

**FUTURE LAND USE MAP SERIES
PLAN AMENDMENT**

STAFF COMMENTS

*Small Scale Plan Amendment 26S.01 (26SS00001)
Township 23, Range 36, Sections 14, 22, and 23*

Property Information

Owner / Applicant: Turtle Mound Ventures LLC / Kimberly Rezanka

Adopted Future Land Use Map Designation: Public Facilities (PUB), Residential 1 (RES 1), and RES 2-DIR (Residential 2-Directive)

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

Acreage: 28.37 acres

Tax Account #: 2316247, 2316452, 2316451, and 2315413

Site Location: 6455 North Tropical Trail, at the intersection with, and south of McGruder Road

Commission District: 2

Current Zoning: GML(I) (Government Managed Lands - Institutional) and TR-1 (Single-family Mobile Home)

Requested Zoning: RVP (Recreational Vehicle Park)

Background & Purpose

The applicant requests a Small-Scale Comprehensive Plan Amendment (SSCPA) to change the Future Land Use Map (FLUM) from Public Facilities (PUB), Residential 1 (RES 1), and RES 2-DIR (Residential 2-Directive) on a four (4) parcel, 28.37-acre property to allow for rezoning and development of a recreational vehicle park. The requested RVP zoning classification may be considered consistent with the proposed Community Commercial (CC) FLU designation.

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. The applicant has submitted a companion rezoning application, **26Z00007**, requesting a change of zoning classification from GML(I) (Government Managed Lands - Institutional) and TR-1 (Single-family Mobile Home) to Recreational Vehicle Park (RVP).

The existing Future Land Use designation of Public (PUB) does not establish a residential density; however, the requested Community Commercial (CC) designation allows for residential development pursuant to Policy 2.10. The closest residential Future Land Use designation is RES 1; therefore, residential density within the CC designation may be considered up to one category higher, subject to compatibility. However, within the Coastal High Hazard Area (CHHA), residential density is limited to that of the closest residential designation on the same side of the roadway, which in this case is RES 1.

Notwithstanding the allowable typical residential density under the CC designation, the proposed RVP zoning classification limits development to a maximum of ten (10) units per acre when accompanied by the CC land use. Accordingly, the effective density of the project is governed by the more restrictive of the Comprehensive Plan or zoning regulations.

The subject property consists of approximately 28.37 acres; however, the developable area is significantly constrained by environmental conditions. Approximately two-thirds of the site (± 18.9 acres) is located within the CHHA, where the Comprehensive Plan directs that densities be limited and development be directed outside of this area. As such, the upland area outside of the CHHA (approximately ± 9.5 acres) represents the most viable portion of the site for development intensity.

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. The eastern portion of the property is also located in FEMA Special Flood Hazard Area AE, which imposes floodplain development standards including elevation and compensatory storage requirements

Additional constraints include mapped hydric soils indicating potential wetlands, which will require delineation and may restrict development. The property is also located within mapped habitat for protected species, including the Florida Scrub Jay, and is subject to additional floodplain criteria applicable to North Merritt Island requiring certification of no adverse flooding impacts. Collectively, these constraints may further reduce the net developable area and influence site design.

Accordingly, while a maximum density may be calculated through application of land use and zoning, the actual development yield is likely to be substantially less due to both policy-based density limitations and environmental constraints. If the proposed RVP use is not developed, the requested CC Future Land Use designation could allow for more intensive commercial development, including uses permitted under BU-2 zoning.

Locational and Development Criteria for Community Commercial Uses Policy 2.8(F) requires that recreational vehicle parks be located in areas that serve tourists and

seasonal visitors and have access to interstate interchanges via arterial or principal collector roadways, or be located along a major multi-county transportation corridor.

The subject property is located along North Courtenay Parkway, a principal arterial roadway providing north-south connectivity on Merritt Island. However, the nearest interstate-access facility, State Road 528 (Beachline Expressway), is located approximately 24 miles south of the site. As such, the property does not have proximate access to an interstate interchange via an arterial or principal collector roadway.

