

AFFICAP COCOA, LLC  
FLUM and Rezone Request  
Application No(s): 3SS00003 &  
23Z00028

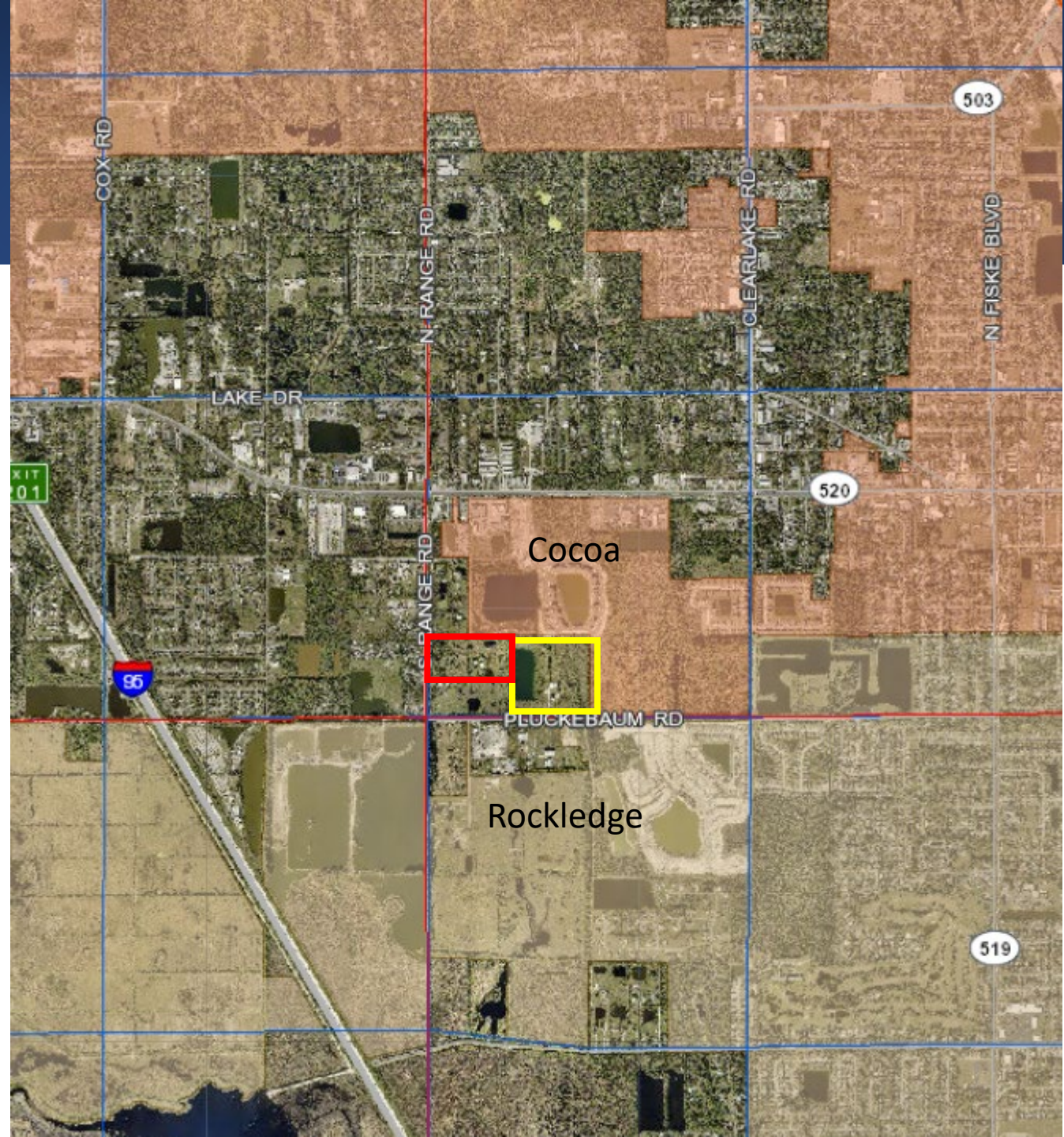
Javier Fernández



ATTORNEYS | [SMGQLAW.COM](http://SMGQLAW.COM)

