

ORDINANCE 26-\_\_

AN ORDINANCE AMENDING ARTICLE III, CHAPTER 62, OF THE CODE OF ORDINANCES OF BREVARD COUNTY, ENTITLED "THE 1988 COMPREHENSIVE PLAN", SETTING FORTH THE FIRST SMALL SCALE PLAN AMENDMENT OF 2026, 26S.01 TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; AMENDING SECTION 62-501 ENTITLED CONTENTS OF THE PLAN; SPECIFICALLY AMENDING SECTION 62-501, PART XVI(E), THE FUTURE LAND USE APPENDIX; AND PROVISIONS WHICH REQUIRE AMENDMENT TO MAINTAIN INTERNAL CONSISTENCY WITH THESE AMENDMENTS; PROVIDING LEGAL STATUS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, Brevard County initiated amendments and accepted application for small scale amendments to the Comprehensive Plan for adoption in calendar year 2026 as Small Scale Plan Amendment 26S.01; 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 26S.01; 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 April 20, 2026, the Brevard County Local Planning Agency held a duly noticed public hearing on Plan Amendment 26S.01, and considered the findings and advice of the Technical Advisory Groups, and all interested parties submitting comments; and

WHEREAS, on July 9, 2026, 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 26S.01; and

WHEREAS, Small Scale Plan Amendment 26S.01 adopted by this Ordinance comply with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Plan Amendment 26S.01 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 26S.01 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 26S.01, 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 \_\_\_\_\_, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

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

By: \_\_\_\_\_  
Thad Altman, Chair

As approved by the Board on \_\_\_\_\_, 2026.

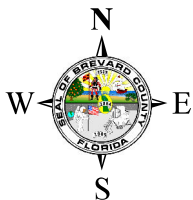
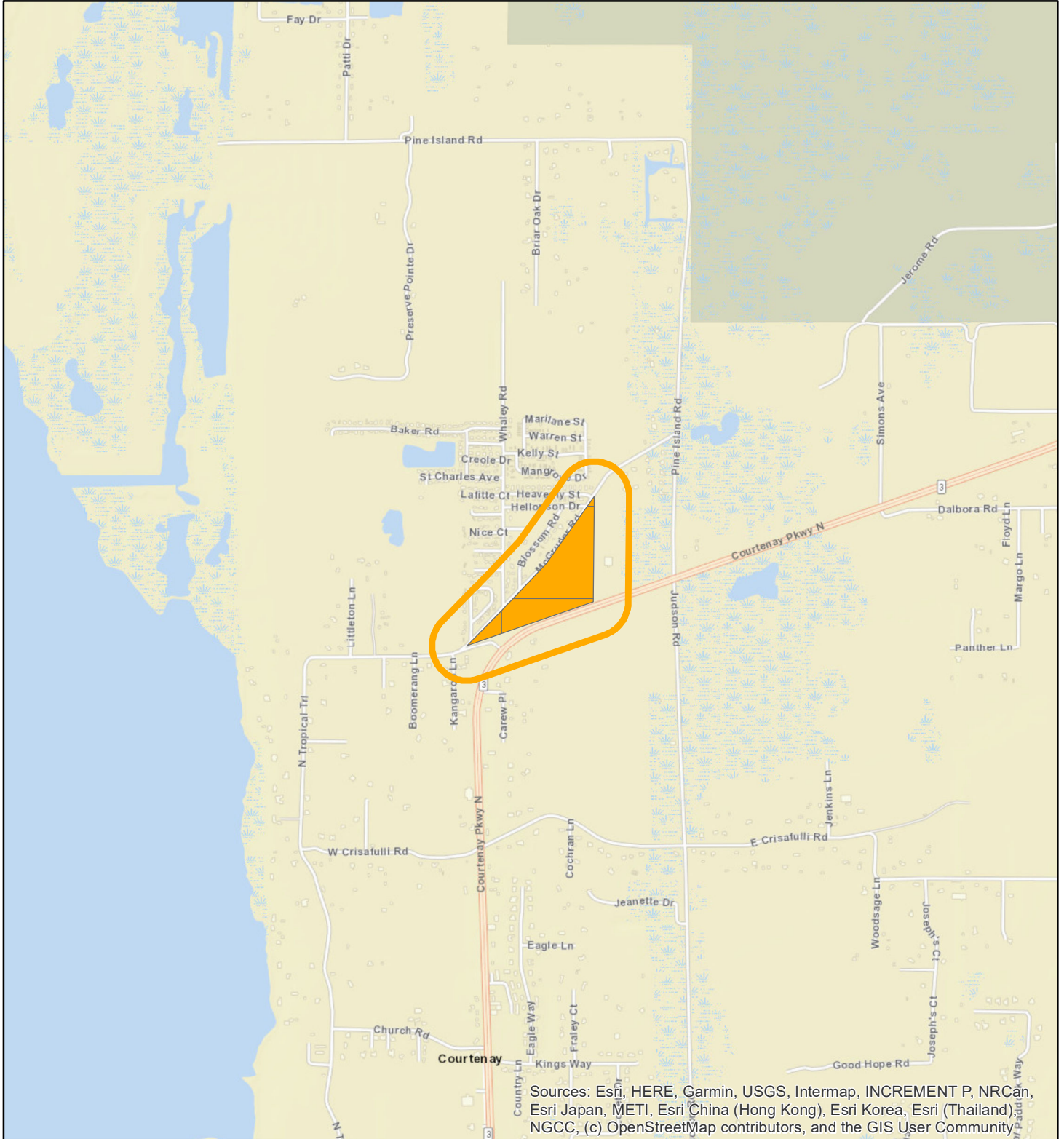
**EXHIBIT A**  
**26S.01 SMALL SCALE**  
**COMPREHENSIVE PLAN AMENDMENT**

