



BOARD OF COUNTY COMMISSIONERS

**Planning and Development Department**

2725 Judge Fran Jamieson Way  
Building A, Room  
114 Viera,  
Florida 32940  
(321)633-2070 Phone / (321)633-2074 Fax  
<https://www.brevardfl.gov/PlanningDev>

**Addendum #1 To Staff Comments (24SS00002) Aaron Reninger, Small-Scale Comprehensive Plan Amendment (24S.02) to change the Future Land Use designation from AGRIC (Agricultural) to RES 6 (Residential 6) and (24Z00005) Aaron Reninger a request to change the zoning classification from RRMH-1 to TR-3 with a BDP**

Application 24SS00002, Small-Scale Comprehensive Plan Amendment (24S.02) to change the Future Land Use designation from AGRIC (Agricultural) to RES 6 (Residential 6) and 24Z00005, Aaron Reninger, a request to change of zoning classification from RRMH-1 to TR-3 with a BDP were presented to the Board on September 5<sup>th</sup>, 2024. The Board continued these applications to the October 3<sup>rd</sup>, 2024 to allow the applicant additional time to amend their applications to revise the Future Land Use (FLU) designation and choose a corresponding zoning classification.

**The applicant is now requesting a RES 1:2.5 FLU designation and the corresponding RRMH-2.5 zoning classification with a BDP.**

**Residential 1:2.5 (maximum of 1 unit per 2.5 acres)  
Policy 1.10**

The Residential 1:2.5 land use designation, which establishes the lowest density of all the residential future land use designations, permits a maximum density of up to one (1) unit per 2.5 acres, except as otherwise may be provided for within this element. Development in the Residential 1:2.5 land use designation should seek to maximize the integration of open space within the development and promote inter-connectivity with surrounding uses. The Residential 1:2.5 land use designation may be considered for lands within the following generalized locations, unless otherwise limited by this Comprehensive Plan:

**Criteria:**

A. Areas adjacent to existing Residential 1:2.5 land use designation; or

**Staff analysis indicates that the subject property is not adjacent to any existing Residential 1:2.5 land use designation.**

B. Areas which serve as a transition between existing land uses or land use designations with density greater than 1:2.5 units per acre and areas with lesser density or lower intensity uses; or

**Staff analysis indicates that the request could serve as a transition from the higher density (RES 2) to the south which transitions to the AGRIC (1 dwelling unit per 5 acres) to the East, West, and North of the subject property.**

C. Unincorporated areas which are adjacent to incorporated areas and may be considered a logical transition for Residential 1:2.5

**Staff analysis indicates that the subject property is not adjacent to any existing incorporated areas to transition from a higher density to a lower density designation.**

While the proposed RRMH-2.5 zoning classification would be considered an introduction into the area. The existing development trends indicate the Hidden Lakes subdivision which abuts the subject property to the south and has an average lot size of 0.9 acres for mobile homes and a FLUM designation of RES 2 (half-acre lots). Currently north of the subject property, across Gandy Rd. has a FLUM designation of Agric and zoned RRMH-1. The development potential of RRMH-2.5 is a minimum lot size of 2.5 acres which would be a lower density then what is currently allowed within the Hidden Lakes subdivision.

**FLUE Administrative Policy 3** - Compatibility between this site and the existing or proposed land uses in the area. Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use;

**The proposed development must meet concurrency, performance, and development standards. The proposed density is not anticipated to diminish the enjoyment of, safety or quality of life in existing neighborhoods.**

- B. Whether the proposed use(s) would cause a material reduction (five per cent or more) in the value of existing abutting lands or approved development;

**Only a certified MAI appraisal can determine if material reduction has or will occur due to the proposed use.**

- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through an analysis of:

1. historical land use patterns;

**The developed character of this portion of Mims is single-family mobile homes and single-family site-built homes on lots 1 acre or greater.**

**The Hidden Lakes subdivision abuts the subject property to the south and has 67 lots with an average size of 0.9 acres for mobile homes and a FLUM designation of RES 2.**

**There are three (4) FLU designations within 500 feet of the subject site: RES 2, AGRIC, PUB and PUB-CONS.**

2. actual development over the immediately preceding three years; and

**There have been two single-family site-built residences constructed within the last three years. They are both adjacent to the subject property.**

3. development approved within the past three years but not yet constructed.

**There has not been any development approved in the past three years that has not been constructed.**

- D. Whether the proposed use(s) would result in a material violation of relevant policies, in any elements of the Comprehensive Plan.

**No material violation of relevant policies has been identified.**

**FLUE Administrative Policy 4** - Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

Criteria:

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types or intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, etc.), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.

**The proposed density would be limited to 1 unit per 2.5 acres per acre. This density is not anticipated to materially and adversely impact an established residential area.**

- B. In determining whether an established residential neighborhood exists, the following factors must be present:

1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.

**The subject property is located in a residential area.**

2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.

**There is no commercial development in the vicinity.**

3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial, or other non-residential uses have been applied for and approved during the previous five (5) years.

**There have not been multiple commercial, industrial, or other non-residential uses approved in this area during the previous five (5) years. This area should not be considered transitional.**

The proposed BDP includes the following conditions:

1. The development of the property is limited to more than 6 units which meet the minimum standards of the RRMH-2.5 zoning classification.
2. The developer shall satisfy the requirements of Article VII, Subdivisions and Plats should the property be developed with 3 or more units.
3. The owner shall resolve Code Enforcement cases 24CE-00943, 24CE-00944, and 24CE-00945 prior to issuance of a building permit.