



Wellness Village

At Merritt Island



DRAFT CONCEPT

Presenters



Matthew Gerrell, Health First CEO – Retail Services

Jonathan Flyte, Health First System Vice President – Facilities & Construction

Kim Rezanka, Partner at Lacey Lyons Rezanka, Attorneys at Law

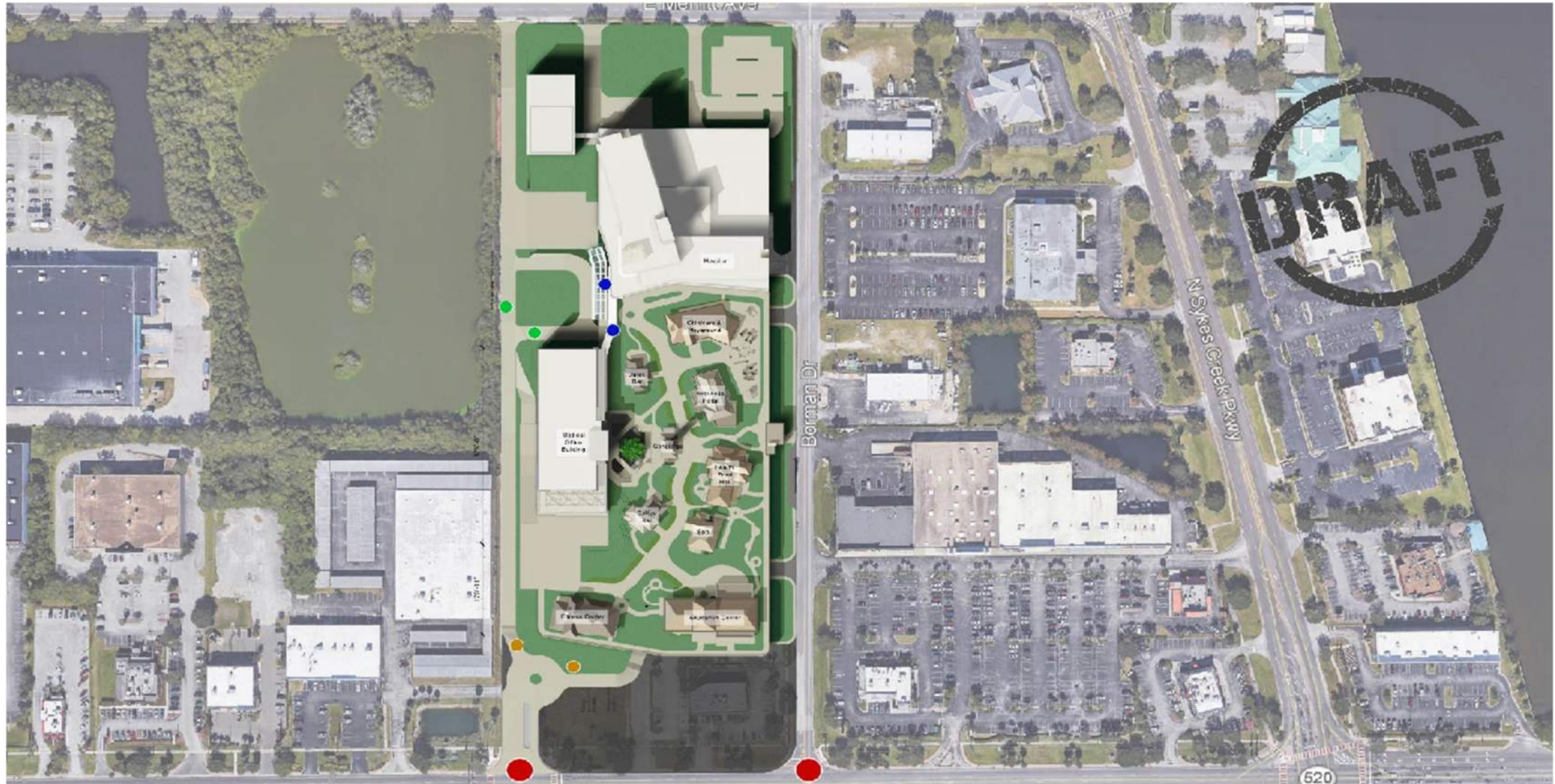
Ken Good, PE, Atkins – Civil Engineering