Contents

1. Proposed Future Land Use Map

# LOCATION MAP

Turtle Mound Ventures, LLC  
26SS00001





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

Buffer Distance: 500 feet

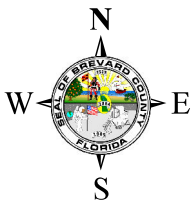
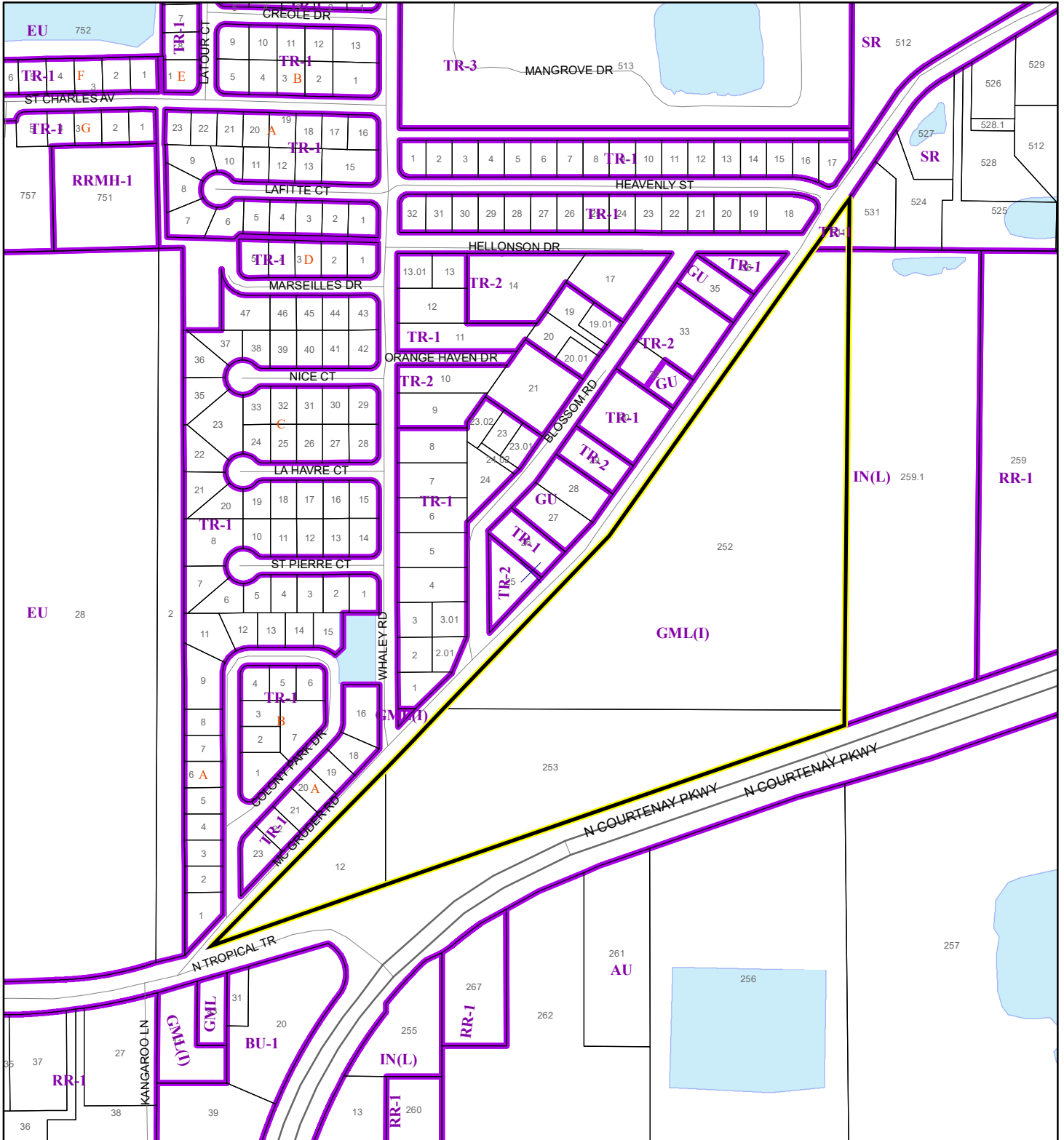
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 3/31/2026

