



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1862, **Version:** 1

Subject:

Canaveral Landing, LLC, requests a change of zoning classification from TR-1 to TRC-1 with a CUP for the Cluster Development of Mobile Homes and a BDP limiting residential development to 100 units. (20Z00006) (Tax Account 2314846) (District 1)

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 TR-1 (Single-Family Mobile Home) to TRC-1 (Single-Family Mobile Home Cooperative) with a CUP (Conditional Use Permit) for the Cluster Development of Mobile Homes and a BDP (Binding Development Plan) limiting residential development to 100 units.

Summary Explanation and Background:

The applicant is seeking a change of zoning classification from TR-1 (Single-Family Mobile Home) to TRC-1 (Single-Family Mobile Home Cooperative) with a CUP (Conditional Use Permit) for the Cluster Development of Mobile Homes and a BDP limiting residential development to 100 units. The property is 33.8 acres, located on the north side of Canaveral Groves Boulevard, approximately 675 feet east of Grissom Parkway.

The TRC-1 zoning classification is not consistent with the RES 4 Future Land Use and requires the submittal of a Binding Development Plan to limit density in order to be consistent. The applicant has submitted a BDP to limit development to 100-units which would make the request for TRC-1 and CUP consistent with the Residential 4 FLU designation.

The character of the area is residential, consisting of mobile home zoning classifications on lots ranging in size from 0.25-acre to 1 acre. The applicant is proposing a maximum lot size of 43-feet wide by 87.5-feet deep for an estimated maximum lot area of 3,762.5 square feet, or 0.08-acre.

Previous zoning history shows that the site had previously held this type of zoning under **Z-8387** for TRC-1 with CUP for cluster development of modular coaches under a BSP (Binding Site Plan) limiting residential density to 137 units, approved in April 1989.

The Board may wish to consider whether the proposed development is consistent and compatible with the surrounding area. The Board may also wish to consider if the proposed BDP limiting development to 100-units,

and the conditions of Section 62-1920, adequately mitigate the proposed development. Since this is a CUP, the Board may wish to consider additional stipulations to lessen the traffic impacts through the existing neighborhood.

On July 6, 2020, the Planning and Zoning Board approved the CUP for Cluster Development of Mobile Homes, with the additional condition that Fountain Palm Road be used as an ingress/egress if accessible, and a BDP limited to 100 units. The vote was 6:1.

On July 8, 2020, the Applicant provided staff with a revised concept plan showing a secondary access point through Tract "D" of the Royal Palms II Plat to Fountain Palm Road. Surveyor's Notes indicate that this tract is reserved by the developer for future Right of Way (ROW). The revised plan also reduces the number of mobile home lots to 99, however notes identify 100 maximum number of units. A condition in the BDP also state a maximum of 100 units.

Clerk to the Board Instructions:

Upon receipt of resolution, please execute and return to Planning and Development.