Jonathan Flyte

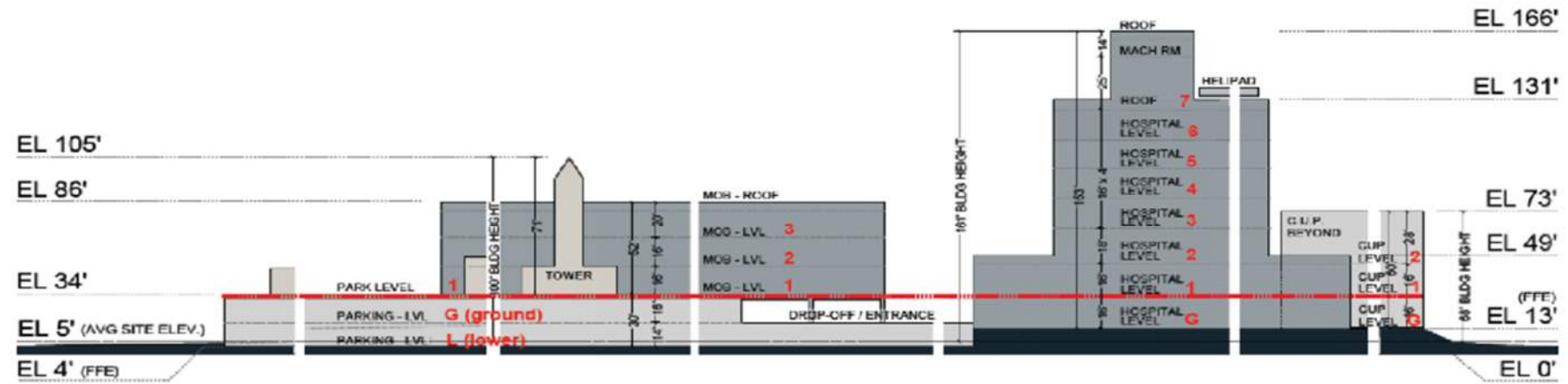
Wellness Village Venues



Wellness Village Site Plan



Wellness Village Site Section



Site Section

Hospital Entry Court



Hospital from Wellness Village Park



Wellness Village Buildings



Education Center



Healthy Food Hall



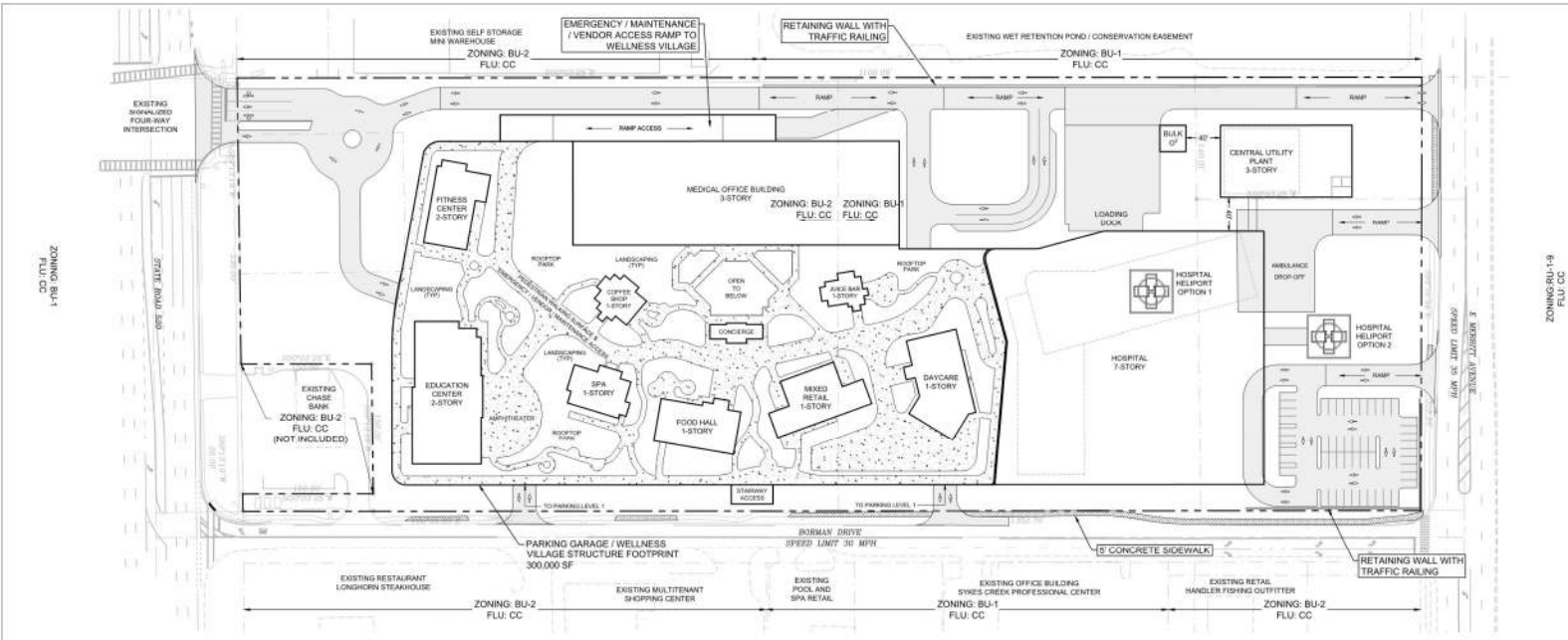
Retail



Coffee Bar

Ken Good

Preliminary Development Plan (PDP)



LEGEND

- PROPERTY LINE
- OFFSITE FEATURE LINES
- R/W CENTERLINE
- PARCEL LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BIOWALK PAVEMENT

North Arrow

DRAWING SCALE: 1" = 80'

Signature: _____ DATE: _____

Scale: 0 30 60 90 120 150

GENERAL STATEMENT

THIS PRELIMINARY DEVELOPMENT PLAN IS FOR THE PROPOSED CONSTRUCTION OF A HOSPITAL WITH HELPOUT HEALTH CARE AND RETAIL WELLNESS VILLAGE WITH A BASE CONSISTING OF A TWO LEVEL PARKING GARAGE AND UPPER LEVEL MIXED USE AND WILL INCLUDE ASSOCIATED INTERNAL DRIVES AND PEDESTRIAN FACILITIES, OPEN AREAS, AND STORMWATER MANAGEMENT SYSTEM. THE EXISTING SITE IMPROVEMENTS WILL BE REMOVED FOR THE PROPOSED DEVELOPMENT. THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE. THIS