



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

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Addendum #1 26Z00005 HQW LLC and HQW HOA Inc.

The applicant has requested to rezone the subject property from EU-1 and AU with a Binding Development Plan (BDP) to RVP and AU with a Conditional Use Permit (CUP), along with the removal of the existing BDP. As part of the request, the applicant is seeking a CUP for the boarding of horses and horses for hire pursuant to Section 62-1913 of the Brevard County Code.

Section 62-1913 requires a minimum lot area of five (5) acres for the boarding of horses and horses for hire. Additionally, all structures used for the permanent or temporary housing of horses must comply with the applicable setback requirements for such structures within the AU and AGR zoning classifications. A CUP is not required where the number of horses does not exceed four (4) per acre; however, the applicant has elected to pursue a CUP to allow flexibility in the number of horses permitted on the property.

Within the submitted CUP worksheet, the applicant indicates that the surrounding properties are predominantly zoned AU and asserts that the proposed use will not negatively impact adjacent properties. Access to the site is proposed via S.R. 520 and will be required to comply with applicable Florida Department of Transportation (FDOT) regulations. The applicant further states that potential impacts such as noise, glare, and odor will be minimal and mitigated through site design, including existing tree lines and buffering. It was noted that the property contains a substantial pine tree buffer, which will assist in minimizing off-site impacts. The applicant has also indicated compliance with applicable noise regulations.

Based on the applicant's responses and the configuration of the subject property, staff have determined that the request is consistent with the applicable criteria for approval of a CUP. The subject property will retain approximately 8.5 acres of AU zoning. As depicted on the non-binding concept plan, the applicant proposes to construct a barn to accommodate horses associated with the recreational vehicle use of the property. Additionally, manure generated on-site is proposed to be reused as fertilizer on the property.

The proposed use will be subject to the performance standards outlined in Sections 62-2251 through 62-2273 of the Brevard County Code. The requested zoning classification and associated use are consistent with established development patterns in the surrounding area. The property benefits from direct access to S.R. 520 and is located approximately one (1) mile from Interstate 95. Based on the information provided, the applicant has demonstrated the ability to comply with applicable provisions of the Brevard County Code.