-  Buffer
-  Subject Property

# ZONING MAP




Turtle Mound Ventures, LLC  
26SS00001



1:4,800 or 1 inch = 400 feet

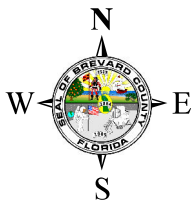
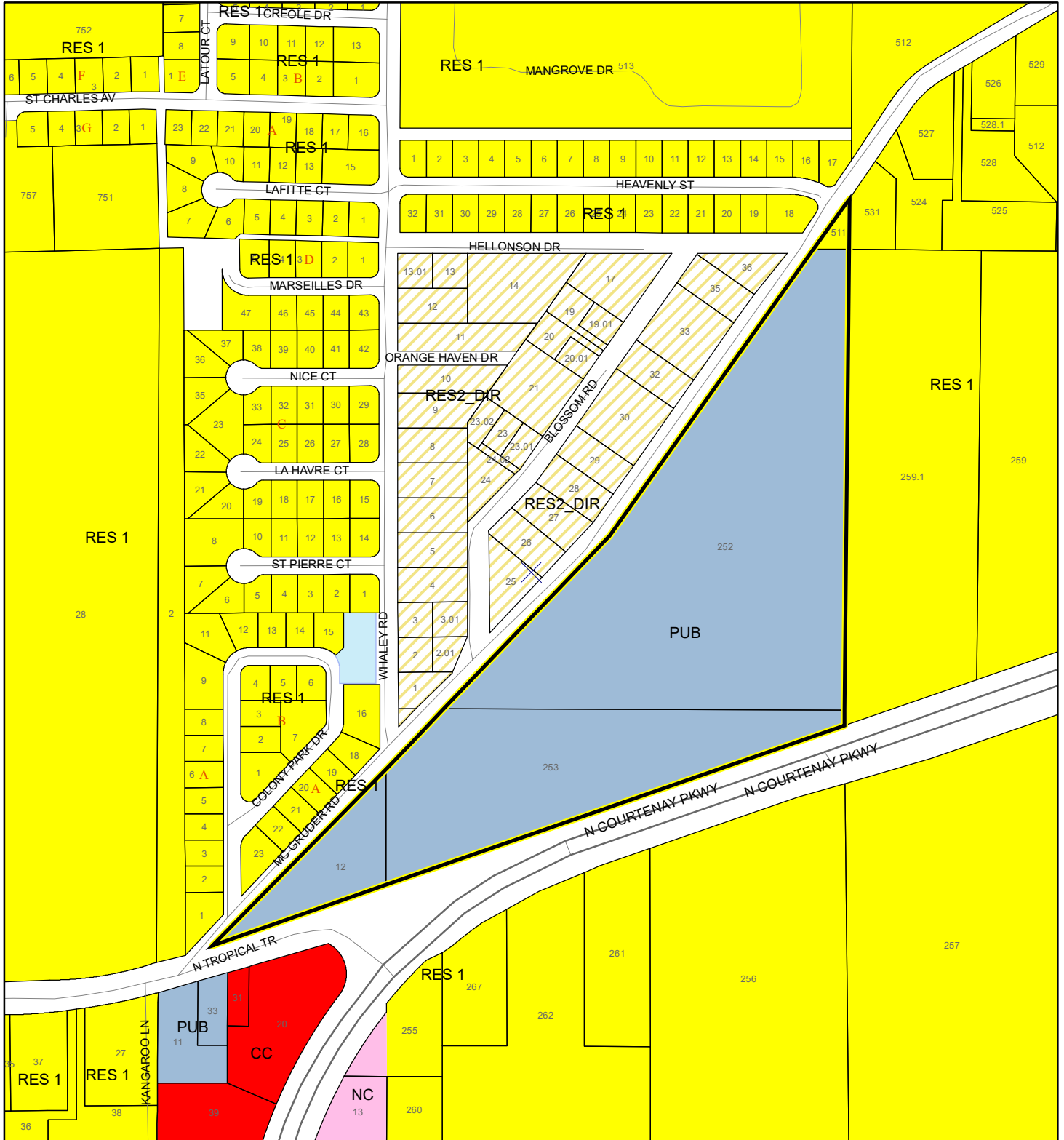
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Produced by BoCC - GIS Date: 3/31/2026