PLAN REFLECTS THE PROPOSED DEVELOPMENT, INCLUDING THE PROPOSED BUILDINGS, STORMWATER MANAGEMENT SYSTEM, POTABLE WATER AND SANITARY SEWER SYSTEMS.

LEGAL DESCRIPTION

PARCEL 1A

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1, SECTION 36, TOWNSHIP 24 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1, BEING SECTION 36, AND RUN SOUTH 89° 45' 00" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 365.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BROWNS ROAD; THE POINT OF BEGINNING OF SAID CONVEYANCE; THEN RUN SOUTH 87° 05' 00" EAST, ALONG THE SAID WEST LINE OF GOVERNMENT LOT 1, A DISTANCE OF 243.00 FEET; THENCE RUN NORTH 89° 45' 00" EAST, ALONG THE SAID WEST LINE OF BROWNS ROAD, AS RECORDED IN BREVARD COUNTY RECORD BOOK 109, PAGE 169 TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE RUN NORTH 89° 45' 00" EAST, ALONG THE SAID WEST LINE, A DISTANCE OF 200.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF BROWNS ROAD; THENCE RUN SOUTH 89° 45' 00" WEST, ALONG THE SAID SOUTH-RIGHT-OF-WAY LINE, A DISTANCE OF 498.00 FEET TO THE POINT OF BEGINNING.

