

LOCAL PLANNING AGENCY/PLANNING AND ZONING BOARD MINUTES

The Brevard County Local Planning Agency/Planning & Zoning Board met in regular session on Monday, October 19, 2020, at 3:00 p.m., in the Commission Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order by Chair Mark Wadsworth, at 3:00 p.m.

Board members present were: Ron Bartcher; Harry Carswell; Brian Hodgers; Ben Glover; Mark Wadsworth, Chair; Peter Filiberto, Vice Chair; and Joe Buchanan.

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Abigail Jorandby, Assistant County Attorney; and Michelle Adams, Administrative Secretary.

Excerpt of Complete Minutes

1. St. Luke's Episcopal Church of Courtenay FL, Inc. (John Campbell)

A Small Scale Plan Amendment (20S.05) to change the Future Land Use designation from RES 1:2.5 to RES 1. The property is 1.50 acres, located on the east side of N. Tropical Trail, approx. 257 ft. south of Church Road. (5500 & 5555 N. Tropical Trail, Merritt Island) (20Z00018) (Tax Account 2317060) (District 2)

2. St. Luke's Episcopal Church of Courtenay FL, Inc. (John Campbell)

A change of classification from IN(L) (Institutional Use – Low Intensity) to RR-1 (Rural Residential). The property is 1.50 acres, located on the east side of N. Tropical Trail, approx. 257 ft. south of Church Road. (5500 & 5555 N. Tropical Trail, Merritt Island) (20Z00019) (Tax Account 2317060) (District 2)

John Campbell, 115 Alma Boulevard, stated the first item being requested is RES 1:2.5 to RES 1, which requires an amendment to the Future Land Use Map.

Cheryl Stremara, 1811 Abby Ridge Drive, Merritt Island, stated the church would like to change the Future Land Use to RES 1 so that the property can be sold. She noted that the church is moving from a full-time rectory to a part-time rectory, and will probably not need a house.

No public comment.

John Campbell stated the North Merritt Island Dependent Special District Board approved the requests, and there were no objections from the North Merritt Island Homeowners Association. The reason for the request is that the existing zoning allows for a church as an institutional use, but it does not provide a residential use, although there is a home on the property that has been used as a pastor's residence and an office. In order for the church to divest themselves of this surplus property, the institutional zoning needs to be taken off of the record, and once that is done he will request to amend the existing zoning to RR-1, which requires 1 acre. The site is 1.5 acres; it cannot be divided any smaller, nor can it be enlarged.

Motion by Joe Buchanan, seconded by Ben Glover, to approve the Small Scale Plan Amendment (20S.05) to change the Future Land Use designation from RES 1:2.5 to RES 1. The motion passed unanimously.

Motion by Peter Filiberto, seconded by Joe Buchanan, to approve the change of classification from IN(L) to RR-1. The motion passed unanimously.