

September 3, 2021

Via Hand-Delivery

Planning & Development Department
Brevard County
2725 Judge Fran Jamieson Way
Viera, FL 32940

**Re: Parcel ID #24-36-31-00-506 & #24-36-31-00-507 / Tax Account #2424006 & #2424007 –
2100 & 2250 Pluckebaum Road, Cocoa, FL 32926 - Request for a Small Scale
Comprehensive Plan Amendment (SSCPA) from Residential 4 to Residential 15**

To whom it may concern:

Our firm represents Affinity Capital, LLC (hereinafter, "Applicant" or "Contract Purchaser"). Applicant has placed under contract to purchase two properties -Tax Account #2424006 and #2424007 – totaling approximately 40 acres (+/-) for the purpose of developing a 330-unit townhome community. Presently, the assemblage has a zoning designation of Agricultural Residential (AU) (the "Subject Property"). The Contract Purchaser seeks approval from Brevard County ("County") of a SSCPA to change the Subject Property's designation from Residential 4 to Residential 15.

Applicant's request is consistent with and advances multiple goals, objectives and policies of the County's Comprehensive Plan as further outlined in the enclosed Supplement to Comprehensive Plan Amendment Application. Approval of the requested SSCPA will not authorize any proposed use that will: (i) significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use; (ii) materially reduce the value of existing abutting land or approved development; (iii) prove inconsistent with an emerging or existing pattern of surrounding development; or (iv) result in a material violation of relevant policies in any elements of the Comprehensive Plan.

We look forward to the department's favorable recommendation of the Applicant's requested SSCPA for the Subject Property.

Respectfully submitted,



Javier E. Fernández, Esq.
For the Firm