AND PARCEL 1B

A PORTION OF GOVERNMENT LOT 1, TOWNSHIP 24 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1, BEING SECTION 36, AND RUN SOUTH 89° 45' 00" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 365.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BROWNS ROAD; THE POINT OF BEGINNING OF SAID CONVEYANCE; THEN RUN SOUTH 87° 05' 00" EAST, ALONG THE SAID WEST LINE OF GOVERNMENT LOT 1, A DISTANCE OF 243.00 FEET; THENCE RUN NORTH 89° 45' 00" EAST, ALONG THE SAID WEST LINE OF BROWNS ROAD, AS RECORDED IN BREVARD COUNTY RECORD BOOK 109, PAGE 169 TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE RUN NORTH 89° 45' 00" EAST, ALONG THE SAID WEST LINE, A DISTANCE OF 200.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF BROWNS ROAD; THENCE RUN SOUTH 89° 45' 00" WEST, ALONG THE SAID SOUTH-RIGHT-OF-WAY LINE, A DISTANCE OF 498.00 FEET TO THE POINT OF BEGINNING.

AND PARCEL 1C

THE SOUTH 60 FEET OF THE SOUTH 130 FEET OF THE WEST 80 FEET OF U.S. LOTS 1 AND 2 LYING NORTH OF STATE ROAD NO. 18 IN SECTION 36, TOWNSHIP 24 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE WEST LINE OF U.S. GOVERNMENT LOTS 1 AND 2, SECTION 36, TOWNSHIP 24 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY AS DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1, BEING SECTION 36, AND RUN SOUTH 89° 45' 00" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 108 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BROWNS ROAD; THE POINT OF BEGINNING OF SAID CONVEYANCE; THEN RUN SOUTH 89° 45' 00" EAST, ALONG THE SAID WEST LINE OF GOVERNMENT LOT 1, A DISTANCE OF 26.30 FEET; THENCE RUN NORTH 89° 45' 00" WEST, ALONG THE SAID WEST RIGHT-OF-WAY LINE OF BROWNS ROAD, AS RECORDED IN BREVARD COUNTY RECORD BOOK 109, PAGE 169 TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE RUN NORTH 89° 45' 00" WEST, ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 26.30 FEET TO THE EAST RIGHT-OF-WAY LINE OF BROWNS ROAD; THENCE RUN SOUTH 89° 45' 00" WEST, ALONG THE SAID SOUTH-RIGHT-OF-WAY LINE, A DISTANCE OF 498.00 FEET TO THE POINT OF BEGINNING.

AND PARCEL 2

THE NORTH 300 FEET OF THE WEST 1400 FEET OF THE FOLLOWING DESCRIBED PARCEL:

U.S. LOTS 1 AND 2 LYING NORTH OF STATE ROAD NO. 18, TOWNSHIP 24 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY AS DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1, BEING SECTION 36, AND RUN SOUTH 89° 45' 00" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 108 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BROWNS ROAD; THE POINT OF BEGINNING OF SAID CONVEYANCE; THEN RUN SOUTH 89° 45' 00" EAST, ALONG THE SAID WEST LINE OF GOVERNMENT LOT 1, A DISTANCE OF 26.30 FEET; THENCE RUN NORTH 89° 45' 00" WEST, ALONG THE SAID WEST RIGHT-OF-WAY LINE OF BROWNS ROAD, AS RECORDED IN BREVARD COUNTY RECORD BOOK 109, PAGE 169 TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE RUN NORTH 89° 45' 00" WEST, ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 26.30 FEET TO THE EAST RIGHT-OF-WAY LINE OF BROWNS ROAD; THENCE RUN SOUTH 89° 45' 00" WEST, ALONG THE SAID SOUTH-RIGHT-OF-WAY LINE, A DISTANCE OF 498.00 FEET TO THE POINT OF BEGINNING.

