



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5816, **Version:** 1

Subject:

Afficap Cocoa, LLC (Javier Fernandez) requests a Small Scale Comprehensive Plan Amendment (23S.03), to change the Future Land Use designation from RES 4 and NC to RES 15. (23SS00003) (Tax Accounts 2424005 & 2441241) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Local Planning Agency conduct a public hearing to consider a Small Scale Comprehensive Plan Amendment (23S.03), to change the Future Land Use designation from RES 4 (Residential 4) and NC (Neighborhood Commercial), to RES 15 (Residential 15).

Summary Explanation and Background:

The applicant is seeking to amend the Future Land Use Map (FLUM) designation from RES 4 and NC to RES 15 for the purposes of a unified FLUM and zoning across the entire project area which includes the 2 parcels to the east which 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. A companion rezoning application (23Z00028) for a zoning change from AU (Agricultural Residential) to RU-2-10 (Medium-Density Multi-Family Residential) has been submitted accompanying this request.

Land use patterns area includes RES 15, RES 4, NC (Neighborhood Commercial) and CC (Community Commercial). The character of the area is residential to the east and transitions from 15 units per acre to 4 units per acre along the north side of Pluckebaum Road. North of the subject property is the NC designation which transitions to 15 units per acre. The predominant FLU designation of RES 15 is more concentrated in the area east of I-95, developed as single-family.

The Board 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:

