

ORDINANCE NO. 21- ____

AN ORDINANCE AMENDING ARTICLE III, CHAPTER 62, OF THE CODE OF ORDINANCES OF BREVARD COUNTY, ENTITLED "THE 1988 COMPREHENSIVE PLAN", SETTING FORTH THE TENTH SMALL SCALE PLAN AMENDMENT OF 2020, 20S.12, 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 2020 as Plan Amendment 20S.12; 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 20S.12; 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 February 8, 2021, the Brevard County Local Planning Agency held a duly noticed public hearing on Plan Amendment 20S.12, and considered the findings and advice of the Technical Advisory Groups, and all interested parties submitting comments; and

WHEREAS, on March 4, 2021, 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 20S.12; and

WHEREAS, Plan Amendment 20S.12 adopted by this Ordinance comply with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Plan Amendment 20S.12 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 20S.12 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 20S.12, 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 _____, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

Rachel Sadoff, Clerk

By: _____
Rita Pritchett, Chair

As approved by the Board on _____, 2021.

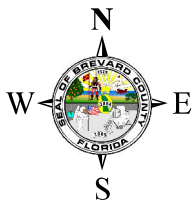
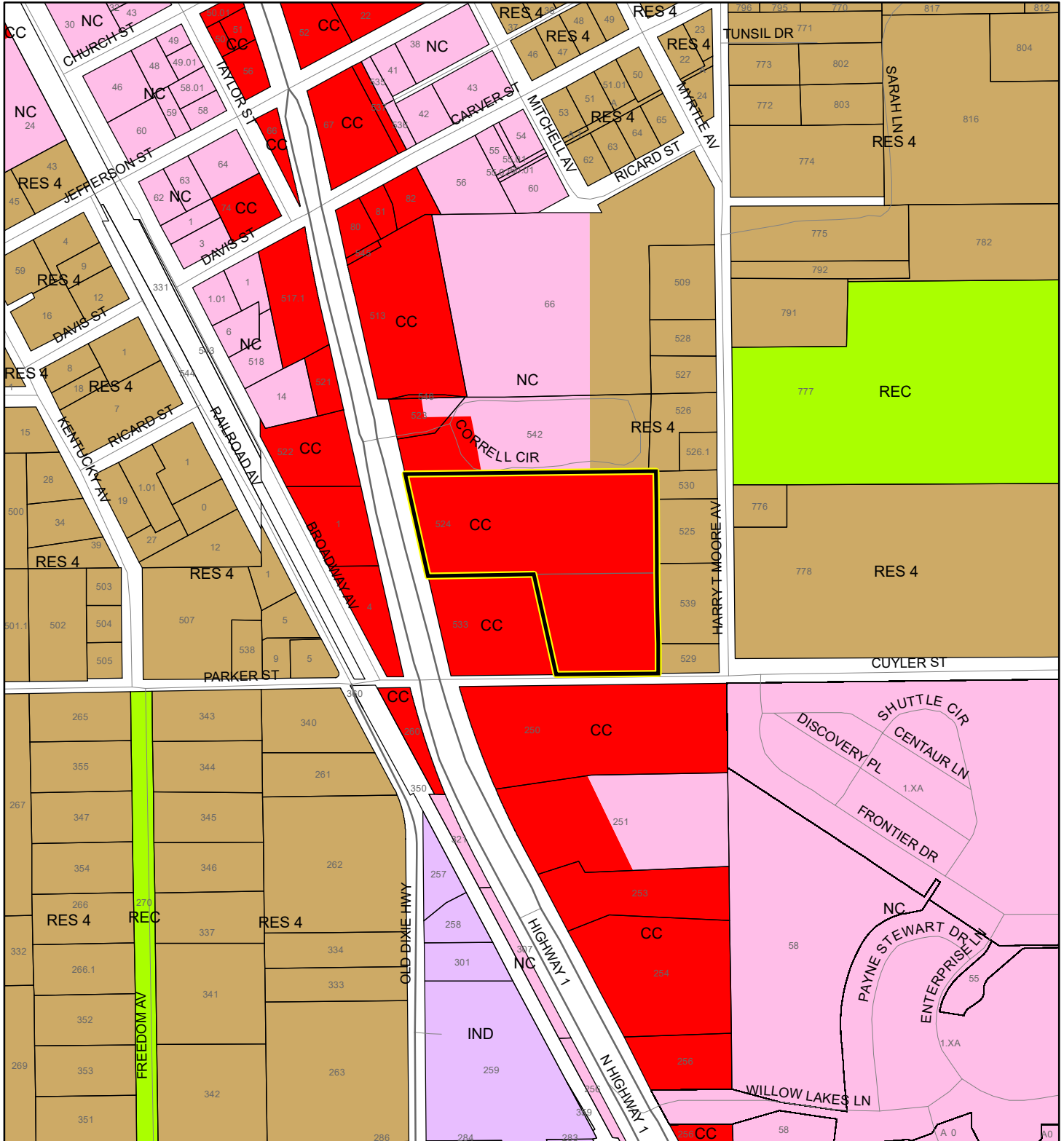
EXHIBIT A
20S.12 SMALL SCALE
COMPREHENSIVE PLAN AMENDMENT