# Location

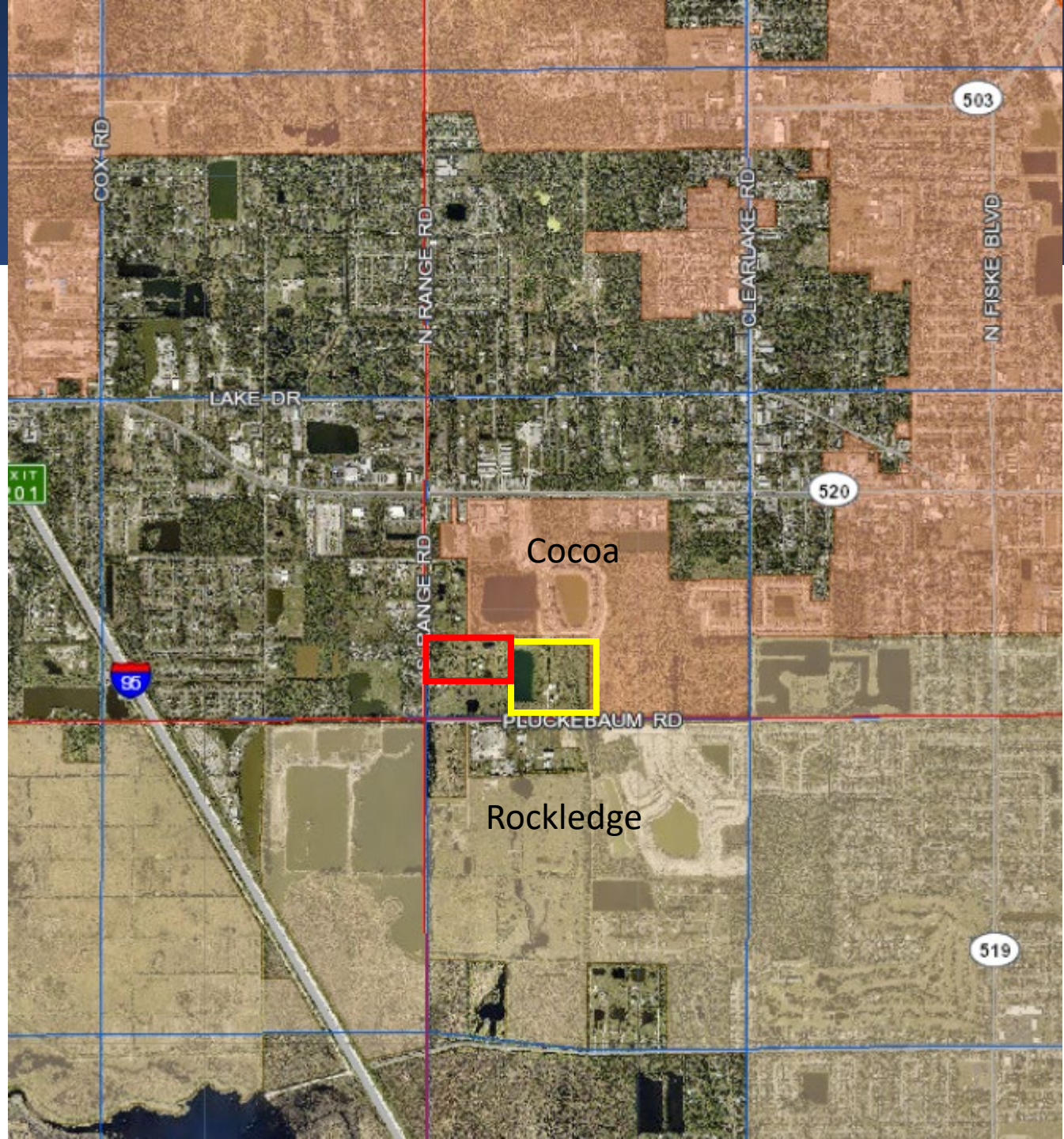
- Subject property located east of Range Road, approximately 700 ft North of Pluckebaum (red outline).
- Unincorporated area between the city limits of Cocoa and Rockledge.





