



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6498, **Version:** 1

Subject:

Travis & Rebecca Pless request a change of zoning classification from GU to RRMH-1. (23Z00080) (Tax Account 2002077) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Planning and Zoning Board conduct a public hearing to consider a change of zoning classification from GU (General Use) to RRMH-1 (Rural Residential Mobile Home).

Summary Explanation and Background:

The applicant is requesting to change the zoning classification from GU (General Use) to RRMH-1 (Rural Residential Mobile Home) on a 1.21-acre parcel to develop one single-family residence. The subject parcel is currently undeveloped and has frontage on Pine Needle Street, a county-maintained roadway. Records indicate the subject parcel was purchased by the applicant on May 05, 2021.

The subject parcel **cannot** be considered a non-conforming lot of record because it was recorded into the current configuration per Official Records Book 2359, Page 55 on March 19, 1982 after the minimum lot size regulation changed. GU required 1 acre prior to May 20, 1975, afterwards GU required 5 acres. In 1988, the Comprehensive Plan was adopted establishing an Agricultural FLUM designation also requiring a minimum 5 acres.

A companion application, 23SS00023, if approved, would amend the FLUM designation from Agricultural (AGRIC) to Residential 1 (RES 1). The requested RES 1 FLUM designation would establish low density residential development with a maximum density of up to one (1) unit per 1 acre.

October 2006, the Board of County Commissioners directed Planning and Zoning staff to prepare a Small Area Study (SAS) for the Mims community in northern Brevard County in order to assess the area's growth capabilities and develop tactics for managing growth. The concern was continued growth would likely exceed the County's ability to supply potable water, due to aquifer limitations. The same aquifer supplies water to private well-users in Mims.

While the general area has retained GU zoning and Agricultural Land Use designation, there is a pattern of single-family homes on one acre lots. This area was originally platted in 1914 as 10-acre tracts. Many of the

parcels have been further divided to mostly 1.25-acre lots prior to 1988 Comprehensive Plan.

The Board may wish to consider if the request is consistent and compatible with the surrounding area recognizing existing development trends, along with the findings of the small area study.

Clerk to the Board Instructions: