

## PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, May 9, 2022**, at **3:00 p.m.**, in the Florida Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order at 3:00 p.m.

Board members present were: Board members present were: Henry Minneboo (D1); Ron Bartcher (D1); Brian Hodgers (D2); Robert Sullivan (D2); Ben Glover (D3); Mark Wadsworth, Chair (D4); Liz Alward (D4); Logan Luse (Alt. D4); Bruce Moia (D5); and John Hopengarten (BPS).

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Jane Hart, Planner III; Alex Esseesse, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

### Excerpt of Complete Agenda

#### **Health first, Inc.; and Health First Shared Services, Inc. (Kim Rezanka)**

A change of zoning classification from BU-1 (General Retail Commercial) and BU-2 (Retail, Warehousing, and Wholesale Commercial) to PUD (Planned Unit Development), with waivers. The property is 15.05 +/- acres, located on the southwest corner of E. Merritt Ave., and Borman Dr. (255 Borman Dr., Units 100, 101, 200-202; 756 E. Merritt Ave.; and 625 E. Merritt Ave., Merritt Island) (Tax Accounts 2427782, 2427785, 2441470, 2427813) (District 2)

Kim Rezanka, Law Firm of Lacey Lyons Rezanka, 1290 U.S. Highway 1, stated this 15.05-acre rezoning request has been a two-year process, and the project is still in preliminary stages. She stated they do not have a final traffic impact analysis yet, but the developer will do whatever the County requires in order to make everyone at the facility and the surrounding neighborhoods safe. She noted there was a community meeting on April 25<sup>th</sup>, 49 people attended, and the meeting lasted approximately two hours. She said the project was also heard and unanimously approved by the Merritt Island Redevelopment Agency on April 28<sup>th</sup>.

Jonathan Flyte, Health First System Vice President of Facilities and Construction, 1575 W. Nasa Boulevard, Melbourne, stated the northern one-third of the parcel is dedicated toward the new Cape Canaveral Hospital, and they've developed the concept so that all of the patient rooms have a view of the wellness village park, or the Indian River Lagoon, or the rookery conservation area to the west. The remaining two-thirds of the wellness village is comprised of a medical office building, a child daycare, a concierge, a wellness retail facility, juice and coffee bars, a healthy food hall, a spa, an education center, and a fitness center. He stated the concept allows them to make a dramatic change in the character of the area by providing a significant new greenspace and landscaping in addition to the facilities. The hospital itself is planned to be 300,000 square feet, with 120 private rooms, it will be designed to withstand a Category 4 hurricane, and it will be elevated 13 feet to address the possibility of storm surge. He stated in conjunction with the hospital there is a 90,000 square-foot medical office building. The floors of the hospital and medical office building open onto a park-like setting of the village, and it sits on top of a two-story parking garage. On the north end, there are three connections to Merritt Avenue; from left to right, there is a service entry, the ambulance entry, and the emergency department patient entrance. On Borman Drive, from north to south, there is a same-day surgery discharge, an entrance into the garage, and a public transportation drop-off and pick-up spot, and a second entrance into the garage. The main entrance is off of S.R. 520, and as people enter the campus, they will either proceed into the south end of the parking garage, or they will travel along the west perimeter drive to the hospital's main entrance. There is a total of 19 elevators planned within the project and they are positioned to give good access to all of the services being provided. A glass connector will provide access between the hospital and the medical office building. He mentioned the

community meeting that was held on April 25<sup>th</sup> and stated most of the concerns were about traffic and noise. He noted they are in the middle of a traffic study, but will comply with what is required for traffic in the area. He added, the noise will be addressed by an acoustical engineering consultant, and stated they are very interested in a quiet and peacefully facility.

Ken Good, P.E., Atkins, 2671 W. Eau Gallie Boulevard, Melbourne, stated in the Preliminary Development Plan, the center part of it has a lot of waivers, which his staff and County staff spent a lot of time developing. The waivers are centered around two key components, which are building height and building setbacks. He noted they are not asking for waivers on density or trying to increase the building square footage. The traditional zoning that it is under now could be developed with the same uses, but it encourages lots of pavement and broad buildings, and this allows them to cluster the buildings together and create the greenspace that wouldn't be possible with the traditional zoning. He stated the two key areas the waivers are focused on is the hospital, allowing them to build a taller hospital and positioning it on the site in a manner that works with the whole village concept. The second group of waivers focus on the podium and park concept, allowing them to increase the heights and push some things out to the setbacks to create that park in the middle. He said a lot of the existing site doesn't have stormwater components on it right now. They going to comply with all of the current stormwater codes. There are three points of discharge already on the site; one to the north that goes under Merritt Avenue; one to the west that goes into an existing pond; and one to the south that goes into the S.R. 520 system. All of the treatment attenuation will be done onsite, much of it will be done in underground chambers and systems so the greenspace on top of the site can be maintained.