Contents

1. Proposed Future Land Use Map

PROPOSED FUTURE LAND USE MAP

PREFERRED LEASING, LLC
20PZ00116 SMALL SCALE AMENDMENT 20S.12



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: 12/9/2020

EXHIBIT B

Contents

1. Legal Description

PUBLIC HEARING NOTICE

NOTICE is hereby given pursuant to Chapters 125 & 163, FLORIDA STATUTES, and Chapter 62, Article VI of the Brevard County Code, that the Brevard County Planning and Zoning Board (Local Planning Agency) and the Board of County Commissioners will consider the following requests on MONDAY, FEBRUARY 8, 2021, and THURSDAY, MARCH 4, 2021.

DISTRICT 1 1. (20Z00039) NICHELLE R. KING (Teresa Davis) requests a change of zoning classification from AU (Agricultural Residential) to RRMH-1 (Rural Residential Mobile Home), on property described as Tax Parcel 10, as recorded in ORB 8535, Pages 2683 - 2684, of the Public Records of Brevard County, Florida. Section 07, Township 24, Range 36, (3.16 acres) Located on the west side of Railroad Ave., approx. 540 ft. north of Cicco Rd. (3620 W. Railroad Ave., Cocoa)

DISTRICT 5 2. (20Z00040) RONALD VIE-SINS requests a change of zoning classification from RR-1 (Rural Residential) to RU-1-13 (Single-Family Residential) on property described as Lots 23, 24, 25, & 26, Block C, Plat of Addition No. 4 June Park, according to the map or plat thereof, as recorded in Plat Book 4, Page 73, of the Public Records of Brevard County, Florida. Section 01, Township 28, Range 36, (0.44 acres) Located on the west side of Seminole Blvd., approx. 585 ft. south of W. New Haven Ave. (2030 Seminole Blvd., Melbourne)