-  Subject Property
-  Parcels
-  Zoning

# FUTURE LAND USE MAP

Turtle Mound Ventures, LLC  
26SS00001



1:4,800 or 1 inch = 400 feet

- Subject Property
- Parcels

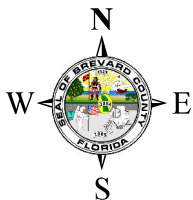
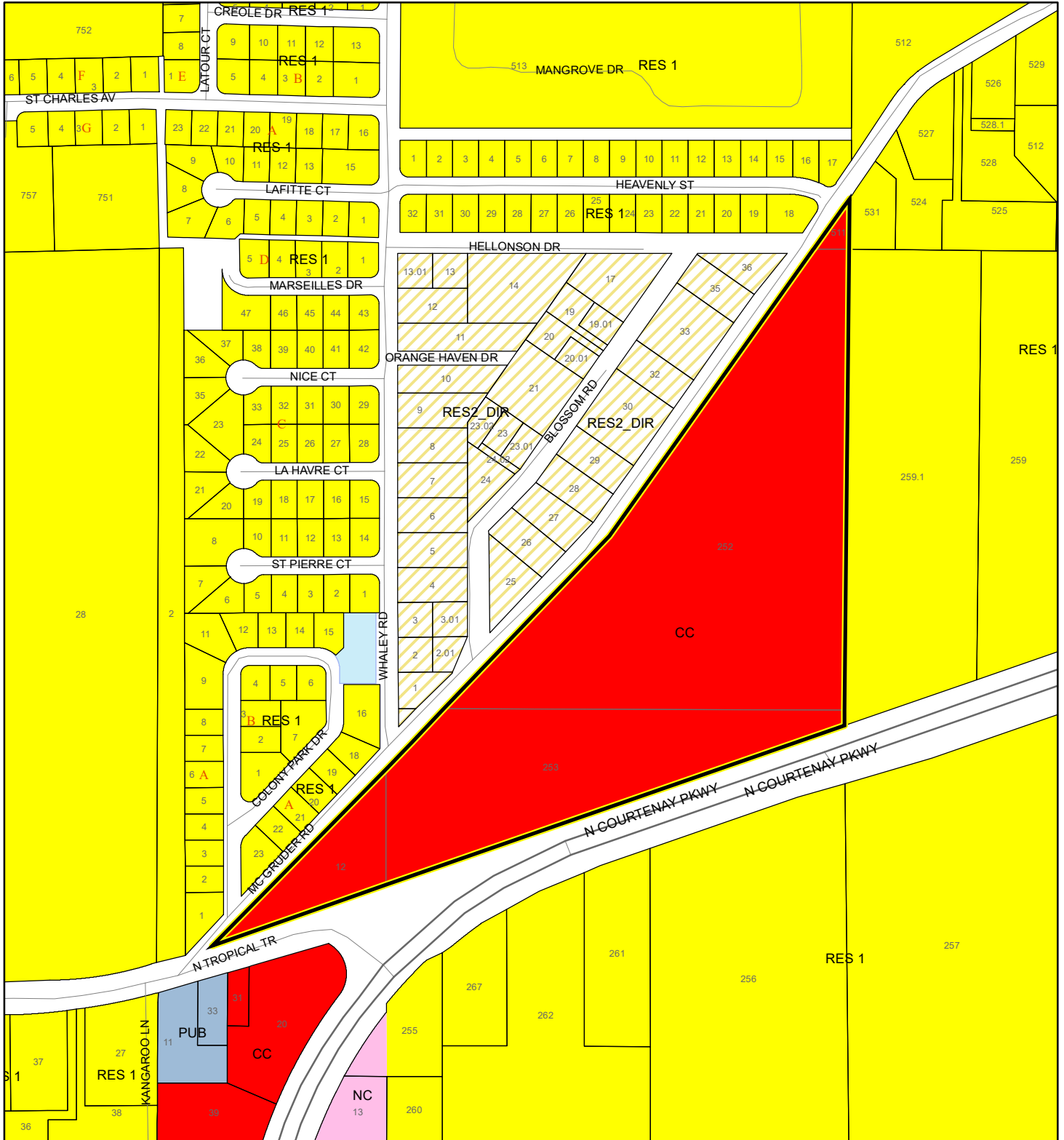
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# PROPOSED FUTURE LAND USE MAP

