



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6851, **Version:** 2

Subject:

Aaron Reninger (Kim Rezanka) requests a change of zoning classification from RRMH-1 to TR-3 with a BDP. (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 Planning and Zoning Board conduct a public hearing to consider a change of zoning classification from RRMH-1 (Rural Residential Mobile Home) to TR-3 (Mobile Home Park).

Summary Explanation and Background:

The applicant is requesting to change the zoning classification from RRMH-1 (Rural Residential Mobile Home) to TR-3 (Mobile Home Park) on a 17.01 acre parcel to develop a mobile home park. TR-3 zoning allows mobile homes, tiny homes, and tiny homes on wheels. The applicant has provided a Binding Development Plan (BDP) that limits maximum residential density to two (2) units per acre and requires a minimum, one-quarter acre lot size.

A companion application, 24SS00002, if approved, would amend the FLUM designation from Agricultural (AGRIC) to Residential 6 (RES 6). The requested RES 6 FLUM designation would establish low density residential development with a maximum density of up to six (6) units per acre.

To the north of the subject property is a vacant property with a zoning classification of RRMH-1. There are single-family, site-built homes on both the east and west of this access strip that have a zoning classifications of GU and RRMH-1. To the south, the Hidden Lakes subdivision with a minimum lot size requirement of one-half acre lots for manufactured housing has a TR-2 zoning classification and a FLU designation of RES 2. There are 67 lots in this subdivision with an average size of 0.9 acres.

The Board should consider if the request is consistent and compatible with the surrounding area. The Board may also consider if the Binding Development Plan mitigates any off-site impacts.

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