



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

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Addendum Number 1 – 26Z00007 Turtle Mound Ventures, LLC

Subsequent to the issuance of the staff report, the County conducted further analysis with respect to applicable regulatory constraints on the subject property. Specifically, the County reviewed the interplay of the applicant's requested zoning classification (Recreational Vehicle Park, RVP) and the requested land use designation (Community Commercial, CC) based on site-specific considerations, especially as it relates to the potential density allowed on the property.

As with all properties, the maximum density of a particular property must be evaluated in conjunction with the applicable Future Land Use (FLU) designation(s); potential environmental constraints, including, but not limited to, limitations associated with the Coastal High Hazard Area (CHHA) and Special Flood Hazard Area; and, Brevard County Comprehensive Plan policies and land development regulations.

Based on Section 62-1255, Brevard County Code, the requested land use of CC and zoning of RVP are considered consistent, but only to the extent that the density limits conform to Policy 2.10 of the Future Land Use Element of the Comprehensive Plan. Policy 2.10 provides as follows:

Residential Development in Neighborhood Commercial and Community Commercial Land Use Designations – Policy 2.10:

Residential development or the integration of residential development with commercial development shall be permitted in the Neighborhood Commercial and Community Commercial land use designations, provided that the scale and intensity of the residential/mixed use development is compatible with abutting residential development and areas designated for residential use on the Future Land Use Map. Residential development is permissible in these commercial land use designations at density of up to one category higher than the closest residentially designated area on the Future Land Use Map (FLUM) which is on the same side of the street. *Increases in density beyond this allowance may be considered through a public hearing. In the CHHA, however, residential development is strictly limited to the density of the closest residentially designated area on the FLUM that is on the same side of the street.* [emphasis added]

The Code specifically points to Policy 2.10, and its associated density calculation, to establish the density of RVP-zoned properties. In accordance with Policy 2.10, the closest residential designation is RES-1; therefore:

- The upland portion generally may be considered consistent with RES-2 (2 units per acre) based on the applicable bonus. The upland portion (9.5 acres) yields approximately 19 units, with the Board having the option to increase density to a maximum yield of 95 in this portion.
- The CHHA portion of the subject property is limited to RES-1 (1 unit per acre) and is not eligible for any density increase. This cap also complies with Objective 7 of the Coastal Management Element of the Comprehensive Plan ("Limit Densities within the coastal

high hazard area and direct development outside of this area.”). The CHHA portion (18.9 acres) yields approximately 18 units (there is no provision in the Comprehensive Plan for the Board to increase density in this portion).

Based on this analysis, the estimated development potential is approximately thirty-seven (37) RV sites, subject to site design, environmental constraints, and compliance with all applicable land development regulations. However, if the Board so determines at a public hearing, Policy 2.10 allows for the density of the uplands portion of the subject property to be increased beyond the allowance of one category higher than the closest residentially designated area on the Future Land Use Map on the same side of the street. This increased amount could reach a maximum potential density of ten (10) RV spaces per acre pursuant to Section 62-1406, Brevard County Code, and the recreational vehicle park definition found in the Glossary of the Comprehensive Plan, which caps the density of recreational vehicle parks at ten (10) units per acre. Such a determination would yield a total development potential to be as high as one hundred thirteen (113) RV spaces for the subject property.

This clarification reflects a refined application of existing Comprehensive Plan policies and land development regulations. As previously noted, zoning potential noted on the staff report is provided for planning and concurrency analysis purposes only and does not constitute a guarantee of development yield. Final density may be further adjusted based on site-specific conditions, including, but not limited to, wetland impacts, CHHA, infrastructure requirements, and overall site design.