

April 8, 2022
Jeffrey Ball, AICP
Planning & Zoning Manager
Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way, Bldg. A, Room 114
Viera, FL 32940

RE: Health First Wellness Village PUD/PDP (22PUD00001) Response to RAI-1 Comments

Mr. Jeffrey Ball,

We have reviewed staff comments in the letter received March 22, 2022. Below you will find each comment followed by a response in **bold**.

ZONING – GEORGE RITCHIE

1. The request to add the “Heliport” use as a permitted use within the current PUD PDP proposal requires the applicant provide justification presented for said use regarding any ADS waivers of Code will need to be documented as well as presented to the Planning & Zoning Board and the Board of County Commissioners during the public hearing process per Section 62-1444 and Section 62-1442 (c) of Brevard County Code in order to be granted that identified use. “The applicant shall justify the proposed alternative development standard(s) by describing how it promotes a development form facilitating the goals and objectives of article VI of this chapter and does not violate the purpose of this chapter for the protection of the public health, safety and welfare in the subdivision of land. The applicant shall specifically include the alternative development standard(s) in the preliminary development plan, and shall present its justification to the planning and zoning board and board of county commissioners in public hearing.” The PDP needs more analysis than a simple waiver or exemption request.

Response: Per our March 30, 2022 meeting the Heliport waiver request has been revised and update to specifically address the requirements of 62-1943.5.

2. If no decision has been made to limit use to one helipad, you can identify that both locations (primary and a backup location) are proposed.

Response: Comment noted, the intent is to construct a single helipad but both alternates will be shown on the PDP.

A point of concern is the proposed location of both helipads north of the hospital will focus sound reverberations north into residential zoned property. At that location sound barriers may need to be provided to reduce the noise levels projected in that direction to meet the performance standards of Section 62-2271 of Brevard County Code.

Response: Comment noted.

3. The architectural renderings to depict scale and scope of the project are necessary for the review. Please provide updated images that matches the current PDP. The current submittal doesn't capture the complexity and integration of the site using the 2-level parking garage as a connecting feature.

Response: An updated Architectural rendering is included in the revised application package.

4. Staff can consider the average elevation of the finished development grade to be 5.0- feet as identified on the updated Site Selection Diagram. Based upon that number, the 2-story garage will be considered to have a building height of 29-feet. Staff will also use the proposed floor height of 16-feet per floor as noted on the Site Selection Diagram to determine the total building height for setback purposes of the various 1-story and 2- story buildings which were not identified with building height information on Sheet CS-1. Those buildings not identified with building heights are the Coffee Shop, Fitness Center, Education Center, Spa, Mixed-Retail, Restaurant and Daycare buildings.

The one-story building height above the 2-level garage equates to a height of $16' + 29' = 45'$ high. This building height requires a minimum building setback of 12.5' added to the base zoning setback. The required east, southeast and west side yard setbacks (where adjacent to other properties) increase from 5' to 17.5-feet. For informational purposes, the additional setbacks noted in Section 62-2101.5 (a)(1) of Brevard County Code apply to building setback where adjacent to other parcels and not to road rights- of-way. Please amend each building perimeter setback noted due to additional building height for your adjusted waiver requests. If the building locations are located interior to the parking deck limits, those requests for additional setback waivers may be reduced or unnecessary.

The two-story building height above the 2-level garage equates to a height of $32' + 29' = 61'$ high. This building height requires a minimum building setback of 32.5' added to the base zoning setback. The required east, southeast and west side yard setback increases from 5' to 37.5-feet. Please amend each building perimeter setback noted due to additional building height for your adjusted waiver requests. If the building locations are located interior to the parking deck limits, those requests for additional setback waivers may be reduced or unnecessary.

The three-story MOD building height above the 2-level garage equates to a height of 81' high. This building height requires a minimum building setback of 57.5' added to the base zoning setback. The required west side yard setback increases from 5' to 62.5- feet. If the building location is located interior to the parking deck limits, that request for additional setback waiver may be reduced or unnecessary.

Response: The Wellness Village configuration shown on the PDP is initial and intended to define the program elements. The actual locations are likely to change during the design phase. Per our March 30, 2022 meeting the waiver requests have been simplified to group the site into the main components; Hospital, CUP, Parking Garage, Heliport and Wellness Village, reducing the complexity and number of requested waivers. This is allowed for flexibility in the location of the various proposed elements.

5. The Hospital setback height waiver of 2:1 (residential zoning setback) requires a minimum setback of 322 feet from the RU-1-9 single-residential zoning boundary along the north side of

E. Merritt Island Avenue. The setback waiver request needs to be amended to 41-feet, based upon 181' setback from the north property line and the 100' wide road right-of-way (E. Merritt Ave.). Your identified waiver request is for 42-feet.

Response: *Waiver request has been corrected to 41 feet.*

ENGINEERING – LAUREN HOLMAN

1. Please revise the requested setback waivers #2 and 12 to Sections 62-1446 (d)(4) and 62-1446 (d) (8) to allow for the setback area needed to construct and maintain the proposed building structures outside of the existing rights-of-way of both Borman Drive and East Merritt Island Avenue.

Response: *We have included narrative language to specify the proposed building structure (stairway and retaining wall) will be constructed with materials requiring low maintenance.*

Please also revise the Preliminary Development Plan to show the proposed structures that are shown at the right-of-way line to allow for construction and maintenance of these structures within the property without impacting the existing rights-of-way.

Response: *Per our March 30, 2022 meeting it is anticipated that a right of way use permit will be applied for during the design and permitting phase to allow for the contractor to use the adjacent right of way during construction. Maintenance access after construction will be similar to other retaining walls located within Brevard County that abut the right of way.*

Additional right-of-way permitting, right-of-way use agreements, and performance bonds for construction and/or for certification of completion may be needed.

Response: *Comment noted.*

2. Please revise the Preliminary Development Plan, to show the proposed pickup and drop-off lane to be outside of the Borman Drive right-of-way. Private improvements are not permitted within the right- of-way. Adjust the proposed sidewalk along Borman Drive accordingly.

Response: *Pickup and drop-off lane will be relocated to within the property boundaries.*

3. The Preliminary Development Plan is not signed and sealed by a Florida Licensed Professional Engineer and was reviewed by staff as a conceptual plan. Staff will review for Code compliance during site plan review under Chapter 22 as it applies to site plan elements; and Chapters 62, 86, and 106, per the Code of Ordinances of Brevard County.

Response: *Comment noted.*

NATURAL RESOURCES – JEANNE ALLEN

1. This is a preliminary review based on best available data maps reviewed by the Natural Resources Management Department (NRM) and does not include a site inspection to verify the accuracy of the mapped information. In that the rezoning process is not the appropriate venue for site plan review, specific site designs submitted with the rezoning request will be deemed

conceptual. Board comments relative to specific site design do not provide vested rights or waivers from Federal, State or County regulations. This review does not guarantee whether or not the proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations.

Response: Comment noted.

As always, Jeffrey, we appreciate your professional courtesies. If you have any questions regarding the resolutions or the enclosed documents, I can be reached at the contact provided below.

Sincerely,



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