



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 5821, **Version:** 1

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### **Subject:**

Church of Deliverance, Inc. (Javier & Abigail Acosta) request a change of zoning classification from IN(L) to RU-1-7. (23Z00027) (Tax Account 2417019) (District 2)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning and Development

### **Requested Action:**

It is requested that the Planning and Zoning Board conduct a public hearing to consider a change of zoning classification from IN(L) (Institutional Use, Low-Intensity) to RU-1-7 (Single-Family Residential).

### **Summary Explanation and Background:**

The applicant is requesting a change of zoning classification from IN(L) to RU-1-7 for the purpose of allowing the applicants to demolish the current buildings and build a single-family residence. The current zoning classification can be considered consistent with the Future Land Use designation. The subject property is currently developed with a church and pastor's residence. The proposed RU-1-7 zoning classification permits single-family residences on 5,000 square-foot lots, with a minimum lot width of 50-feet and depth of 100 feet, and a minimum house size of 700 square feet. The current IN(L) zoning does not allow for single family residences separate from a religious facility.

This subject property is directly east of N. Tropical Trail and north of Sawyer Avenue. Within 500 feet there are four (4) zoning classifications: RU-1-7, BU-1 (General Retail Commercial), IN(L), and AU (Agricultural Residential). The closest RU-1-7 zoning classification are the immediate parcels to the north and east.

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

The Board of County Commissioners will consider the request on **Thursday, July 13, 2023**, beginning at. The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Viera, Florida.

### **Clerk to the Board Instructions:**