the effective date of this Ordinance, the plan amendment, Plan Amendment 24S.08, 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 \_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

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

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

As approved by the Board on September 5, 2024.

**EXHIBIT A**  
**24S.08 SMALL SCALE**  
**COMPREHENSIVE PLAN AMENDMENT**

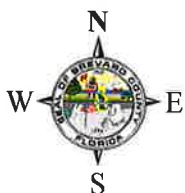
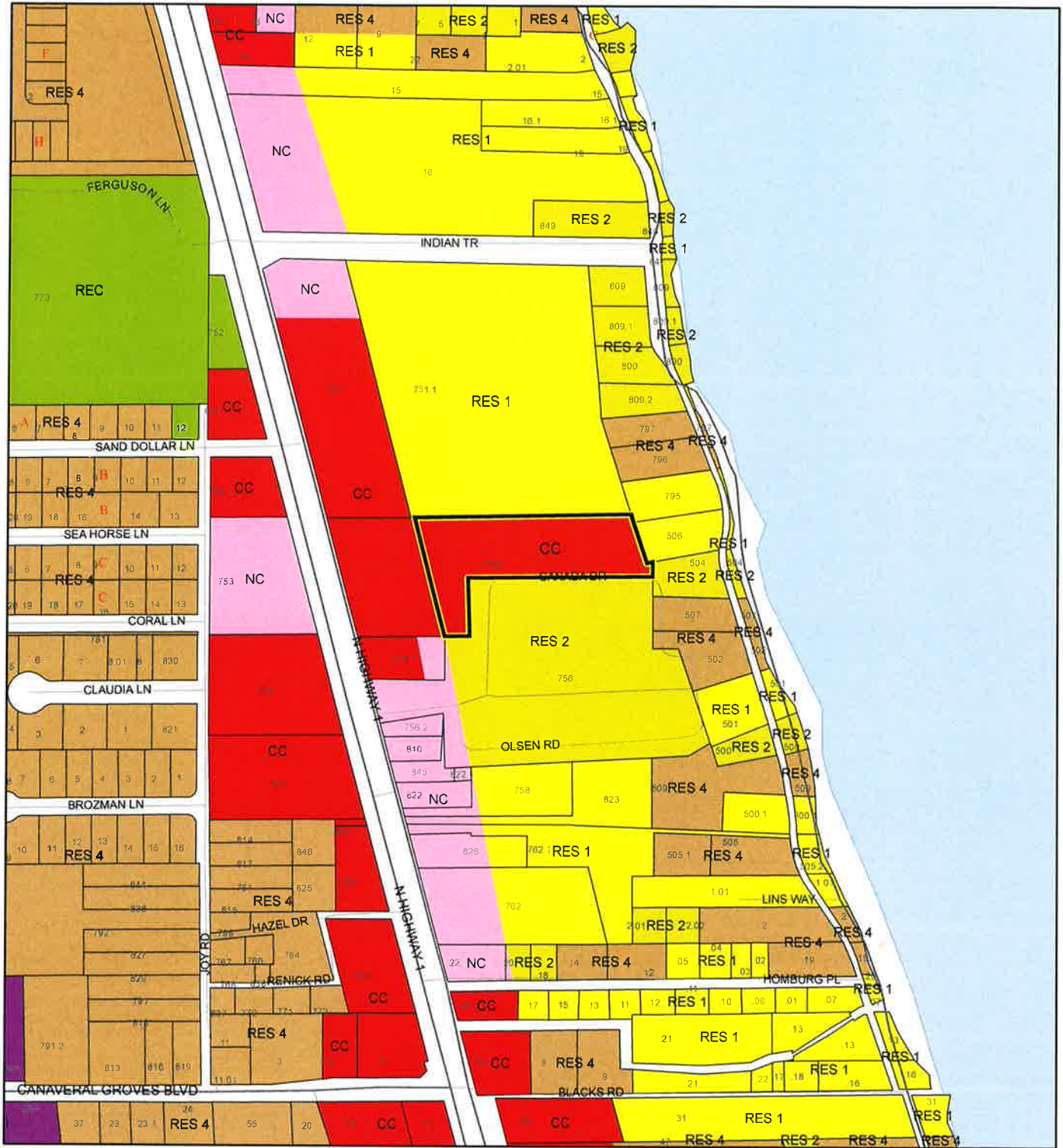
**Contents**

**1. Proposed Future Land Use Map**

# PROPOSED FUTURE LAND USE MAP

IBRAHIM & HAROON REALESTATE INC

24SS00008



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: 5/21/2024

## EXHIBIT B

### Contents

#### 1. Legal Description

A parcel of land lying in the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 31, Township 23 South, Range 36 East, Brevard County, Florida, described as follows:

Commencing at the Southeast corner of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 31; thence run North 89°38'00" West along the South line of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  a distance of 541.59 feet; thence run North 1°09'55" East, 8.31 feet to the Southwest corner of lands formerly owned by John T. Joyner, described in Deed Book "J", Page 263, Deed Book 440, Page 615, and as Parcel 1 in Official Records Book 187, Page 596, Public Records of Brevard County, Florida for the Point of Beginning; then run North 89°24'34" West, 320.52 feet to a point on the Easterly Right of Way line of U.S. Highway No. 1; thence North 13°57'44" West along said Right of Way line, 336.67 feet to a point lying 336 feet, more or less, by right angle measurement, North of said South line of the said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 31; thence run South 89°38'00" East parallel with said South line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , a distance of 889.90 feet to a point on the Westerly line of lands described in Deed Book "B", Page 170; thence run South 16°51'33" East along said Westerly line, a distance of 148.48 feet; thence run North 78°47'47" East, 17.00 feet to a point on the East line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 31; thence run South 1°50'42" West along said East line, a distance of 36.50 feet to the Northeast corner of said land described in Official Records Book 187, Page 596, thence run North 88°51'00" West along the North line of said land described in said Official Records Book 187, Page 596, for a distance of 543.56 feet to the Northwest corner thereof, thence run South 1°09'55" West, 160.00 feet to the Point of Beginning.

Containing 206,626.51 Square Feet, 4.73 acres.

Less and Except the Herein Described portion of land being the Western 250.00 feet of the previously described parcel;

A parcel of land lying in the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 31, Township 23 South, Range 36 East, Brevard County, Florida, described as follows:

Commencing at the Southeast corner of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 31; thence run north 89°38'00" West along the South line of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  a distance of 541.59 feet; thence run North 1°09'55" East, 8.31 feet to the Southwest corner of

lands formerly owned by John T. Joyner, described in Deed Book "J", Page 263, Deed Book 440, Page 615, and as Parcel 1 in Official Records Book 187, Page 596, Public Records of Brevard County, Florida; thence run South 89°33'26" West, a distance of 70.09 to the Point of Beginning of the Herein described portion of land to be recognized as the "Less and Except" portion of the aforementioned lands; thence run South 89°33'11" West along the distance of 250.00 feet to the Easterly Right of Way line of U.S. Highway No. 1; thence run North 14°59'11" West along the Easterly Right of Way line of U.S. Highway No. 1 for a distance of 336.67 feet to a point lying 336 feet, more or less, by right angle measurement, North of said South line of said Northeast ¼ of the Southeast ¼ of Section 31; thence run North 89°20'00" East parallel with said South line of the Northeast ¼ of the Southeast 1/4 , a distance of 250.00 feet to a point; thence run South 14°57'22" East, for a distance of 337.61 feet back to the Point of Beginning.

Containing 81,626.03 square feet, 1.87 acres.

Less and Except Right of Way for U.S. Highway No. 1.