SITE DATA

OWNERS: HEALTH FIRST, INC., HEALTH FIRST SHARED SERVICES, INC.
 NAME OF PUD: HEALTH FIRST WELLNESS VILLAGE - MERRITT ISLAND
 PARCEL TAX NUMBERS: 240725, 240776, 244181, 242763
 EXISTING ZONING: BU-1, BU-2
 PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD)
 OVERALL AREA: 15.65 AC; 0 AC (2ND RESIDENTIAL PROPOSED)
 RESIDENTIAL AREA: 15.06 AC;
 NON-RESIDENTIAL AREA: NA
 DWELLING UNITS: NA
 COMMON OPEN SPACE: NO RESIDENTIAL, NO COMMON OPEN SPACE IS REQUIRED

GENERAL NOTES

- THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO FINAL DESIGN AND PERMITTING.
- ADDITIONAL DATA AND SUPPORTING INFORMATION IS INCLUDED ON THE ATTACHED PUD NARRATIVE INCLUDED WITH THIS PDP.

SITE AREA TABULATIONS

TYPE	AREA (SQ FT)	AREA (AC)	PERCENT OVERALL
BLDG FOOTPRINT (HOSPITAL)	81,000	2.1	14.0%
BLDG FOOTPRINT (MIXED USE PARKING)	300,000	8.9	48.7%
BLDG FOOTPRINT (CLP)	10,760	0.2	1.6%
ASPHALT PAVEMENT	117,384	2.7	17.9%
UNPAVED	136,842	3.2	20.8%
OVERALL SITE	855,766	15.1	100.0%

FLOOR AREA TABULATIONS

NOTE: CONSTRUCTION BELOW ARE BASED ON INDIVIDUAL LINES AS SHOWN.

DESCRIPTION	GFA (SQ FT)	GFA (AC)
HOSPITAL	325,000	7.549
CENTRAL UTILITY PLANT	120,000	2.750
MEDICAL OFFICE BUILDING	120,000	2.750
SPA	2,800	0.064
RESTAURANT	7,500	0.172
CHILD DAY CARE CENTER	1,800	0.041
EDUCATION CENTER	18,100	0.416
COFFEE SHOP	2,800	0.064
MARKET/JUICE BAR	2,000	0.046
MIXED RETAIL	5,800	0.133
CONDENSED TOWER	700	0.016
FITNESS CENTER	33,000	0.759
TOTAL	828,000	18.21

COMPUTER PLS: 0.81
 AVAILABLE FAR (P.010) (MEMORANDUM 20-P.000009) : 1.75

NOTE: TABULATIONS BASED ON CONCEPT PLANS AND INFORMATION PROVIDED BY ARCHITECT.

SETBACKS

SETBACK LINE	HOSPITAL	PARKING GARAGE	CENTRAL UTILITY PLANT	WELLNESS VILLAGE
REQUIRED / PROPOSED	232 / 181	35 / 477	25 / 80	25 / 477
NORTH (MERRITT AVE.)	25 / 108	25 / 152	25 / 117	25 / 152
SOUTH (SR232)	25 / 30	25 / 30	300 / 342	25 / 30
EAST (BROWNS RD.)	25 / 30	25 / 30	300 / 342	25 / 30
INTERIOR (SIDE - SOUTH)	162.5 / 774	35 / 25		90 / 5
INTERIOR (SIDE - WEST)	162.5 / 176	35 / 25		90 / 5
NOTE: ALL MEASUREMENTS IN THIS TABLE ARE GIVEN IN FEET.	25 / 144		41 / 36	90 / 7.1

BUILDING / STRUCTURE HEIGHT

DESCRIPTION	FRESHED FLOOR ELEVATION	STORES	BASE HEIGHT (FT)	TOTAL HEIGHT (FT)
HOSPITAL	13.00	7	52	65
CENTRAL UTILITY PLANT	13.00	3	60	68
PARKING GARAGE	7.00	2	32	33
WELLNESS VILLAGE	27.00	VARIES	71	100
NOTE: BASE HEIGHT IS MEASURED FROM THE PROPOSED FLOOR ELEVATION AND TOTAL HEIGHT IS MEASURED FROM THE AVAILABLE SITE ELEVATION OF THE LOCATION.				

