



BOARD OF COUNTY COMMISSIONERS

Planning & Development Department

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

May 2, 2024

Donna Harris, Plan Processing Administrator
Florida Department of Commerce
Bureau of Community Planning
107 East Madison Street MSC 160
Tallahassee, FL 32399-4120

Re: 2024-1 Spring Cycle Large Scale Comprehensive Plan Amendment Transmittal Package

Dear Ms. Harris:

Enclosed please find the Transmittal package for the 2024-1 Large Scale Comprehensive Plan Amendment. There is one private application for an amendment to the Future Land Use Map from Residential 1 unit per 2.5 acres (1,109.57 acres) to Residential 4 (1,082.24 acres) and Community Commercial (27.33 acres) submitted by JEN Florida 48, LLC, more fully described in the attached staff comments for 23LS00001.

This amendment is subject to State Coordinated Review process pursuant to Section 163.3184(4), Florida Statutes. The following statements are included to ensure consistency with the statutory requirements contained therein.

- This amendment is not related to the Brevard Barrier Island Area, an Area of Critical State Concern adopted pursuant to Section 380.0553, Florida Statutes.
- This amendment is not related to a rural land stewardship area pursuant to Section 163.3248, Florida Statutes.
- This amendment is not related to a sector plan pursuant to Section 163.3245, Florida Statutes.
- This amendment is not related to an update of the Comprehensive Plan based on an Evaluation and Appraisal Report pursuant to Section 163.3191, Florida Statutes.
- This amendment does not propose a development pursuant to Section 380.06, Florida Statutes
- This amendment is not related to a new plan for a newly incorporated municipality adopted pursuant to Section 163.3167, Florida Statutes.



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The Brevard County Local Planning Agency held a public hearing at 3:00 pm on April 15, 2024 and recommended transmittal of this Comprehensive Plan Amendment with a recommended density of Residential 2 units per acre (1,082.24 acres) and Community Commercial (27.33 acres).

The Board of County Commissioners of Brevard County, Florida held a public hearing at 5:00 pm on May 2, 2024 and approved transmittal of this Comprehensive Plan Amendment to Florida Commerce for review.

Brevard County certifies that it has sent a complete amendment package with supporting data and analysis via e-mail to the following agencies on the date indicated.

- Department of Agriculture and Consumer Services (CompPlans@fdacs.gov) on May 9, 2024
- Department of Education (CompPlans@fldoe.org) on May 9, 2024.
- Department of Environmental Protection (Plan.Review@dep.state.fl.us) on May 9, 2024.
- Department of State (CompliancePermits@DOS.MyFlorida.com) on May 9, 2024.
- Florida Fish and Wildlife Conservation Commission (FWCConservationPlanningServices@myfwc.com) on May 9, 2024.
- Department of Transportation, District 5 (CompPlans.D5@dot.state.fl.us) on May 9, 2024.
- East Central Florida Regional Planning Council (Compplan@ecfrpc.org) on May 9, 2024.
- St. Johns River Water Management District (sfitzgibbons@sjrwmd.com) on May 9, 2024.
- Patrick Space Force Base and Cape Canaveral Space Force Station (ann.heyer.1@spaceforce.mil) on May 9, 2024.

The proposed Large Scale Comprehensive Plan amendment will amend the Future Land Use Map designation on the subject property as described above.

Brevard County anticipates the adoption of this Comprehensive Plan amendment no later than October, 2025.



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The local contact person is:
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If you have any questions about the enclosed materials, please contact Mr. Swanke.

Sincerely,

Jason Steele, Chair