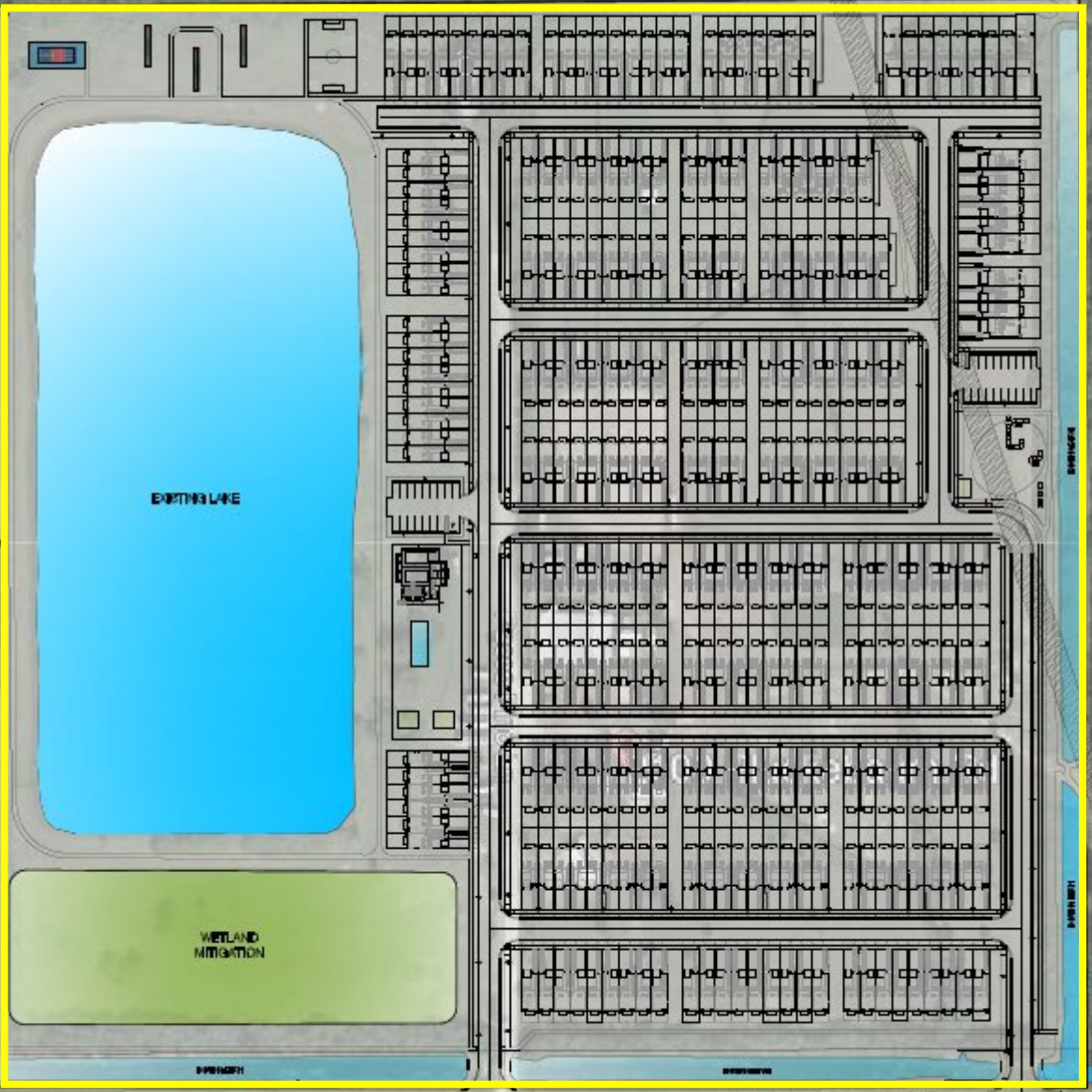
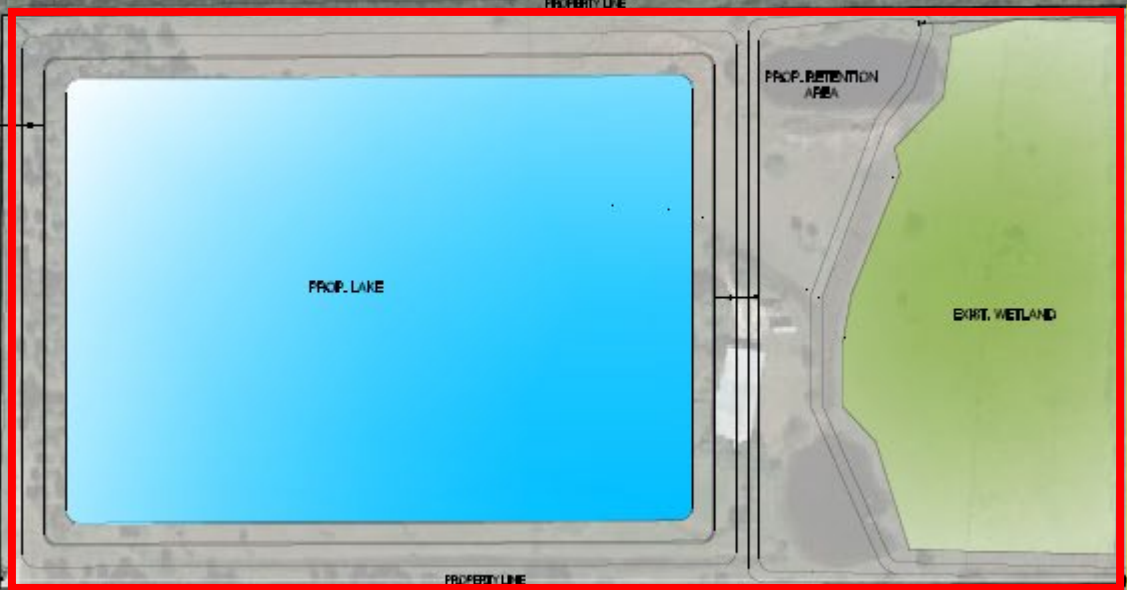
# History

