



BOARD OF COUNTY COMMISSIONERS

Supplement to Application  
21PZ00062  
Perrone and Davis

**Planning & Development Department**  
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## Supplement to Comprehensive Plan Amendment Application

1. **Type of Application:**

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Small-scale Comprehensive Plan Future Land Use Map Amendment

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Large-scale Future Land Use Map Amendment

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Comprehensive Plan Text Amendment

Plan Element(s) of Text Amendment request: \_\_\_\_\_

2. **Applicant:** Affinity Capital, LLC **Staff Planner:** \_\_\_\_\_

3. **Comprehensive Plan Amendment Information:**

Adopted Future Land Use Designation: Residential 4

Requested Future Land Use Designation: Residential 15

Existing Zoning: AU

Proposed Text Amendment (if applicable): Attach the proposed text amendment in a strike- thru/underlined format along with one copy on a CD in Microsoft Word, rtf or text format.

4. **Description of Request/Justification: Must include a written statement explaining the rationale and the appropriate data and analysis necessary to support the proposed change.**

Text amendment supplemental information shall include any goal, objective, policy, implementation strategy, directive and any supporting data and analysis, including maps, figures and tables, and; (1) Identification of the particular element of the plan on which the request is based; and, (2) Citation of the existing language which is proposed to be changed; and, (3) Proposed rewording of the existing language or the wording of proposed new text.

See enclosed narrative.

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(Use additional sheets if necessary)



**BREVARD COUNTY**  
**SUPPLEMENT TO COMPREHENSIVE PLAN AMENDMENT APPLICATION**

**4. Description of Request/Justification: Must include a written statement explaining the rationale and the appropriate data and analysis necessary to support the proposed change.**

The subject property is situated east of Interstate 95 (I-95) within the Brevard County (the "County") in West Cocoa proximate to the King Street corridor. Applicant, Affinity Capital, LLC, is requesting a Small Scale Comprehensive Plan Amendment (SSCPA) that would change the Future Land Use Map designation of the subject property from Residential 4 to Residential 15. Applicant believes the requested SSCPAs is consistent with the County's comprehensive plan as it serves to advance the following plan goals, objectives and policies:

**LAND USE ELEMENT**

*Goal: Manage growth in Brevard County in a manner that enhances natural and man-made systems and meets the public's social and economic needs.*

**Objective 1**

*County shall facilitate the development of residential neighborhoods that offer the highest quality of life to citizenry through implementation of policies that accomplish the following:*

**Criteria:**

- A. *Ensure the compatibility of new development with its surroundings;*
- E. *Produce neighborhoods that complement adjacent land uses;*
- G. *Encourage open space within residential developments and promote interconnectivity with surrounding land uses through innovative land regulations and bonus incentives.*

**Policy 1.2**

*Minimum public facilities and service requirements should increase as residential density allowances become higher. The following criteria shall serve as guidelines for approving new residential land use regulations:*

**Criteria:**

- A. *Adequate roadways, solid waste disposal, drainage and recreation facilities to serve the needs of associated development shall be available concurrent with development in all residential land use designations.*
- C. *In Residential...15...land use designations, centralized potable water and wastewater treatment shall be available current with the impact of the development.*

Applicant's request meets the public's social and economic needs through the development of residential neighborhoods that offer the highest quality of life to the citizenry. The County is experiencing incredible growth that substantially increased demand for housing resulting in significant price escalations and inventory shortages. A normal or balanced housing market typically has an inventory supply of 6 months.<sup>1</sup> Recent reports from May 2021 indicate that the available inventory for townhomes and condos have

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<sup>1</sup> <https://spacecoastdaily.com/2021/02/brevard-county-real-estate-market-watch-3-reasons-were-definitely-not-in-a-housing-bubble/> Last viewed: September 1, 2021.

