




Planning & Development Department

2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

BOARD OF COUNTY COMMISSIONERS


TO: Frank Abbate, County Manager

THRU: John Denninghoff, Assistant County Manager, Development and Environmental Services Group

FROM: Tad Calkins, Director, Planning and Development Department 

SUBJECT: Citizen Efficiency and Effectiveness Recommendation (CEER) #2024029

DATE: April 1, 2024



CEER #2024029 was received by the County from Vincent McDermott.

Citizen Statement:

As residents of Brevard County, we are blessed by the natural resource systems that surround us – the beaches and the unique Indian River Lagoon on the east and the St. John's River and its wetlands and flood plains on the west. At the same time, we are fortunate to have a robust and growing economy attributable to the high-tech industry supporting space exploration and our national defense. But with growth and development comes pressure on the quality of our natural resources as evidenced by the poor health of the IRL that can be attributed to urban and agricultural runoff, inadequate sewage treatment, outmoded septic systems, and similar sources of contamination.

By 2026, Brevard County will have spent over \$500,000,000 to initiate the restoration of the Indian River Lagoon. This is in addition to funding from other state and federal programs designed to remediate the degradation of our most precious natural resource that has occurred over decades. The recent financial investments in the IRL are showing promise; hopefully that funding will continue by renewing the sales tax to support the SOIRL program for the next decade.

All of the ongoing IRL restoration efforts will be for naught if we do not learn from our past mistakes and develop a long-term strategy to balance our appetite for continued economic development with the desire to conserve both the IRL and the St. John's River watersheds.

Citizen Recommendation:

As a professional AICP planner with over 50 years of practice, I recommend that the County undertake and adopt a long -term, comprehensive growth management plan that will address our expanding population that will have specific strategies, land use and development policies, and committed sources of funding to implement the plan. This plan should not be the traditional comprehensive plan that has incremental periodic updates and revised at the request of an applicant.



BOARD OF COUNTY COMMISSIONERS

The growth management plan would be prepared through a transparent process that will actively include a broad range of stakeholders eventually adopted by the County Commission. The plan needs to be forward-thinking and sustainable. It needs to address the impacts of climate change including sea level rise; transportation and infrastructure improvements (water supply, wastewater treatment) to support projected growth; land use techniques including acquisition and transfer of development rights to assure real estate equity; low impact development practices and stormwater management; measures to address housing affordability and the needs of the unhoused; and financial policies to assure an income stream to fund the strategies and policies. By having an enforceable growth management plan, we can surely maintain and enhance the quality of life we have come to enjoy in Brevard County for now and for the next generation.

Staff Analysis:

Such issues are addressed through the existing (statutorily mandated) comprehensive plan process, addressing the very transparency concerns noted in the request. Fla. Stat. Sec. 163.3181 mandates public participation in this process. Additionally, the comprehensive plan process promotes objectivity and carries significant weight in related decision-making.

Illustrative of the ability to incorporate such initiatives into the comprehensive plan process, in February 2022, Objective 14 - Coastal Development and Redevelopment, was adopted into the Coastal Management Element to address "Peril of Flood" in accordance with Section 163.7138(2)(f)1-6, F.S. These 13 new policies include language that creates procedures to allow consideration of the changing dynamics of flooding, sea level rise, and storm surge in growth management decisions through nature-based design standards and/or Low Impact Development.

Staff will continue to work to ensure such growth management policies are considered in the several efforts the County is currently undertaking. This would include amendments to the County's Planned Unit Development zoning classification as well as the implementation of an Area of Critical State Concern (ACSC) in the South Beaches, which is overseen by Florida Commerce, and will be a public process with an opportunity for public and stakeholder input.

Staff Recommended Action:

It is recommended that the Board of County Commissioners reject this recommendation as the County is required to follow the statutorily mandated process.

Recommendation Details

Contact Information

Full Name:	Vincent McDermott	Email Address:	vcmla@netscape.net
Mailing Address:	491 S River Oaks Dr Indialantic fl 32903	Alt Email Address:	
		Phone Number	203-525-7102

Group/Organization

Individual

Recommendation Information

Recommendation Title:	Long-Term Growth Management Plan for a Sustainable Brevard
Areas Affected:	Entire County

Department:

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**Problem
Description:**

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**Recommendation
Description**

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Attachments

There are no attachments for this recommendation.

Administrative Action

Evaluation

Recommendation Timeline

User	Status	Date	Remarks
CEER WebUser	Citizen Submitted	Dec 28, 2023	
Karen Conde	Department Assigned	Jan 3, 2024	PLANNING AND DEVELOPMENT DEPARTMENT Assigned

Awaiting action from department director