



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

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STAFF COMMENTS

26Z00016

Robin R. & Maxine M. Bland and Tara Brozman

General Use (GU) to Rural Residential (RR-1)

Tax Account Number: 2407139
 Parcel I.D.: 24-35-23-00-519
 Location: East side of Friday Road, 1,280 feet north of Highway 524 (District 1)
 Acreage: 4.89 acres

Planning and Zoning Board: 6/15/2026
 Board of County Commissioners: 7/09/2026

Consistency with Land Use Regulations

- Current zoning can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal would maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	CURRENT	PROPOSED
Zoning	GU	RR-1
Potential*	0 units	4 units
Can be Considered under the Future Land Use Map	Yes RES 1	YES RES 1

* Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations. Application of these regulations may reduce development potential.

Background and Purpose of Request

The applicant is seeking a change of zoning classification from GU (General Use) to RR-1 (Rural Residential) for the stated purposes of legitimizing an undersized parcel and subdividing the parcel into two lots to build two single-family homes. The parcel has the potential for four (4) parcels with RR-1 zoning.

The subject property is an undersized GU zoned parcel of 4.89 acres. The parcel was subdivided into this size configuration on February 09, 1983, when the abutting 2.5-acre parcel to the east was split off per the warranty deed recorded in ORB 2412, page 293. The parcel as it is currently configured does not meet the 5 acre minimum GU size requirement. Additionally, the parcel does not meet the criteria necessary to qualify as a nonconforming lot of record and is therefore considered a substandard lot.

The property meets the minimum lot width, depth and size requirements for the proposed RR-1 zoning. The applicant has included a survey showing a proposed split of the parcel into two parcels,

with the easterly parcel proposed as a Flag Lot. This survey is for illustrative purposes and is non-binding; it has not undergone review for land development regulation compliance.

The subject parcel may contain wetlands. Per Section 62-3694(c)(1), residential land uses within wetlands shall be limited to not more than one (1) dwelling unit per five (5) acres unless strict application of this policy renders a legally established parcel as of September 9, 1988, which is less than five (5) acres, as unbuildable. This density may be applied as a maximum percentage limiting wetland impacts to not more than 1.8% of the total residential acreage as set forth in Section 62-3694(c)(6). 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 Brevard County in accordance with Section 62-3696. The applicant is encouraged to contact NRM at 321-633-2016 prior to any plan or permit submittal.

The abutting parcels to the north, east and south are all zoned RR-1.

There are no current code enforcement complaints on the property.

The parcel has direct access to Friday Road a County maintained road.

Surrounding Area

	Existing Land Use	Zoning	Future Land Use
North	Single-family residence	RR-1	RES 1
South	Single-family residence	RR-1	RES 1
East	Single-family residence	RR-1	RES 1
West	Single-family residence (across Friday Road)	RR-1	RES 1

Abutting the subject parcel to the north is a 9.91-acre parcel developed with a single-family residence with RR-1 zoning classification and RES 1 FLU designation.

Abutting the subject property to the south is a 9.4-acre parcel developed with a single-family residence with RR-1 zoning classification and RES 1 FLU designation.

Abutting the subject property to the east is a 2.5-acre parcel developed with a single-family residence with RR-1 zoning classification and RES 1 FLU designation.

To the West of the subject property across Friday Road are two developed parcels with single-family residences, a 4-acre parcel and a 1.04-acre parcel, with RR-1 zoning classification and RES 1 FLU designation

The current GU zoning classification is a holding category, that encompasses rural single-family residential development or unimproved lands for which there is no definite current proposal for development or land in areas lacking specific development trends on five acre lots with a minimum width and depth of 300 feet. The minimum house size in GU is 750 square feet.

The proposed RR-1 classification encompasses lands devoted to single-family residential development of spacious character, together with such accessory uses as may be necessary or are normally compatible with residential surroundings on a minimum one acre lot, with a minimum lot width and depth of 125 feet. The RR-1 classification permits horses, barns and horticulture as accessory uses to a single-family residence. The minimum house size is 1,200 square feet. Keeping of horses and agricultural uses are accessory to a principle residence within the RR-1 zoning district.

FLUE Policy 1.9 –The Residential 1 Future land use designation. The Residential 1 land use designation permits low density residential development with a maximum density of up to one (1) dwelling unit per acre, except as otherwise may be provided for within the Future Land Use Element.

Future Land Use

The subject property’s GU zoning classification can be considered consistent with the Residential 1 (RES 1) Future Land Use designation provided on the FLUM series contained within Chapter XI – Future Land Use Element of Brevard County’s Comprehensive Plan. The proposed RR-1 zoning classification can be considered consistent with the existing RES 1 FLUM designation.

The Board should evaluate the compatibility of this application within the context of Administrative Policies 2 – 8 of the Future Land Use Element.

Analysis of Administrative Policy #3 - Compatibility between this site and the existing or proposed land uses in the area:

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

Criteria:

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

The subject parcel is vacate land. The proposed rezoning will need to comply with Brevard County's Performance Standards defined by Sections 62-2251 through 62-2272.

- 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.

Only a certified MAI (Master Appraiser Institute) appraisal can determine if material reduction has or will occur due to the proposed request.

- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through an analysis of:
 - 1. historical land use patterns;

The historical land use patterns of the surrounding development can be characterized as single-family use on properties 1 acre to 9.91 acres in size.

There are three (3) FLU designations (RES 1, RES 4 and NC) within a 0.5-mile radius of the subject property. RES 1 is the prominent FLU in this area.