TURTLE MOUND VENTURES LLC

26SS00001



1:4,800 or 1 inch = 400 feet

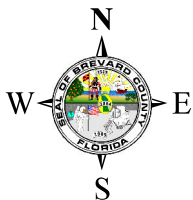
-  Subject Property
-  Parcels

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: 3/31/2026

# AERIAL MAP

Turtle Mound Ventures, LLC  
26SS00001




1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2025

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: 3/31/2026

 Subject Property

 Parcels

## EXHIBIT B

### Contents

#### 1. Legal Description:

(AS PROVIDED) PARCEL 1: COMMENCE AT THE STEEL POST IN THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 36 EAST AND FOR A FIRST COURSE OF THE PROPERTY TO BE INCLUDED IN THIS DESCRIPTION GO WEST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 132 FEET MORE OR LESS TO THE CENTER OF THE COUNTY ROAD AS AT PRESENT LOCATED; THENCE FOR A SECOND COURSE OF THE PROPERTY TO BE INCLUDED IN THIS DESCRIPTION GO SOUTHWESTERLY AND DOWN THE CENTERLINE OF SAID COUNTY ROAD AS AT PRESENT LOCATED TO POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 23; THENCE FOR A THIRD COURSE OF THE PROPERTY TO BE INCLUDED IN THIS DESCRIPTION GO SOUTH AND ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 434.5 FEET MORE OR LESS TO POINT OF INTERSECTION WITH THE CENTERLINE OF NEW STATE ROAD #3; THENCE FOR A FOURTH COURSE OF THE PROPERTY TO BE INCLUDED IN THIS DESCRIPTION GO NORTH 70 DEGREES 34' EAST 1403.2 FEET TO A POINT ON THE EAST LINE OF THE W 1/2 OF THE NW 1/4 OF SAID SECTION 23; THENCE FOR A FIFTH COURSE OF THE PROPERTY TO BE INCLUDED IN THIS DESCRIPTION GO NORTH AND ALONG THE EAST LINE OF THE W 1/2 OF THE NW 1/4 OF SAID SECTION 23 TO A STEEL POST AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF THE SAID SECTION 23 AND THE POINT OF BEGINNING OF THE PROPERTY TO BE INCLUDED IN THIS DESCRIPTION. TOGETHER WITH THAT PORTION OF THE S 1/2 OF THE W 1/2 OF THE NW 1/4 OF SAID SECTION 23 LYING NORTHERLY AND WESTERLY OF THE COUNTY ROAD AFORESAID. TOGETHER WITH THAT PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 36 EAST LYING SOUTHERLY AND EASTERLY OF THE COUNTY ROAD AFORESAID, LESS ALL ROAD RIGHTS OF WAY

#### PARCEL II:

COMMENCING AT AN IRON ROD SET IN THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 36 EAST; THENCE SOUTH 158.8 FEET, MORE OR LESS, AND ALONG THE WEST LINE OF SECTION 23 TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE RIGHT-OF-WAY OF COUNTY ROAD FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND ALONG THE SAID SOUTH RIGHT OF WAY LINE THE BEARING OF WHICH IS SOUTH 43 DEGREES 59 MINUTES

WEST, 725 FEET, MORE OR LESS, TO AN IRON PIPE SET IN THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE OF THE COUNTY ROAD WITH THE NORTH RIGHT-OF- WAY LINE OF THE NEW STATE ROAD; THENCE NORTHEASTERLY AND ALONG THE SAID NORTH LINE OF THE NEW STATE ROAD THE BEARING OF WHICH IS NORTH 70 DEGREES 34 MINUTES EAST, 539.5 FEET TO A CONCRETE MONUMENT SET IN THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE WEST LINE OF SAID SECTION 23; THENCE NORTH ALONG SAID WEST LINE OF SAID SECTION, A DISTANCE OF 346.7 FEET, MORE OR LESS TO THE INTERSECTION THEREOF WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF THE COUNTY ROAD, THE POINT OF BEGINNING, THE ABOVE DESCRIBED PROPERTY BEING IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA. LESS ALL ROAD RIGHTS OF WAY