Additionally, while North Courtenay Parkway functions as an important local arterial, it is not considered a major multi-county transportation corridor. Therefore, the subject property does not meet the locational criteria of Policy 2.8(F) with respect to interstate accessibility or corridor designation.

The subject property is comprised of four parcels which were combined under one deed on August 28, 2025, as recorded in ORB 10420, PG 1398. The property has access to the south side of McGruder Road, at the intersection with North Tropical Trail, both county-maintained roads, and on the north side of North Courtenay Parkway.

PUB and RES 1 are the original FLU designations established by the 1988 Brevard County Comprehensive Plan. A small section of Tax Account 2316452 has been divided from the main property by McGruder Road and Whaley Road. This section has a FLU designation of RES 2-DIR as established by the North Merritt Island Small Area Study in June 1, 1992.

The subject property is within the septic moratorium area. Any proposed development requiring a septic permit could be affected by this moratorium. For further information regarding the septic moratorium, the property owner would need to reach out to the Department of Environmental Health, which issues septic permits.

There are no current code enforcement complaints on the property.

Surrounding Area

	Existing Land Use	Zoning	Future Land Use
North	Road ROW, Single-Family Residences, and Vacant	GU, TR-1, TR-2, and GML(I)	RES 1 and RES2_DIR
South	Road ROW, Vacant, Single-Family Residences. Agricultural and a Church	GML, BU-1, IN(L), RR-1 and AU	PUB, CC, and RES 1
East	Single-Family Residences and a Church	SR and IN(L)	RES 1
West	Road ROW, Single-Family Residences, and Vacant	GU, TR-1, TR-2, and GML(I)	RES 1 and RES2_DIR

Northwest of the subject property, across McGruder Road, are nineteen (19) properties, seventeen (17) of which are developed with single-family residences or mobile homes, and two (2) remain vacant. The largest of these lots is 0.92 acres. Eight (8) of these properties have RES 1 FLU designations and TR-1 zoning. The remaining eleven (11) properties have RES2_DIR FLU designations and a mix of GU, TR-1, and TR-2 zoning.

South of the subject property, across North Tropical Trail, is a 0.8-acre property owned by Merritt Island Volunteer Fire Department, Inc. and a 0.39-acre property owned by Brevard County with PUB FLU designations and GML and GML (I) zoning. Next to that are a 0.22-acre property with AT&T utility equipment and a vacant 2.05-acre property with CC FLU designations and BU-1 zoning. Across North Courtenay Parkway are five (5) properties with RES 1 FLU designations. The first is a 1.35-acre church property with IN(L) zoning, next to a vacant 1.15-acre, RR-1 zoned property. The next three (3) properties are 6.91 acres, 2.25 acres, and 14.17 acres all zoned AU with residential and/or agricultural uses.

To the east there are two (2) properties with RES 1 FLU designations. The first is a vacant, 0.71-acre property with SR zoning, and the second is an 11.99-acre, IN(L) zoned property developed with a church.

Future Land Use

The subject property's GML(I) zoning classification can be considered consistent with the PUB Future Land Use designation, but not with the RES 2-DIR (Residential 2-Directive) 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 TR-1 zoning classification can be considered consistent with the RES 1 FLU designation.

The proposed RVP zoning classification 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 McGruder Road, North Tropical Trail, and North Courtenay Parkway.

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

There is no interconnectivity, as no other proposed or existing commercial properties are abutting. The closest CC designated properties are to the south along North Courtenay Parkway and 0.25 miles northeast of the subject property.

- C. Existing commercial development trend in the area;

The commercial development to the south along North Courtenay Parkway includes retail and office uses, and a gas and convenience store, that have existed in the area for at least 20 years according to the Brevard County Property Appraiser's website.

Closest to the subject property, the corner of North Tropical Trail and North Courtenay Parkway has CC FLU and BU-1 zoning. A site plan for a Dollar General was approved at this location in 2024, but the subsequent building permits have expired.

