



## POLICY

Number: BCC-52  
Cancels: ~~July 23, 2019~~ July 12, 2022  
Approved: ~~July 12, 2022~~ April 18, 2023  
Originator: Planning & Development/County Attorney  
Review: ~~July 12, 2025~~ April 18, 2026

### TITLE: Approval of Binding Development Plans

#### I. Objective

To establish a procedure for approval of Binding Development Plans (BDPs)

#### II. Definitions and References

“Binding Development Plan” as referenced in Section 62-1157(1) ~~e. and g.~~

#### III. Directives

- A. The Board of County Commissioners may table a rezoning action that is being considered subject to a Binding Development Plan (BDP) where alternatives or amendments to certain features of the BDP are being proposed or discussed or for review by staff.
- B. Where a rezoning action has been approved by the Board of County Commissioners subject to a BDP, the applicant shall submit the signed BDP with terms consistent with Board direction and in recordable form to staff within 60 days from the date of approval of the rezoning action.
- C. Staff shall have 30 days from the date of submission of the signed BDP to review it for completeness and accuracy and to coordinate with the applicant any changes pursuant to Board direction on the date of approval of the zoning action.
- D. Upon its satisfaction that the completed BDP meets the conditions agreed upon by the applicant and by the Board of County Commissioners, staff shall schedule the BDP as a consent item on a regularly scheduled Board of County Commissioners meeting.
- E. If the Board of County Commissioners removes the BDP from the consent agenda for discussion, the discussion shall not constitute a reopening of the public hearing, but shall be for the purpose of assuring that the content of the BDP meets the intent of the previous Board of County Commissioners action.
- F. Upon approval of the BDP by the Board of County Commissioners, the chairman shall sign the BDP and staff shall coordinate with the applicant to assure the BDP is

recorded in the public records of the County within 120-days of the date of the meeting where the zoning action was approved and subject to the BDP referenced in Section 62-1157(1)(i)g.

G. If an applicant is requesting an extension in accordance with Section 62-1157(1)(i)(2), such a request must be submitted within 90-days of approval by the Board of County Commissioners at the public hearing held pursuant to section 62-1151(d) or, where there is no associated rezoning application, at the public hearing held in accordance with section 62-1157(2). Staff shall ensure that the Board of County Commissioners has the opportunity to render a decision prior to the expiration of 120 days. In no event shall a request for an extension exceed 60 days.

F.H. In the event a BDP is not recorded within the required timeframe set forth in Section 62-1157(1)(i), staff shall consider the application to have been withdrawn. Such a withdrawal shall not operate to bar the applicant from submitting a new application should such an application otherwise be valid.

#### IV. Effective Date

This procedure shall take effect upon approval by the Board and may be updated by staff, as necessary.

ATTEST:

\_\_\_\_\_  
Rachel M. Sadoff, Clerk

\_\_\_\_\_  
~~Kristine Zonka~~Rita Pritchett, Chair  
Board of County Commissioners  
Brevard County, Florida

\_\_\_\_\_  
As approved by the Board on April 18, 2023 ~~July 12, 2022~~