



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5701, **Version:** 1

Subject:

Melanie Rondeau and Zakry Corter request a change of zoning classification from GU to RRMH-1 (22Z00056) (Tax Account 2000693) (District 1)

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 zoning classification from GU (General Use) to RRMH-1 (Rural Residential Mobile Home).

Summary Explanation and Background:

The applicants are requesting a change of zoning classification from GU to RRMH-1 for the purpose of placing a mobile home on the property. The property's lot size of 1 acre does not meet the minimum lot size of 5 acres required for GU zoning. The applicants were granted a variance of 25 feet from the 125-foot lot width requirement for the proposed RRMH-1 zoning on February 15, 2023 by the BOA.

The proposed RRMH-1 zoning classification permits single-family mobile homes and detached single-family residential land uses on a minimum of one acre, 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 to a single-family home.

Parcels in the surrounding area range from 0.26 acres to 8.0 acres. The undeveloped parcel to the north is zoned GU on 1.0 acre. The undeveloped parcel to the west, across Blounts Ridge Road, is zoned GU on 0.52 acres. The Parcel to the south is zoned TR-2 (Single-Family Mobile Home) on 1 acre and is developed with a single-family residence. The undeveloped parcel to the east is 5.49 acres and is zoned AU (Agricultural Residential). There is RRMH-1 zoning in the surrounding area.

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

On April 17, 2023, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Once resolution is received, please execute and return a copy to Planning and Development.