



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6828, **Version:** 2

Subject:

Aaron Reninger (Kim Rezanka) requests a Small-Scale Comprehensive Plan Amendment (24S.02) from AGRIC to RES 6. (24SS00002) (Tax Account 2002219, 2002228, 2002229, 2002230, 2002231, 2002232) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Local Planning Agency conduct a public hearing to consider a Small-Scale Comprehensive Plan Amendment (24S.02) to change the Future Land Use designation from AGRIC (Agricultural) to RES 6 (Residential 6).

Summary Explanation and Background:

The applicant is requesting an amendment to the Future Land Use Map designation from AGRIC to RES 6 on a 17.01 acre parcel to allow the development of this vacant property as a mobile home park.

A companion rezoning application has been submitted accompanying this request to change the zoning classification from RRMH-1 (Rural Residential Mobile Home-1) to TR-3 (Mobile Home Park) (24Z00005). The applicant has submitted a Binding Development Plan (BDP) limiting the maximum density to two units per acre and the minimum lot size to one-quarter acre.

North of the subject property is vacant with AGRIC FLU. To the east and west are single-family, site-built homes with AGRIC FLUM designations and RRMH-1 zoning classifications. To the south, the Hidden Lakes subdivision with one-half acre lots for mobile homes with RES 2 designation. Although several lots are owned by Brevard County and have a PUB-CONS FLUM designation due to the presence of wetlands. These lots have TR-2 zoning.

The developed character of this portion of Mims is single-family mobile homes and single-family site-built homes on a minimum half-acre lot. The majority of lots are 1 acre or more. 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.

The Board may wish to consider if the interdiction of RES 6 is consistent with the Comprehensive Plan and compatible with the surrounding area.

Please note: The Board's action on this application is independent to the rezoning and acceptance of the

BDP which limits the density.

The Board of County Commissioners will consider the request on Thursday, July 11, 2024. Beginning at 5:00 p.m. The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Viera, Florida.

Clerk to the Board Instructions:

None