DISTRICT 1 3. (20PZ00116) PREFERRED LEASING, LLC (JT Realty Holdings, LLC / Brian Stephens) requests a Small Scale Comprehensive Plan Amendment (20S.12) to change the Future Land Use designation from RES 4 (Residential), NC (Neighborhood Commercial), and CC (Community Commercial) to all CC, on property described as follows: Parcel A: a part of the SE ¼ of the SW ¼ of Section 17, Township 21S, Range 35E, Brevard County, Florida, being more particularly described as follows: from the SE corner of the SW ¼ of said Section 17 run S89deg05'57"W along the south line of said SW ¼ a distance of 210 ft.; thence N0deg54'11"W a distance of 15 ft. to the point of beginning of the herein described parcel; thence S89deg05'57"W along the north right-of-way line of Cuyler St. a distance of 190.65 ft.; thence N0deg54'11"W a distance of 571.20 ft.; thence N89deg05'57"E a distance of 190.65 ft.; thence S0deg54'11"E a distance of 571.20 ft. to the point of beginning. Parcel B: a part of the SE ¼ of the SW ¼ of Section 17, Township 21S, Range 35E, Brevard County, Florida, being more particularly described as follows: from the SE corner of the SW ¼ of said Section 17, run S89deg05'57"W along the south line of said SW ¼ a distance of 400.65 ft.; thence N0deg54'11"W a distance of 15 ft. to the point of beginning of the herein described parcel; thence S89deg05'57"W along the north right-of-way line a distance of 79.94 ft.; thence N13deg09'07"W a distance of 292.05 ft.; thence S89deg05'57"W parallel with aforesaid south line of the SW ¼ of Section 17 a distance of 300 ft. to a point on the easterly right-of-way line of U.S. Highway No. 1 (State Road No. 5); thence N3deg09'07"W along said easterly right-of-way line of U.S. Highway No. 1 (State Road No. 5) a distance of 292.46 ft.; thence N89deg05'07"E a distance of 503.95 ft.; thence S0deg54'11"E a distance of 571.20 ft. to the point of beginning. (6.33 +/- acres) Located on the northeast corner of Cuyler St. and U.S. Highway 1. (3030 Cuyler St., Mims) The following ordinance will also be considered in conjunction with the Small Scale Plan Amendment, 20S.12: an ordinance amending Article III, Chapter 62, of the Code of Ordinances of Brevard County, entitled "The Comprehensive Plan", amending Section 62-501, entitled Contents of the Plan; specifically amending Section 62-501, Part XI, entitled Future Land Use Element and Future Land Use Map Series; and provisions which require amendment to maintain internal consistency with these amendments; providing legal status; providing a severability clause; and providing an effective date.

4. (20Z00041) PREFERRED LEASING, LLC (JT Realty Holdings, LLC / Brian Stephens) requests a change of zoning classification from BU-1 (General Retail Commercial) and AU (Agricultural Residential) to all BU-1, on property described as Tax Parcels 524 and 533, as recorded in ORB 6079, Pages 1090 - 1091, of the Public Records of Brevard County, Florida. Section 17, Township 21, Range 35, (8.51 acres) Located on the northeast corner of Cuyler St. and U.S. Highway 1. (3030 Cuyler St., Mims)

5. (20Z00042) PIONEER POINTE (Jake Wise) requests an amendment to an existing BDP (Binding Development Plan) in a BU-1 (General Retail Commercial) zoning classification, on property described as Tax Parcel 547, as recorded in ORB 8834, Pages 1689 - 1692, of the Public Records of Brevard County, Florida. Section 14, Township 24, Range 36, (8.89 acres) Located on the east side of N. Courtenay Parkway, approx. 208 ft. south of Pioneer Rd.; and on the south side of Pioneer Rd., approx. 247 ft. east of N. Courtenay Parkway. (No assigned address.) Public Hearing before the Planning and Zoning Board (Local Planning Agency) will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Bldg. C, Viera, Florida on MONDAY, FEBRUARY 8, 2021, at 3:00 p.m. A Public Hearing will be held by the Board of County Commissioners at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Bldg. C, Viera, Florida, on THURSDAY, MARCH 4, 2021, at 5:00 p.m. All interested parties can be heard at said time and place. If a person decides to appeal any decision of this Board with respect to any matter considered at these meetings or hearings, such a person will need a record of the proceedings and that, for such purposes, such person may need to ensure that a verbatim record of the proceedings is made, at his own expense, which record includes testimony and evidence upon which any such appeal is to be based. Final report of the above referenced agenda will be heard at this meeting. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this proceeding should contact the Planning & Development Department no later than 48 hours prior to the meeting at 633-2069 for assistance. Brevard County Planning & Development Department, per: Tad Calkins, Planning and Development Director. By: Jennifer Jones, Special Projects Coordinator.