



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3571, **Version:** 1

Subject:

Bruce Fernandez requests a change of zoning classification from RRMH-2.5 to RRMH-1. (21Z00019) (Tax Account 2005100) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Planning & Zoning Board conduct a public hearing to consider a change of zoning classification from RRMH-2.5 (Rural Residential Mobile Home) to RRMH-1 (Rural Residential).

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from RRMH-2.5 to RRMH-1 for the purpose of splitting the lot and creating a flag lot. The flag lot process is an administrative process that the applicant will need to demonstrate appropriate access to a county-maintained roadway. The site currently contains one single-family manufactured home. The property is 3.48 acres and therefore, could not be split into two parcels unless the zoning and the companion SSCPA are approved to allow for one-acre lots. The RRMH-1 zoning classification permits single-family mobile homes and detached dwellings on 1 acre lots, with a minimum lot width and depth of 125 feet, and a minimum house size of 600 square feet.

The adoption of Amendment 2008-A.4 changed the subject parcel's FLU designation to RES 1:2.5. Prior to the 2008, the subject parcel had originally retained a future land use designation of RES 1 at the adoption of the FLU map in 1988.

This lot abuts a roadway on its west perimeter. To the east is an RRMH-2.5 lot with a single-family dwelling that is also owned by the applicant. To the north is a single-family detached dwelling unit zoned RRMH-2.5. To the south is a 69.44 acre lot used as grazing land zoned AU. Zoning in the immediate area are: RRMH-2.5, RRMH-1, GU (General Use), and AU (Agricultural Residential). Lots in the area range from one acre in size to ten acres.

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

The Board of County Commissioners will consider the request on **Thursday, February 3, 2022**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

Clerk to the Board Instructions:

None