BUILDING SEPARATION*

DESCRIPTION	REQUIRED DISTANCE (FT)
HOSPITAL	40
WELLNESS VILLAGE	30
CENTRAL UTILITY PLANT	15
*PROPOSED SEPARATION DIMENSION IN FEET	

PARKING TABULATIONS

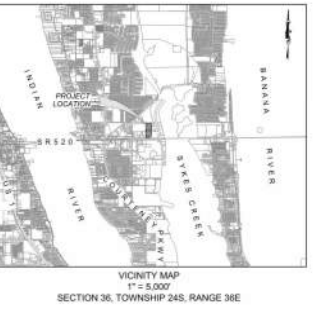
USE	UNITS	CALCULATION	SPACES
HOSPITAL	120	1 PER 12 MEDS (SECTION 8)	12
CHILD DAY CARE CENTER	120	1 PER 4 MEDS (VIBIT)	30
EDUCATION CENTER	120	1 PER 15 EMPLOYEES	80
MARKET/JUICE BAR	2,000	1 PER 200 SF	10
CHILD DAY CARE CENTER	15	1.5 PER EMPLOYEE	23
EDUCATION CENTER	18,100	1 PER 250 SF	77
RESTAURANT	5,700	1 PER 100 SF	57
COFFEE BAR	2,800	1 PER 100 SF	28
MARKET/JUICE BAR	2,000	1 PER 100 SF	20
MIXED RETAIL	7,800	1 PER 200 SF	39
FITNESS CENTER	25,000	1 PER 250 SF	80
TOTAL SPACES REQUIRED			334

PROVIDED

DESCRIPTION	ADA STANDARD	TOTAL
PARKING GARAGE & SURFACE PARKING	127	820
TOTAL SPACES PROVIDED		947

REQUESTED WAIVERS

SEE ATTACHED NARRATIVE FOR WAIVER REQUESTS ASSOCIATED WITH THIS PRELIMINARY DEVELOPMENT PLAN.



DEVELOPER & APPLICANT
 HEALTH FIRST, INC.
 8450 U.S. HIGHWAY 1
 ROCKLEDGE, FL 32955
 PH: 321.434.3338

ENGINEER
 JONATHAN FLITTE
 HEALTH STREET, INC.
 2871 W. SAUL DALLIE BLVD.
 MELBOURNE, FL 32955
 PH: 321.775.6841

ARCHITECT
 THE LAWRENCE GROUP
 PO BOX 10000
 319 N. 4TH STREET, SUITE 1000
 ST. LOUIS, MO 63102
 PH: 314.211.5700

SURVEYOR
 AAL LAND SURVEYING SERVICES, INC.
 DANIEL D. GARNER, PSM
 3378 MORTON ROAD
 WEST MELBOURNE, FL 32904
 PH: 321.768.8110

INFORMATIONAL

ATKINS

www.atkinsglobal.com

LOCAL OFFICE
 2971 W. SAUL DALLIE BLVD.
 TAMPA, FLORIDA 33607
 TEL: 321.775.6141

CONTACT OFFICE
 4001 W. BOY SCOTT BLVD
 TAMPA, FLORIDA 33607
 TEL: 321.775.6141

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 PSNP CERTIFICATE OF AUTHORIZATION NO. 24