- 2021:
  - Developer purchased yellow property.
  - Changed future land use and zoning to RES 15 / RU-2-10 to build a ~300 unit townhome community with the support of the Brevard County Planning & Zoning Board and County Commission.
- 2022:
  - Developer began site plan approval process.
  - Determined a larger stormwater pond would be needed and more land needed to be acquired.
- Subject property (red) was placed under contract to fulfill stormwater and open space needs.
- Site plan is currently pending approval of these future land use map amendment and rezoning requests.





S Range Rd



- The subject property (red) will provide open space and drainage facilities necessary to support the development parcel (yellow).
- Staff requires that all parcels have the same future land use and zoning.
- Applicant does not intend to construct any residential dwelling units on the Subject Property.

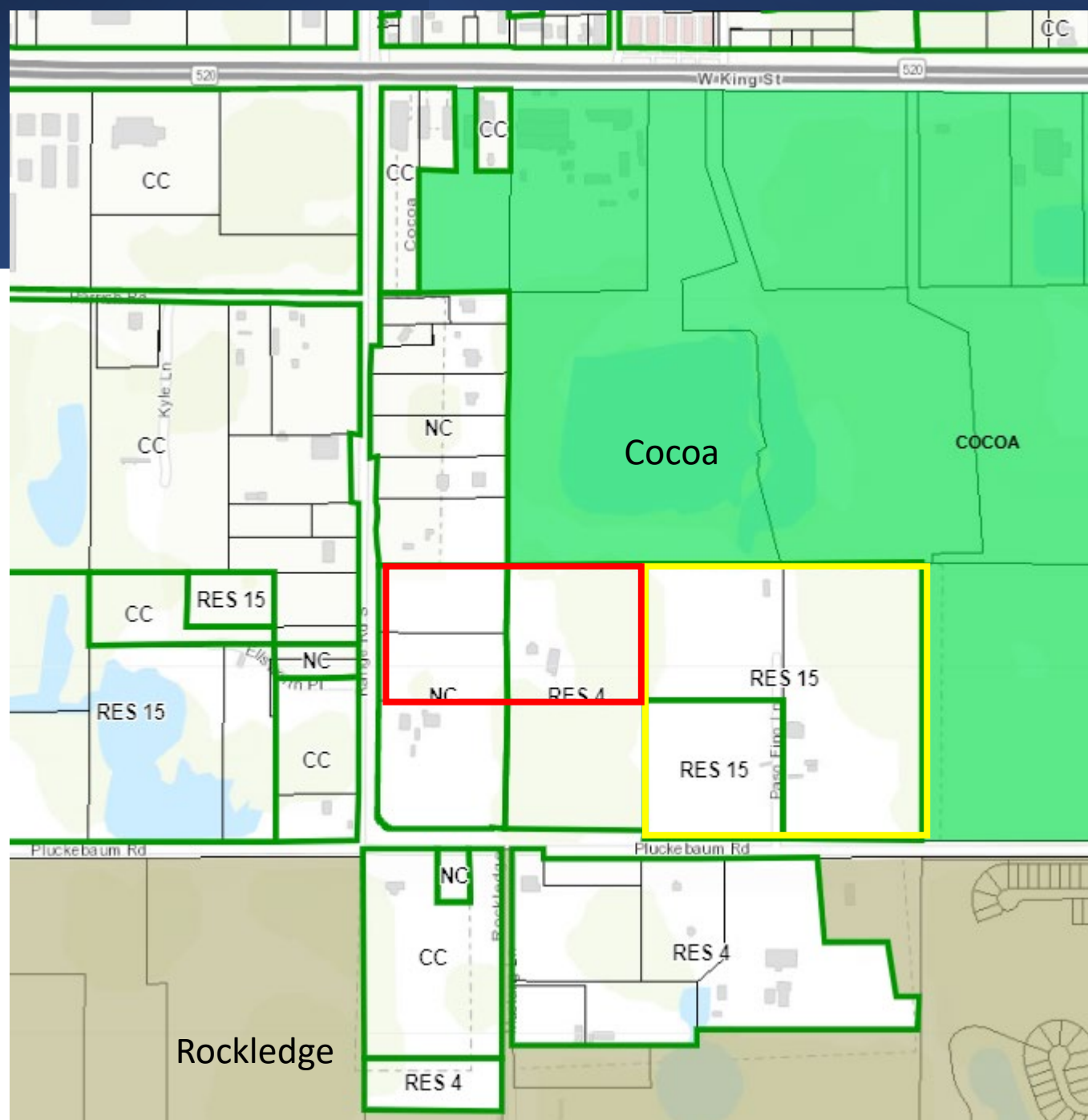
Pluckebaum Rd

Pluckebaum Rd

Pluckebaum Rd

# FLU Request

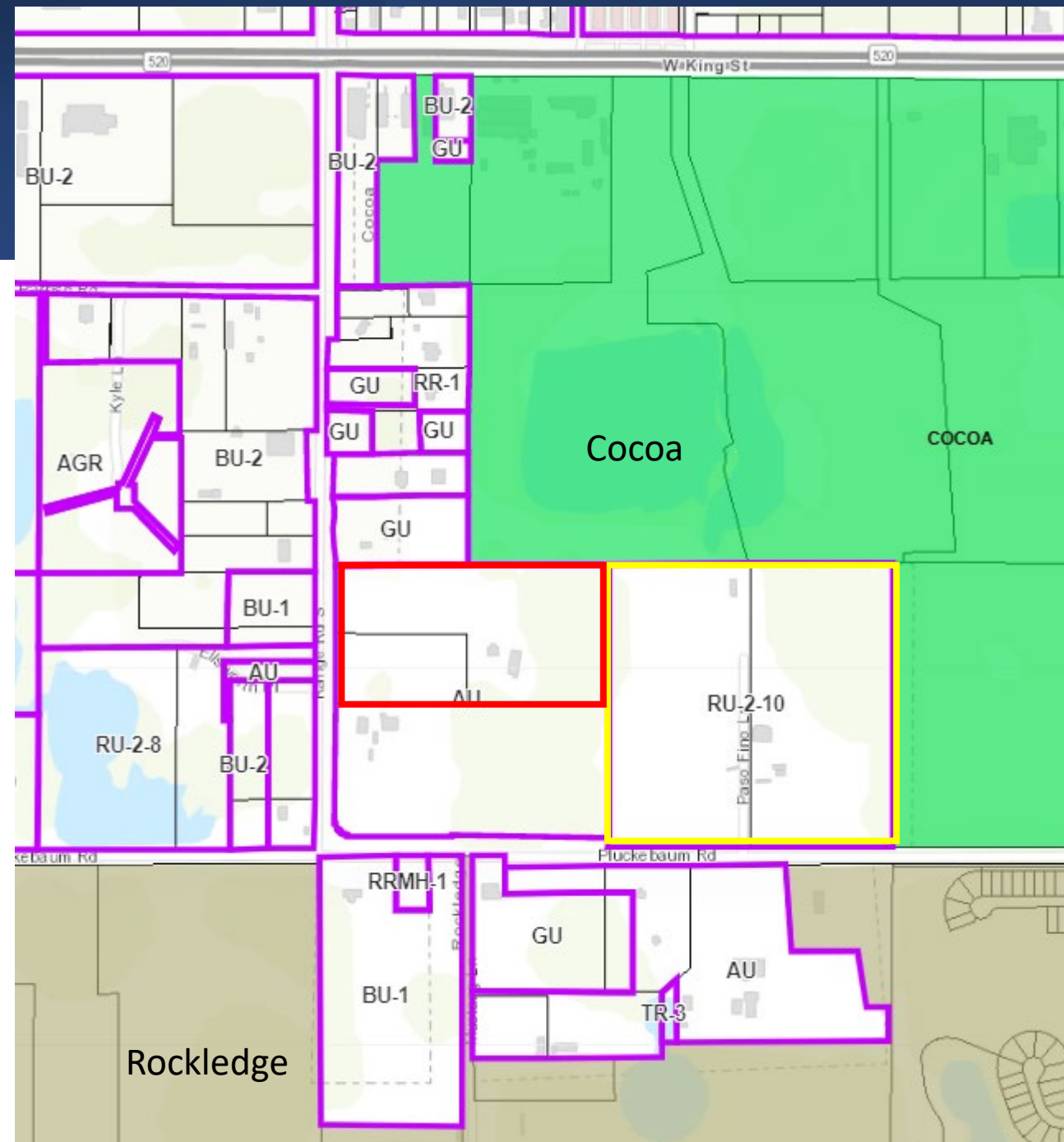
- Current FLU: NC & RES 4
- Proposed FLU: RES 15





