



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2293, **Version:** 1

Subject:

Clarence Coomer requests a change of zoning classification from GU to RRMH-2.5. (20Z00024) (Tax Accounts 2001246 and 2001250) (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 request to change the zoning classification from GU (General Use) to RRMH-2.5 (Rural Residential Mobile Home).

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from GU to RRMH-2.5 for the purpose of building a mobile home. Based upon minimum lot area, the applicant is combining both of his properties together to create one single 3.56-acre lot. The parcels are currently inconsistent with the Agriculture FLU (Future Land Use) designation and are not considered to be non-conforming lots of record because both parcels were created after 1988 and fail to meet the minimum area required both for the GU zoning and the Agriculture Future Land Use designation. The GU zoning is original to the lots adopted May 22, 1958.

The existing GU zoning can be considered with both FLU designations (Agriculture and RES 1:2.5), however, the property does not meet the minimum 5.0 lot size required to meet code. Should the companion FLU amendment be approved, the applicant is requesting to change the zoning to RRMH-2.5 which is consistent with this smaller lot size FLU designation.

This request is within the Mims Area Small Area Study, approved by the Board on April 10, 2007. The results of this SAS suggested no changes in the Agriculture designation at the time.

The abutting parcels to the west and south are undeveloped and zoned GU. The surrounding area is zoned GU, AU (Agricultural Residential), RRMH-5 (Rural Residential Mobile Home), RR-1 (Rural Residential), and RRMH-1. Some of those properties are considered non-conforming while others may be substandard.

The Board may wish to consider whether the request is consistent and compatible with the surrounding neighborhood. The board may also wish to consider the existing development trends of the surrounding area. In addition, the Board may wish to consider the recommendations of the 2007 Mims Small Area Study.

On November 23, 2020, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

When resolutions are received, please execute and return to Planning and Development.