- 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 the service area for centralized potable water provided by the City of Cocoa and the Brevard County Merritt Island Utilities service area for sanitary sewer. Concurrency will be reviewed during the site plan process.

- F. Spacing from other commercial activities:

Community Commercial activities are located south of the subject property along the North Courtenay Parkway corridor.

The spacing of the nearest commercial activity, a gas station and convenience store, is 0.2 miles south of the subject property on North Courtenay Parkway. Additional retail and office development can be found further south on North Courtenay Parkway. There is also a BU-2 zoned property 0.24 miles northeast of the subject property on North Courtenay Parkway which was developed in 1964 and now stores boats and R/V's.

- 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:

The subject property is located within an area mapped as FEMA Special Flood Hazard Area (SFHA) AE, 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, including compensatory storage. 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."

Additionally, the parcel is located on North Merritt Island (NMI), north of Hall Road. Section 62-3724(4) contains additional criteria including compensatory storage and written certification from the engineer of record that there will be no adverse flooding impacts upon properties resulting from the proposed development. The applicant is encouraged to contact NRM prior to any plan or permit submittal or prior to performing any land clearing activities.

- 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 amendment encompasses approximately 28.37 acres but is not part of a Community Commercial cluster. The subject property has direct access to North Courtenay Parkway, which is classified as a Principal Arterial – Other Urban Road based on data from the Space Coast Transportation Planning Organization. The property also has access to North Tropical Trail where it intersects North Courtney Parkway and McGruder Road. North Tropical Trail is classified as a Minor Collector – Urban, and McGruder Road is not classified.

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.

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

The subject site does 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.

South of the subject property, across North Tropical Trail are fourteen (14) CC properties, totaling eighteen (18) acres, on the west side of North Courtenay Parkway ending at West Crisafulli Road. On the east side of North Courtenay Parkway, the next CC is 0.11 miles south of the subject site. This cluster includes another fourteen (14) properties, totaling twelve (12) acres of CC ending at East Crisafulli Road.

- 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 over 10 acres but less than 40 acres in size; therefore, the gross floor area shall not exceed 400,000 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 submitted a companion rezoning application, 26Z00007, requesting a change of zoning classification from GML(I) (Government Managed Lands - Institutional) and TR-1 (Single-family Mobile Home) to Recreational Vehicle Park (RVP).

The subject property has direct access to North Courtenay Parkway, which is classified as a Principal Arterial – Other Urban Road based on data from the Space Coast Transportation Planning Organization (SCTPO). Following North Courtenay Parkway south, visitors could then access Highway 528, a Principal Arterial – Freeway and Expressway Urban based on SCTPO data.

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;

The proposed RV park could be considered a higher-intensity residential use compared to the prevailing development pattern in the area. Although the presence of non-residential and corridor-oriented uses suggests the area is not strictly homogeneous, those uses (e.g., church, fire station, utilities) are generally lower intensity in terms of daily operational impacts compared to an RV park. However, its compatibility may be influenced by factors such as location relative to major roadways, buffering, site design, and scale. Any proposed commercial use will be subject to compliance with all performance standards in Sections 62-2251 through 62-2272 during site plan review.

The Board should consider the proposed point(s) of ingress and egress for the recreational vehicle park in evaluating compatibility with the surrounding area. McGruder Road is a two-lane local roadway that primarily serves adjacent residential properties, whereas North Courtenay Parkway functions as a higher-capacity arterial corridor. Directing access

to North Courtenay Parkway, rather than McGruder Road, may be more appropriate given the anticipated traffic generation and operational characteristics of an RV park, and would minimize potential impacts to the established residential character served by the local road network.

