



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 2519, **Version:** 1

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### **Subject:**

Nichelle R. King (Teresa Davis) requests a change of zoning classification from AU to RRMH-1. (20Z00039) (Tax Account 2410958) (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 classification from AU (Agricultural Residential) to RRMH-1 (Rural Residential Mobile Home).

### **Summary Explanation and Background:**

The applicant is requesting a change of zoning classification from AU to RRMH-1 on an undeveloped 3.16-acre parcel, located at 3620 W. Railroad Avenue, Cocoa. The applicant is requesting the zoning change for the purpose of placing a single-family mobile home on the parcel. The AU zoning is the original zoning for the parcel as established by Brevard County in 1958. The parcel is a Flag Lot, which has been in its current configuration since before Brevard County zoning was established in 1958. A mobile home may be used as the principal residential dwelling in the AU zoning classification if the property has a minimum lot size of ten acres.

The proposed RRMH-1 classification permits either a single-family mobile home or detached single-family residential land uses on minimum one acre lots, with a minimum width and depth of 125 feet, and a minimum living area of 600 square feet. This classification permits horses, barns and horticulture as accessory uses. The proposed zoning change from AU to RRMH-1 is consistent with the RES 4 FLU designation.

The abutting parcel to the north is zoned RRMH-1; the abutting parcel to the east is W. Railroad Avenue and the FECRR (Florida East Coast Railroad). Vanguard Estates, east of the FECRR, is a TR-1-zoned mobile home subdivision. There are three undeveloped substandard AU-zoned parcels abutting to the east. The abutting parcel to the southeast is zoned AU and is used and owned by the FECRR; the southwesterly abutting parcel is an undeveloped substandard IU-1-zoned parcel; the northwest abutting parcel is an undeveloped IU-zoned parcel; and the abutting parcel to the southwest is in the City of Cocoa and is used for light manufacturing.

The Board may wish to consider whether this request for RRMH-1 is consistent and compatible with the surrounding area.

On February 8, 2021, 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.