



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.3.

8/23/2021

Subject:

Joseph A. Calderone requests change of zoning classification from TR-3 (21Z00021) (Tax Account 2315419) (District 2)

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 TR-3 (Mobile Home Park) to TR-1-A (Single-Family Mobile Home).

Summary Explanation and Background:

The applicant is seeking a change of zoning classification from TR-3 (Mobile Home Park) to TR-1-A (Single-Family Mobile Home) for the purpose of placing a home on the property. The proposed TR-1-A classification permits both site-built and mobile or manufactured single-family residential homes.

The subject lot was a part of the adjacent mobile home park prior to March 1969, when it was recorded as a separate lot. This resulting lot does not meet the minimum lot size of 10 acres in TR-3, a classification intended for mobile home parks. The proposed TR-1-A zoning classification requires a minimum lot size of 5,000 square feet, with a minimum lot width of 50 feet and depth of 100 feet.

On July 21, 2021, the Board of Adjustment unanimously approved a request by the applicant for a variance of 28 feet from the 100 feet of lot depth required for TR-1-A zoning.

The overall character of the surrounding area is mobile home development, with TR-1 and TR-3 zoning classifications. Should this rezoning request be granted, this would be an introduction of TR-1-A to the area.

The parcels are not serviced by Brevard County sewer. The closest available Brevard County sewer line is approximately 2.4 miles southwest of the parcel. The parcel can be serviced by City of Cocoa water. If sewer is not available, then the use of alternative septic systems designed to provide at least 65% total nitrogen reduction through multi-stage treatment processes shall be required.

The subject parcel is located north of Hall Road in North Merritt Island and may be subject to Section 62-3724 (4) of the floodplain ordinance should it be determined that any area of the parcel is within the floodplain.

The Board may wish to consider whether the request for TR-1-A is consistent and compatible with the surrounding area.

The North Merritt Island Dependent Special District Board will hear the request on Thursday, August 12, 2021. Staff will update the LPA of the special district board's recommendation.

The Brevard County Board of County Commissioners will hear the request on **Thursday, September 2, 2021**, at **5:00 p.m.** at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, 1st Floor, Viera, Florida.

Clerk to the Board Instructions:

None