



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2198, **Version:** 1

Subject:

St. Luke's Episcopal Church of Courtenay FL, Inc. requests a change of zoning classification from IN(L) to RR-1. (20Z00019) (Tax Account 2317060) (District 2)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from IN(L) (Institutional Use, Low-Intensity) to RR-1 (Rural Residential).

Summary Explanation and Background:

The applicant is seeking a change of zoning classification from IN(L) (Institutional Use, Low-Intensity) to RR-1 (Rural Residential) in order to sell the portion of the parcel (east side) of North Tropical Trail. The property is developed with a single-family home used as a Pastor's residence in conjunction with the church across the street. A single-family residence use for a Pastor's house is permissible as an accessory to a Place of Worship; however, single-family residences are not permitted in IN(L). The RR-1 zoning will allow the existing residential house to remain on the property with or without being accessory to the church.

The developed character of the surrounding area is mostly single-family residential, with zoning classifications of GU, AU, RR-1, SR, and GML(H). The abutting property to the south is a 95.81 acre undeveloped vacant parcel that is zoned GML(H) (Governmental Managed Lands, High-Intensity).

The current IN(L) is a low-intensity institutional zoning classification intended to promote low impact private, non-profit, or religious institutional uses to service the needs of the public for facilities of an educational religious, health, or cultural nature.

The proposed RR-1 classification permits single-family residential land uses on minimum one acre lots, with a minimum lot width and depth of 125 feet, and minimum house size of 1,200 square feet. The RR-1 classification permits horses, barns and horticulture as accessory uses to a single-family residence.

The Board may wish to consider whether the request is consistent and compatible with the SR, GU, GML(H), AU and RR-1 zoning classifications within the area.

On October 8, 2020, the North Merritt Island Dependent Special District Board heard the request and

recommended approval by a 4:1 vote.

On October 19, 2020, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

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