



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 2197, **Version:** 1

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### **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 Board of County Commissioners 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.

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

On October 19, 2020, the Local Planning Agency heard the request and unanimously recommended approval.

**Clerk to the Board Instructions:**

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