



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2168, **Version:** 1

Subject:

Christine Ruggiero and Michael A. Sollecito request a change of zoning classification from RR-1 to RRMH-1. (20Z00022) (Tax Account 2002464) (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 RR-1 (Rural Residential) to RRMH-1 (Rural Residential Mobile Home).

Summary Explanation and Background:

The applicant is requesting to rezone the property from RR-1 to RRMH-1 to allow for the development of a mobile home. The current zoning classification does not allow mobile homes. The property is 1.23 acres of vacant land located on the south side of Harrison Road, approximately 1.14 mile west of the intersection of Green Meadows Road and Harrison Road.

The proposed RRMH-1 classification permits single-family mobile homes and detached single-family residential land uses on minimum one acre lots, with a minimum width and depth of 125 feet, and a minimum house size of 600 square feet. This classification permits horses, barns and horticulture as accessory uses. The proposed rezoning does not increase the potential number of dwelling units on the property and, therefore, will not generate additional demands on infrastructure or other services.

The developed character of the surrounding area is low density residential. The parcels across Harrison Road to the north are zoned RRMH-1. The abutting parcel to the east is zoned GU. The abutting parcel to the south is zoned GU. The abutting parcel to the west is developed and zoned RRMH-1.

The Board may consider whether the proposed rezoning to allow for a mobile home or a manufactured home is compatible with the surrounding area.

On October 5, 2020, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

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