Health First

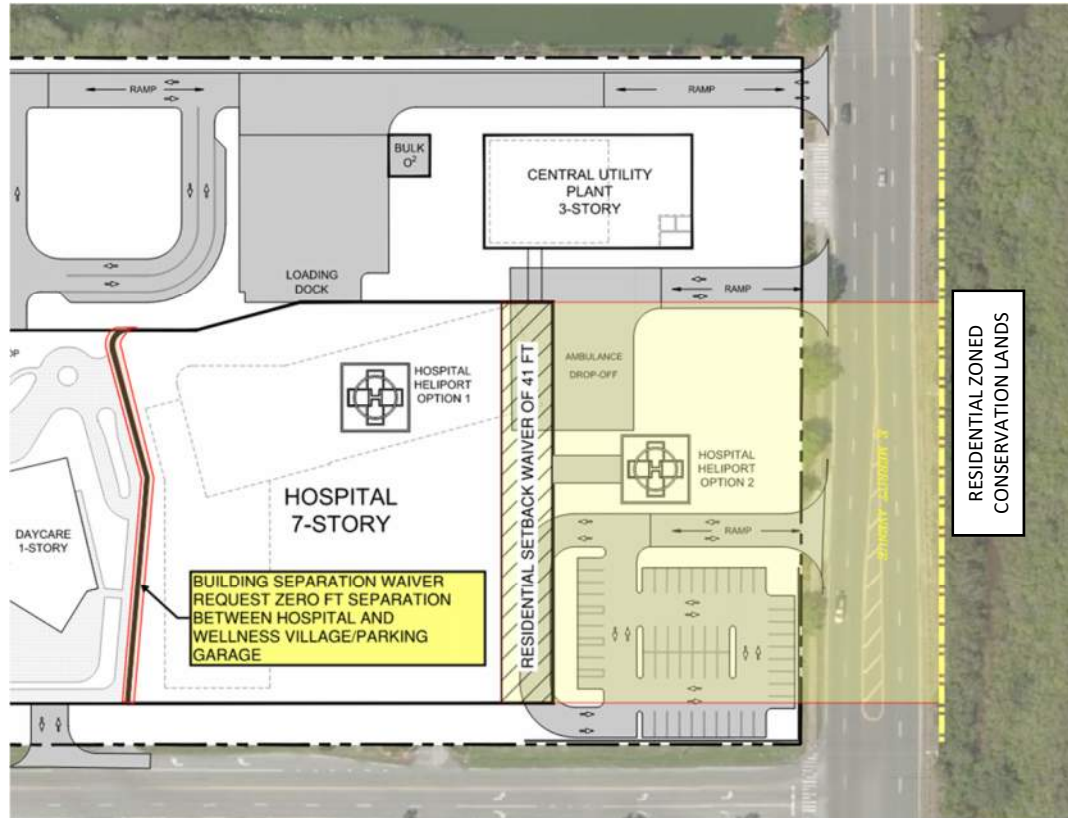
Project File: HEALTH FIRST WELLNESS VILLAGE MERRITT ISLAND

