



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2134, **Version:** 1

Subject:

St. Luke's Episcopal Church of Courtenay FL, Inc. requests a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from RES 1:2.5 to RES 1. (20Z00018) (Tax Account 2317060) (District 2)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the North Merritt Island Dependent Special District Board conduct a public hearing to consider a request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from RES 1:2.5 (Residential 1:2.5) to RES 1 (Residential 1).

Summary Explanation and Background:

The applicant requests to amend the FLU (Future Land Use) designation from RES 1:2.5 to RES 1 on a 1.50 acre parcel located east of North Tropical Trail, approximately 257 feet south of Church Road. The subject property is currently developed with one single-family residence that was built in 1967 and served as an on-site residence for the abutting property to the west which has been operated as a church. The subject parcel is a smaller portion of the overall 7.06 acre parcel which is located on both sides of North Tropical Trail.

The subject property has retained the FLU designation of RES 1:2.5 since the 2009 adoption of a Comprehensive Plan Amendment implemented from the recommendations of the North-North Tropical Trail Small Area Study. Amendment 2009-1.9 resulted in the designation of over 505 acres within the study area as RES 1:2.5. The subject parcel originally retained a FLU designation of RES 2 at the adoption of the Comprehensive Plan in 1988.

A companion rezoning application was submitted accompanying this FLU amendment requesting to change the zoning classification of the 1.50-acre subject parcel from IN(L) (Institutional Use - Low intensity) to RR-1 (Rural Residential). The applicant wants to make the subject parcel conforming, so it can be sold as a stand-alone single-family lot.

To the north of the subject property is 1 single-family residence with a FLU designation of RES 1:2.5. To the south is undeveloped land with a FLU designation of RES 1:2.5. To the east is 1 single-family residence with a FLU designation of RES 2. To the west is a church and cemetery with a FLU designation of RES 1:2.5.

The Board may wish to consider that the proposed RES 1 FLU designation would be consistent with FLU Policy 1.9 which states that the Residential 1 land use designation may be considered for lands and serves as a transition between higher and lower land use densities. In addition, if the request is consistent and compatible with the surrounding RES 1, RES 2, and RES 1:2.5 FLU designations.

The Board may also consider the recommendations of the 2009 North-North Tropical Trail Small Area Study that resulted in the FLU designation of RES 1:2.5 on the subject property.

The Local Planning Agency will consider the request on **Monday, October 19, 2020**, at **3:00 p.m.** at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, Viera, Florida.

The Board of County Commissioners will consider the request on **Thursday, November 5, 2020**, at **5:00 p.m.** at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, Viera, Florida.

Clerk to the Board Instructions:

None.