Traffic from the proposed development will increase the percentage of MAV utilization by 0.75%. The corridor is anticipated to operate at 47.67% of capacity daily. 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;

There are seven (7) FLU designations within a 0.5-mile radius of the subject property: Residential 1:2.5 (RES 1:2.5), Residential 1 (RES 1), Residential 2 (RES 2), Residential 2-Directive (Res 2-DIR), Community Commercial (CC), Neighborhood Commercial (NC), and Public Conservation (PUB-CON). The predominant FLU designation in the area is RES 1. The predominant commercial FLU in the area is CC. There have been no FLU amendments within 0.5 miles of the subject property in the past three years.

The proposed use would be located in a transitional area with residential uses zoned TR-1, TR-2 and GU to the north. East is a church in IN(L) zoning. To the south is an agricultural area with AU and RR-1, and also commercial development with BU-1, BU-2, and IN(L) zoning along the North Courtenay Parkway corridor.

The area includes a mix of small-lot single-family residences and mobile homes, as well as larger residential and agricultural parcels, reflecting varying residential densities. Institutional uses, such as places of worship and public facilities, along with utility infrastructure and commercially designated properties, are present along nearby corridors, contributing to a more diverse land use pattern. Overall, the area does not exhibit a uniform character but instead reflects a blend of residential, institutional, and limited non-residential uses influenced by its proximity to major roadways.

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

Development within the preceding three years includes:

- **A permit for a new single-family residence was approved in 2024 on a 26.84 acre property, 0.77 miles south of the subject property in AU zoning.**
- **25Z00033: In December 2025, a conditional use permit for a private heliport was approved for a 26.84 acre property, 0.77 miles south of the subject property.**
- **25Z00057: A conditional use permit was approved on 37.5 acres for the expansion of land excavation activities at an existing mining site 1.14 miles northeast of the subject property in 2026.**

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

In 2024, a site plan for a Dollar General was approved at the corner of North Tropical Trail and North Courtenay Parkway. The site has CC FLU and BU-1 zoning. It appears that construction began, but the subsequent building permits have now expired.

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.

The character of the surrounding area reflects a transitional pattern consisting of predominantly low-density residential development interspersed with institutional, utility, and limited commercial uses. The proposed use 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.

The area has clearly established boundaries including roads and open spaces.

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.

Sporadic neighborhood commercial uses are present in the area along North Courtenay Parkway.

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 transitional. Within the previous five years, there have been three (3) commercial, industrial, or non-residential uses applied for and approved during the previous five (5) years:

- **21Z00009: Rezoning from BU-1 to BU-2 with a Binding Development Plan (BDP) on 1.02 acres. 0.71 miles south of the subject property.**
- **25Z00033: Conditional use permit on 26.84 acres for a private heliport was approved in AU zoning, 0.77 miles south of the subject property.**
- **25Z00057: Conditional use permit on 37.5 acres for the expansion of land excavation activities at an existing mining site in Planned Industrial Park (PIP) zoning, 1.14 miles northeast of the subject property.**

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.

Approximately 2/3 of this property 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.

A portion of the subject parcel contains mapped hydric which are indicators that wetlands may be present on the property. A wetland assessment/delineation will be required prior to any land clearing activities, site plan design, or building permit submittal. The wetland assessment/delineation shall be verified at time of site plan submittal.

This property is located within an area mapped as FEMA Special Flood Hazard Area (SFHA) AE, 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, including compensatory storage. 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."

Federally and/or state protected species may be present on the property. A portion of the property is located within a large area of mapped Florida Scrub Jay habitat / occupancy.

Additionally, the parcel is located on North Merritt Island (NMI), north of Hall Road. Section 62-3724(4) contains additional criteria including compensatory storage and written certification from the engineer of record that there will be no adverse flooding impacts upon properties resulting from the proposed development. The applicant is encouraged to contact NRM prior to any plan or permit submittal or prior to performing any land clearing activities. 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 North Courtenay Parkway, between Hall Road and North Tropical Trail, which has a Maximum Acceptable Volume (MAV) of 39,170 trips per day, a Level of Service (LOS) of D, and currently operates at 46.92% of capacity daily. The proposed rezoning increases the

percentage of MAV utilization by 0.75%. The corridor is anticipated to operate at 47.67% of capacity daily.

