



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3197, **Version:** 1

Subject:

4090 Aurora Pines, LLC (Bruce Moia) requests a change of zoning classification from TR-3 to TR-1-A. (21Z00016) (Tax Account 2702879) (District 5)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of Future Land Use designation from TR-3 (Mobile Home Park) to TR-1-A (Single-Family Mobile Home).

Summary Explanation and Background:

The applicant is seeking a change of zoning classification from TR-3 (Mobile Home Park) to TR-1-A (Single-family Mobile Home) in order to retain the existing mobile home park and add ten site-built single-family residences. The existing park is a nonconforming mobile home park per Sec. 62-1186, in regards to size, as it is 6.21 acres while the minimum size for a mobile home park in TR-3 is ten acres. The park has been in operation since at least 1958, prior to the adoption of the zoning code in May 1958.

The proposed TR-1-A is a single-family residential mobile home zoning classification which permits mobile homes or residences of standard construction on lots with a minimum of 5,000 square feet, with a lot width of 50 feet and a lot depth of 100 feet.

The subject property retains the RES 4 (Residential 4) FLU (Future Land Use) designation. Neither the existing TR-3, nor the proposed TR-1-A zoning classification are consistent with the RES 4 FLU designation. The applicant has submitted a Small Scale Comprehensive Plan Amendment application to change the FLU designation from RES 4 to RES 6. Should RES 6 be approved, then this request to TR-1-A can be considered to be consistent.

The developed character of the surrounding area is a mix of mobile homes, both in parks and on individual lots, and single-family homes. The proposed additional single-family homes can be considered consistent with the pattern of development in the area, but will result in an increase in density.

The subject property is served with potable water by the City of Melbourne. There is a sewer line operated by the City of Melbourne along the south side of Aurora Road. In order to obtain a residential density over four

units an acre, connection to central sewer is required.

The Board may wish to consider whether the request is consistent and compatible with the surrounding area.

On July 26, 2021, the Planning and Zoning Board heard the request and unanimously recommended with a Binding Development Plan as submitted.

Clerk to the Board Instructions:

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