# Zoning Request

- Current Zoning: AU
- Proposed Zoning: RU-2-10
- Proposed FLU and Zoning Amendments will result in unified designations across the entire development site, consistent with Brevard County requirements.



**Consistency with Criteria in  
Section 62-1151(c) –  
Amendments to Official Zoning  
Map**

# Rezoning Criteria – 62-1151(c)

1. Character of land use being considered.
2. Change in conditions of the land use of the subject property and surrounding properties.
3. Impact of rezoning on available & projected traffic, water & sewer systems, other public facilities & utilities, and established character of area.
4. Compatibility of zoning with existing land use plans for area.
5. Appropriateness of proposed zoning based upon consideration of applicable provisions and conditions and other applicable laws, ordinances and regulations, and public health, safety & welfare.



# Character of Land Use Being Considered

- Subject Property and neighboring properties to its immediate south and west can be characterized as a pocket of agriculturally designated parcels which are increasingly surrounded by residential communities, including recently completed multi-family and single-family residential developments on adjacent and close-by properties.
- Area has experienced a substantial transition as most recently evidenced by applicant's successful rezoning of the neighboring property to east to RU-2-10.

# Conditions Surrounding Property Have Substantially Evolved

- Conditions surrounding Subject Property have substantially evolved in recent years.
- Continued development of:
  - Single-family residential units within the immediate submarket.
  - Low-scale and garden-style, multi-family residential development.
- Requested change in future land use and zoning will provide support for the parcel to the east to be developed as a townhome community and expand the diversity of housing types within the submarket.



# Compatibility of Proposed Zoning with Existing Land Use Plans for the Affected Area

- Proposed zoning is compatible with the existing land use plans for the affected area.
- Multi-family residential development continues to the property's east along Range Road and further to the southeast along Pluckebaum Road.
- New multi-family residential development projects - like the Cocoa Grand - located southeast of King Street and Range Road, are becoming increasingly common within the sub-area.

# FLUM Objective I

- *FLUM Objective #1: Facilitate the development of residential neighborhoods that offer highest quality of life to citizenry...produce neighborhoods that complement adjacent land uses...encourage open space within residential districts....*



# Conclusion

- Approval of requested future land use map amendment and rezoning will result in much needed residential units abutting the Subject Property.
- This will help correct the current inventory shortage, expand geographic choices for quality housing, and further diversify the variety of housing types available.
- Townhome-style units are not presently available in the immediate housing market and the proposal will help fill this need and complement both the existing single-family housing units that have traditionally represented the bulk of housing supply in the immediate market and emerging low-scale apartment complexes that have been proposed or are under construction.



Thank You