



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5818, **Version:** 1

Subject:

Afficap Cocoa, LLC (Javier Fernandez) requests a change of zoning classification from AU to RU-2-10. (23Z00028) (Tax Accounts 2424005 & 2441241) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Planning & Zoning Board conduct a public hearing to consider a change of zoning classification from AU (Agricultural Residential) to RU-2-10 (Medium Density Multi-Family Residential).

Summary Explanation and Background:

The applicants are requesting a change of zoning classification from AU to RU-2-10 for the purpose of a unified zoning across the entire proposed project area which includes 2 parcels to the east that are not included in this request. The proposed project is an approximate 300-unit townhome development directly east of the subject property. The need for additional land came about during the site plan process when it was determined that a larger stormwater retention facility would be required. Existing structures on-site include a pole barn, outbuilding, and a single-family residence. A companion application, 23SS00003, would amend the Future Land Use designation from NC and RES 4 to RES 15 (Residential 15).

The RU-2-10 classification permits multi-family residential development or single-family residences at a density of up to 10 units per acre on minimum lot sizes of 7,500 square feet.

The developed character of the surrounding area is agricultural residential, rural residential, commercial, and multi-family. A 288-unit townhome development immediately east of the subject property is currently under site plan review.

The Board may wish to consider if the request is consistent and compatible with the surrounding area.

The Board of County Commissioners will consider the request on **Thursday, July 13, 2023**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Viera, Florida.

Clerk to the Board Instructions: