



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6714, **Version:** 2

Subject:

Jonathan & Emily Schoolfield requests a change of zoning classification from AU to RRMH-1. (24Z00001) (Tax Account 2443960) (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 AU (Agricultural Residential) to RRMH-1 (Rural Residential Mobile Home).

Summary Explanation and Background:

The applicants are requesting to rezone from AU (Agricultural Residential use) to RRMH-1 (Rural Residential Mobile Home) to allow a mobile home. The subject was rezoned in 2023 from GU to AU via Resolution 23Z00037. The current AU zoning allows for a single-family residence on a lot size of 2.5 acres, however, requires 10 acres for a mobile home. The property owners want to install a mobile home and need to rezone to allow this type of building. The proposed RRMH-1 zoning classification would allow 1 mobile home and meet the development standards for RRMH-1.

The subject property is currently designated as Residential 1 (RES 1) FLU. Both the current AU zoning and proposed RRMH-1 zoning classifications can be considered consistent with the RES 1 FLU designation. There is only one Future Land Use Designation, RES 1, within 500-feet of the subject property.

There is an existing pattern of undeveloped properties surrounding the subject parcel on large lots greater than 1 acre. The predominate zoning classification in the surrounding area is AU. There are 2 properties zoned RRMH-1.

There are two active Code Enforcement cases (20CE-01724 & 20CE-01411) associated with the property related to work without permits, (1) alteration of swale (filled in) along county-maintained roadway, (2) land clearing, placement of fill, and wetland impacts. The resulting zoning action will have no effect on the code enforcement cases. These cases were issued to the prior owners of the subject property.

The Board may wish to consider if the request is consistent and compatible with the surrounding area.

Clerk to the Board Instructions:

None