



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1389, **Version:** 1

Subject:

Brevard County (Euri Rodriguez) requests the following: 1.) a change of zoning classification from GML to GML (H); 2.) a CUP for a Solid Waste Management Facility; 3.) removal of an existing BDP; 4.) a waiver of the 400-foot setbacks; 5.) a request to limit the building height to 55 feet. (20PZ00026) (Tax Account 2209623) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Planning and Zoning Board conduct a public hearing to consider the following: 1.) a change of zoning classification from GML (Government Managed Lands) to GML(H) (Government Managed Lands, High-Intensity); 2.) a CUP (Conditional Use Permit) for a Solid Waste Management Facility; 3.) removal of an existing BDP (Binding Development Plan); 4.) a waiver of the 400-foot setbacks; 5.) a request to limit the building height to 55 feet.

Summary Explanation and Background:

Brevard County Solid Waste Management Department wishes to consolidate two existing facility operations onto one site. The southern site, developed with a transfer station use, located at 4366 South Street is to be shuttered and those operations moved onto the subject site. The County is requesting to add a transfer station use to the existing facility located at 3600 South Street, Titusville, known as the Mockingbird Mulching Facility. In order to add the new use to the existing site, the County needs to submit the following requested actions:

- Request to remove the existing Binding Development Plan (BDP) recorded in ORB 3273 PG 4186. (Removal of the BDP will allow the owner/applicant to apply for additional uses upon this property);
- Change of zoning classification from Government Managed Lands (GML) to Government Managed Lands - High-Intensity GML(H) in conjunction with a request for a Conditional Use Permit (CUP) for a Solid Waste Management Facility. (This will allow the transfer station use to be added to the property);
- Request a waiver of 300-feet of the required 400-ft. setback from all property lines for the transfer station use;
- Request to increase building height of the transfer station from 35-feet to 55-feet

The site abuts industrial zoning along its northern boundary (City of Titusville) and against existing county facilities to its south identified as Planned Industrial. The character of the area is a mixture of developed warehouse and industrial type uses. The applicant states that this new use will utilize the same hours of

operation that the existing Mockingbird Mulching Facility.

The Board may wish to consider the compatibility of the proposed use with the surrounding area. Due to a parcel size of 17.5 acres and the development potential that this area could potentially generate (213,444 square feet of industrial use) the Board may wish to limit the proposed impacts that this site will generate onto the over-capacity roadway segment. Because the request is for a CUP, the Board may wish to consider additional conditions beyond those cited in Sections 62-1901 and 62-1906 in order to mitigate potential impacts to the community.

The final Public Hearing will be held by the Board of County Commissioners at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Building C, Viera, Florida, on **THURSDAY, MAY 7, 2020, at 5:00 p.m.**

Clerk to the Board Instructions:

Upon receipt of resolution, please execute and return to Planning and Development.