decreased 71.4% over the prior year from 3.5 months of available supply to 1.0 month of available supply.<sup>2</sup> The current inventory levels represent a historic low and the continuation of a three-year trend.<sup>3</sup> Similarly, median and average sales prices increased by 36.9% and 33.9%, respectively, over the prior year.<sup>4</sup>

Given the state of the County's job market, it is likely that demand for housing of all types will likely continue to increase. In March of 2021, the County's total nonagricultural employment increased to 230,000 representing a gain of 2,400 jobs above the prior month. The 1.1% job gain in Brevard was the seventh-highest percentage increase of the state's 25 metropolitan areas.<sup>5</sup> Employee recruitment has remained challenging across all sectors, including aerospace, health care, manufacturing, and retail.<sup>6</sup> The lack of available housing may negatively impact employer recruitment efforts in the County. Approval of the requested SSCPA will facilitate the development of needed housing.

Further, the Applicant's request will provide for the development of housing inventory that is increasingly compatible with its surroundings and not in conflict with any of the surrounding land uses. Applicant's proposal will provide a type of housing product which is less intense than new multi-family, garden style apartments proposed near King Street and Range Road North of the property and denser and more affordable than the single-family residences located immediately South and to the property's East and West.

Finally, adequate roadways, solid waste disposal, drainage and recreation facilities necessary to serve the needs of the Applicant's future project are either in-place or shall be delivered concurrently with the townhome development consistent with the requirements of Policy 1.2.

## **SURFACE WATER MANAGEMENT ELEMENT**

### **Objective 2**

*Require stormwater management facilities to meet future development requirements, consistent with the County's Master Stormwater Management Plan and this Comprehensive Plan.*

### **Policy 2.3**

*Brevard County requires that new stormwater management facilities or techniques shall not negatively impact adjacent properties.*

### **Objective 3**

*Require new development to adequately manage stormwater generated by the development.*

Applicant's development proposal will incorporate new stormwater management facilities that will ensure that the project's stormwater facilities will not negatively impact adjacent properties.

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<sup>2</sup> <https://spacecoastdaily.com/2021/06/real-estate-report-space-coast-housing-market-sales-up-median-sales-price-up-16-percent-over-last-year/> Last viewed: September 1, 2021.

<sup>3</sup> <https://spacecoastdaily.com/2021/02/brevard-county-real-estate-market-watch-3-reasons-were-definitely-not-in-a-housing-bubble/> Last viewed: September 1, 2021.

<sup>4</sup> Ibid.

<sup>5</sup> <https://www.floridatoday.com/story/money/business/2021/04/20/economy-improving-brevard-employers-having-tough-time-filling-jobs/7276130002/> Last viewed: September 1, 2021.

<sup>6</sup> Ibid.

## **HOUSING ELEMENT**

### **Objective 3**

*Brevard County shall seek to achieve a housing market with mechanisms to ensure that the market is fair and balanced, and provides equal housing opportunity for all residents of the County.*

### **Objective 4**

*Brevard County shall continue to provide for adequate lands for residential land uses in a wide variety of housing types, housing pricing levels and broad geographic choices to meet the needs of all existing and anticipated residents in the County.*

### **Policy 4.1**

*The zoning ordinance of the Land Development Regulations shall continue to designate adequate lands for residential development which allows for a variety of housing types, while providing residents with choices in location...*

As noted above, presently the County's housing market is presently unbalanced due to historic lows in available housing inventory. Approval of the Applicant's requested change will result in the production of needed units that will help correct the current inventory imbalance, expand geographic choices for quality housing, and further diversity the variety of housing types available within the County. Townhome style units are not presently available in the immediate housing market and Applicant's proposal will fill said niche 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 in the immediate sub-market.

Further, approval of the request will also expand housing affordability as the median and average sales prices for townhome and condominium units within the County are substantially lower than for single-family residential units.<sup>7</sup>

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<sup>7</sup> <https://spacecoastdaily.com/2021/06/real-estate-report-space-coast-housing-market-sales-up-median-sales-price-up-16-percent-over-last-year/> Last viewed: September 1, 2021.