Public comment.

Kitty Fletcher, 800 Del Rio Way, Unit 204, Merritt Island, stated she and her neighbors are not against the hospital, but they think there is poor planning. She said they took the worst street coming into the hospital and made it the emergency entrance. They have three entrances coming off of Merritt Avenue, which already has a lot of accidents. They put the hospital's central processing plant at the back, which is the closest area to Harbor Del Rio that houses 115 units. She stated Merritt Avenue cannot be widened because of the conservation areas. She asked that the hospital work with the neighbors and that they not put the loudest equipment within 480 feet of the Harbor Del Rio property.

Helen Parry, 811 Del Rio Way, Unit 503, Merritt Island, stated she bought in Harbor Del Rio because of the 62 protected acres to the east that is a rookery with over 2,000 birds that nest there every night, and she is worried that the rookery is next to the hospital because it needs to be protected from light and noise from the power plant.

Pete Vanderhagen, 801 Del Rio Way, Unit 404, stated his concern is communication between the developer and the community. He said he's heard about waivers, but doesn't know what they are or what they mean. He said he's heard about traffic studies, but they haven't been done and he wants to know the results of those studies when they are done, and he wants an opportunity to react to them. He said moving the ambulance entrances from Merritt Avenue to Borman Drive will eliminate traffic trying to get in and out of the parking lot. He said the neighbors at Harbor Del Rio would like to be involved in the process; they want to be supportive, but they need communication.

Henry Minneboo stated the vast majority of residents of Merritt Island are excited about the addition of Health First on the subject property. He said Harbor Del Rio could have aligned with what was

already there; it is the only driveway that is skewed from the other driveways that were already there. He said the applicants have done a great job, and he supports it.

Robert Sullivan asked if the waivers are for FAA requirements for the height of the building for the helipad. Mr. Good replied the waivers are zoning waivers; there is a separate process for FAA waivers.

Mr. Sullivan asked if the applicant knows how it will address noise abatement. Mr. Flyte replied that he is overseeing the engineering for the entire mechanical plant, and he can assure the board that it is not a challenge with today's technology.

Ron Bartcher asked if the entire project will be raised 13 feet. Mr. Flyte replied the site just under the hospital and the central utility plant will both be raised 13 feet. Mr. Bartcher asked if the other buildings will also be raised. Mr. Flyte replied the first floor of the village is higher than the first floor of the hospital, so they are protected and elevated.

Mr. Sullivan commended the applicants for doing the storm surge analysis.

Ben Glover thanked the applicants for putting together the packet, and stated the project will be an amazing improvement to the area.

Mr. Hopengarten asked how the pedestrian traffic from the mall to the hospital will be handled. Mr. Flyte replied they have talked to the owners of the mall to discuss how people will cross 520. There is a stop light there, and once they get on the campus, there are elevators that go to the village on the south side of the site.

Mr. Hopengarten mentioned the concerns from the public about noise abatement, and asked about sirens from ambulances coming in from Merritt Avenue. Mr. Flyte replied it is standard practice that the sirens are turned off as they approach the hospital.

Bruce Moia stated by meeting the performance standards on lighting, that will address the bird issue because the standards are strict. He said the applicants have done a great job and he doesn't see any negative issues.

Liz Alward stated she appreciates the presentation, this is what Merritt Island has been waiting for and preparing for, for over 12 years. It improves the infrastructure and aesthetics for the community. Currently, the property is blighted and has no stormwater regulations or treatment. The rookery will be benefitted by the project because the water will be treated that goes to the rookery. She stated MIRA has worked to redevelop that part of the community to stimulate growth and maintain a safe and prosperous community. She said she believes Health First will be a good partner to continue the long-term goals of revitalization and economic benefits to the community. She applauded the applicant's team. This is what CRAs do, they improve a community and bring in quality investments and businesses. She thanked the applicants for the investment and doing it right, and working with the neighbors.

Motion by Liz Alward, seconded by John Hopengarten, to approve the change of zoning classification from BU-1 and BU-1 to PUD with waivers. The motion passed unanimously.