



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1213, **Version:** 1

Subject:

Bonnie E. Douglas, Trustee, requests a change of zoning classification from RU-1-9 and BU-1 to TR-3, with a BDP limited to 173 mobile home sites. (19PZ00108) (Tax Accounts 3010260 and 3006458) (District 3).

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from RU-1-9 (Single-Family Residential) and BU-1 (General Retail Commercial), to TR-3 (Mobile Home Park), with a BDP (Binding Development Plan) limited to 173 mobile home sites.

Summary Explanation and Background:

The applicant is seeking a change of zoning classification on 1.46 acres fronting Highway A1A from RU-1-9 and BU-1 to TR-3 for the purpose of incorporating the parcel into the existing River Grove Mobile Home Park, located at 8440 U.S. Highway 1, Micco. This will legitimize the 0.52-acre recreational amenity with a pool for the residents and allow for consistency and continuity with the park's use of approximately 0.94-acre in the southeast corner of the site. This will be combined with the existing 31.36 acres to meet the 10-acre minimum requirement for TR-3 zoning. In order to incorporate the 1.46 acres into the River Grove Mobile Home Park, which is a Pre-existing Use, the applicant has agreed to BDP that limits the development potential to the existing 173 units.

The .52-acre parcel was purchased by the applicant in 1981 and has been used as an office, managers residence, and recreational facility for the mobile home park. A variance was granted by the Board of Adjustment on December 18, 2019, to allow a reduced setback from the existing structure to the north property line which is required for the TR-3 zoning classification.

On December 26, 2019, the applicant submitted a Quit-Claim Deed combining both properties.

The Board may wish to consider whether the requested TR-3 zoning is consistent and compatible with the surrounding RU-2-10, BU-1, RU-1-7, GU, and RRMH-1 zoning classifications. In addition, the Board may wish to consider the mitigating provisions of the BDP to allow the existing mobile home park to accommodate the existing infrastructure of the mobile home park.

On November 4, 2019, the Planning and Zoning Board heard the request and unanimously recommended

approval.

Clerk to the Board Instructions:

Once resolution is received, please execute and return to Planning and Development.