



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3218, **Version:** 1

Subject:

Code Revision to allow a maximum 1.75 FAR in conjunction with PUD zoning.

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider revisions to Chapter 62, Article VI, Division I, Section 62-2110, to allow a maximum FAR of 1.75 in conjunction with a PUD zoned property and Community Commercial Future Land Use designation.

Summary Explanation and Background:

On March 4, 2021, the Board approved a text amendment to the Comprehensive Plan allowing a maximum FAR (Floor Area Ratio) up to 1.75 within a CC (Community Commercial) FLU (Future Land Use) designation and PUD (Planned Unit Development) zoning classification. The proposed code change would affect properties countywide. The proposed code amendment aligns the Zoning Regulation with the Comprehensive Plan by changing current FAR limitations of 1.0 to 1.75 within a PUD zoning classification.

The Board of County Commissioners, in regular session on May 18, 2021, approved legislative intent to grant permission to advertise revisions to Chapter 62, Article VI, Zoning Regulations, and directed staff to revise the Code to allow for a maximum of 1.75 FAR in conjunction with PUD zoning and CC FLU.

This code revision proposes to create Section 62-2110(3) which states:

A maximum FAR of 1.75 in PUD zoned areas designated as Community Commercial FLU.

On July 14, 2021, the Building Construction Advisory Committee heard the proposed ordinance and unanimously recommended approval.

On July 26, 2021, the Local Planning Agency heard the proposed ordinance and unanimously recommended approval.

Clerk to the Board Instructions:

Please execute and file with the State. Once filed with the State, please return a copy to Planning and

Development.