The concurrency management segment for North Tropical Trail, between Crisafulli Road and North Courtenay Parkway was also analyzed. This segment has a Maximum Acceptable Volume (MAV) of 22,400 trips per day, a Level of Service (LOS) of E, and currently operates at 8.17% of capacity daily. The proposed rezoning increases the percentage of MAV utilization by 1.31%. The corridor is anticipated to operate at 9.48% 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 recreational vehicle park with 283 lots.

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 Cocoa. In addition, centralized sewer service is available from the Brevard County Merritt Island Utilities for sanitary sewer.

Environmental Constraints

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Coastal High Hazard Area (CHHA)
- Hydric Soils
- Floodplain Protection in North Merritt Island
- Indian River Lagoon Nitrogen Reduction Septic Overlay
- Protected and Specimen Trees
- Protected Species

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 also consider whether the request is consistent with all policies and objectives of the Brevard County Comprehensive Plan; in particular, the Board should consider whether the request is consistent with Objective 7 of the Coastal Management Element, which states the County shall “limit densities within the coastal high hazard area and direct development outside of this area,” and the locational criteria found in Policy 2.8 of the Future Land Use Element. The Board shall consider that the requested Community Commercial (CC) designation could allow for

more intensive commercial development, including BU-2 uses, if the RVP use is not developed.

NATURAL RESOURCES MANAGEMENT DEPARTMENT
Land Use Review & Summary
Item No. 26SS00001

Applicant: Kimberly Rezanka (Owner: Turtle Mound Ventures LLC)

Land Use Request: PUB and RES1 to CC

Note: To create a recreational vehicle park

NMI Advisory: 04/09/2026; **LPA Hearing:** 04/20/2026; **BCC Hearing:** 05/07/2026

Tax ID No.(s): 2316452, 2315413, 2316247, and 2316451

- 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:

- Coastal High Hazard Area (CHHA)
- Hydric Soils
- Floodplain Protection in North Merritt Island
- Indian River Lagoon Nitrogen Reduction Septic Overlay
- Protected and Specimen Trees
- Protected Species

Land Use Comments:

Coastal High Hazard Area

Approximately 2/3 of this property 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.

Hydric Soils

A portion of the subject parcel contains mapped hydric soils (Wabasso sand, 0 to 2 percent slopes; Copeland-Bradenton-Wabasso complex, limestone substratum; and Bradenton fine sand, limestone substratum); indicators that wetlands may be present on the property. **A wetland assessment/delineation will be required prior to any land**

clearing activities, site plan design, or building permit submittal. The wetland assessment/delineation shall be verified at time of site plan submittal.

Section 62-3694(c)(3)(b) has allowances for wetland impacts for commercial uses along "Mitigation Qualified Roadways" (MQRs). N. Courtenay Parkway is an 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 Brevard County 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.

Floodplain Protection in North Merritt Island

This property is located within an area mapped as FEMA Special Flood Hazard Area (SFHA) AE, 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, including compensatory storage. 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."

Additionally, the parcel is located on North Merritt Island (NMI), north of Hall Road. Section 62-3724(4) contains additional criteria including compensatory storage and written certification from the engineer of record that there will be no adverse flooding impacts upon properties resulting from the proposed development. **The applicant is encouraged to contact NRM prior to any plan or permit submittal or prior to performing any land clearing activities.**

Indian River Lagoon Nitrogen Reduction Septic Overlay

The entire 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 and Specimen trees may 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

Information available to NRM indicates that federally and/or state protected species may be present on the property. A portion of the property is located within a large area of mapped Florida Scrub Jay habitat / occupancy. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant should obtain any necessary permits or clearance letters from the U.S. Fish and Wildlife Service (Florida Ecological Services State Office: 352-448-9151; or email: FW4FLESRegs@fws.gov).