There are seven (7) zoning classifications (RR-1, GU, AU, AU(L) SR, IN(L), BU-1-A) within a 0.5-mile radius of the subject property. RR-1 is the prominent zoning classification in this area.

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

There has been no development within 0.5 miles approved within the past three years.

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

There has not been any approved development within this area in the preceding three (3) years that has yet to be constructed.

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

No material violation of relevant policies has been identified.

Analysis of 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.

Based on staff analysis, the requested rezoning from GU to RR-1 zoning classification is not anticipated to materially or adversely affect the surrounding developments. This request is not anticipated to have a measurable impact on the area in terms of trip generation, or parking. No commercial or industrial activity is proposed.

- 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 has determined the property is located in an existing residential area.

The area, known along Friday Road, can be characterized as a single-family residential area with lot sizes of 1 acre to 9.91 acres and roadways. The only commercial zoning classification within a 0.5-mile radius being BU-1-A (Neighborhood Commercial). The limited presence and lower-intensity nature of the BU-1-A zoning classification reinforces the residential character of the area, as Neighborhood Commercial zoning is intended to provide small-scale commercial services that support and are compatible with surrounding residential development.

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 request is not for commercial use. It is located in an existing single-family residential neighborhood. There are no neighborhood commercial land uses established in the surrounding area.

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 single-family residential use. There has not been commercial, industrial, or other non-residential uses approved in this area during the previous five (5) years. This area is not considered transitional.

Analysis of 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.

Natural Resources has noted this property contains Hydric Soils. A majority of the subject parcel contains mapped hydric soils indicators 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.

And Federally and/or state protected species may be present on the property. Specifically, Gopher Tortoises can be found in areas of aquifer recharge soils. If applicable, the applicant shall obtain any required permits, surveys, or clearance letters from the U.S. Fish and Wildlife Service and other applicable regulatory agencies prior to development approval.

Please review all comments from the Natural Resources Management Department found at the end of this report.

Preliminary Concurrency

The closest concurrency management segment to the subject property is Friday Road located between SR 524 and James Road, which has a Maximum Acceptable Volume (MAV) of 22,400 trips per day, a Level of Service (LOS) of E, and currently operates at 13.07% of capacity daily. The maximum development potential from the proposed rezoning increases the percentage of MAV utilization by 0.16%. The corridor is anticipated to operate at 13.23% of capacity daily. The proposal is not anticipated to create a deficiency in LOS.

No school concurrency information has been provided as the development potential of this site falls below the minimum number of new residential lots that would require a formal review.

The parcel is within the City of Cocoa public potable water service and septic service

Environmental Constraints

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Hydric Soils
- Aquifer Recharge Soils
- Floodplain Protection
- Private Lake
- Protected and Specimen Trees
- Protected Species

The applicant is encouraged to contact NRM at 321-633-2016 prior to any plan or permit submittal.

For Board Consideration

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

NATURAL RESOURCES MANAGEMENT DEPARTMENT
Zoning Review & Summary
Item No. 26Z00016

Applicant: John Campbell (Owners: Robin and Maxine Bland; Tara Brozman)

Zoning Request: GU to RR-1

Note: to legitimize and split into two parcels

Zoning Hearing: 06/15/2026; **BCC Hearing:** 07/09/2026

Tax ID No.: 2407139

- 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:

- Hydric Soils
- Aquifer Recharge Soils
- Floodplain Protection
- Private Lake
- Protected and Specimen Trees
- Protected Species

Land Use Comments:

Hydric Soils

A majority of the subject parcel contains mapped hydric soils (Basinger sand; and Valkaria sand); indicators 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.**

Per Section 62-3694(c)(1), residential land uses within wetlands shall be limited to not more than one (1) dwelling unit per five (5) acres unless strict application of this policy renders a legally established parcel as of September 9, 1988, which is less than five (5) acres, as unbuildable. **This density may be applied as a maximum percentage limiting wetland impacts to not more than 1.8% of the total residential acreage as set forth in Section 62-3694(c)(6).** 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 Brevard County in accordance with Section 62-3696. **The applicant is encouraged to contact NRM at 321-633-2016 prior to any plan or permit submittal.**

Aquifer Recharge Soils

Basinger sand and Valkaria sand may also function as highly permeable soils. The mapped topographic elevations show that the property falls within a Type 3 Aquifer Recharge area, which is 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.

Floodplain Protection

A portion of this property is located within an isolated floodplain 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 property may be subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance. Per Section 62-3724(3)(d), compensatory storage shall be required for fill in excess of that which will provide an upland buildable area within the isolated floodplain greater than one third (1/3) acre in size. 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." **The applicant is encouraged to continue communication with NRM prior to any plan or permit submittal or performing any land clearing activities.**

Private Lakes

The proposed lot split bifurcates an existing pond, with approximately half of the pond going to each new lot. Chapter 62, Article 13, Division 5, Section 62-4456(1)(b) establishes a 25-foot setback from any property line if the property is within a public or private sewer service system, or 75 feet from any property line and from any existing septic systems if the property is not within a sewer service system. Section 62-4486 allows for Administrative Variances of the property line setback. The applicant is encouraged to contact NRM at 321-633-2016.

Protected and Specimen Trees

Protected and Specimen Trees likely exist on the parcel. Brevard County Landscaping, Land Clearing and Tree Protection ordinance, Section 62-4331(3), encourages the protection of Specimen Trees. 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. **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. If applicable, the applicant should obtain any necessary permits or clearance letters from the Florida Fish and Wildlife Conservation Commission (GTpermits@myfwc.com) and/or U.S. Fish and Wildlife Service (FW4FLESRegs@fws.gov) prior to any plan, permit submittal, or development activity, including land clearing.