Showing File: PRELIMINARY DEVELOPMENT PLAN

Revised By	By	Date	Revised	Description
ARCH D	JHW	DMP	JHW	KMG
4/8/2022				

CS-100

Waiver Requests - Hospital

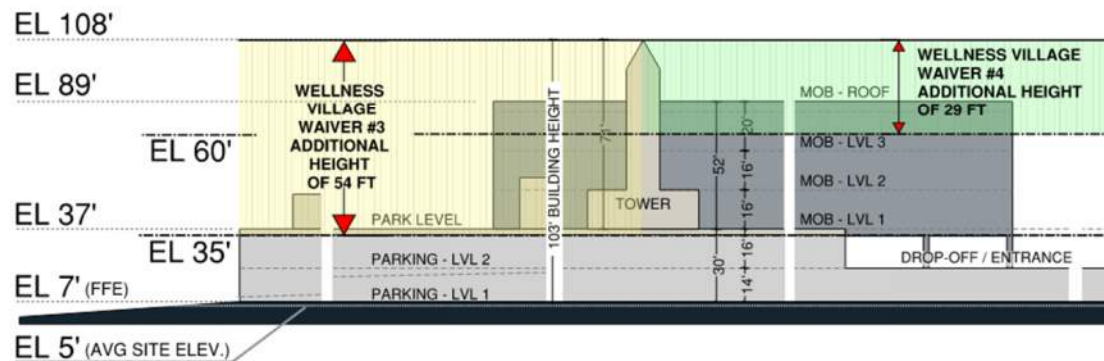
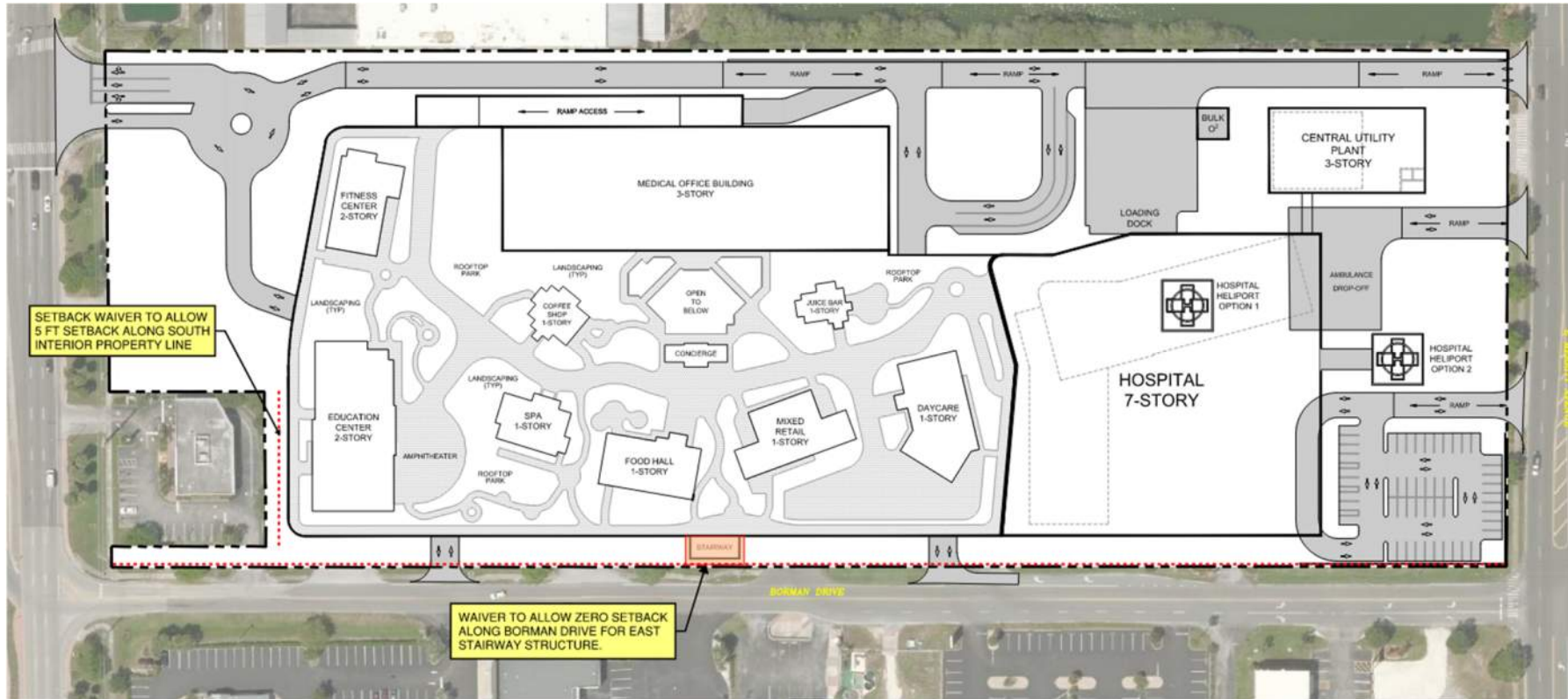


Reference to code sections:

- Sec. 62-2101.5 (b) (1) a, Maximum Building Height within calculated setbacks
- Sec. 62-2101.5 (b) (1) b, Maximum Building Height with adjacent zoning BU-1 & BU-2
- Sec. 62-2203 (a), Airport zone and airspace height limitations



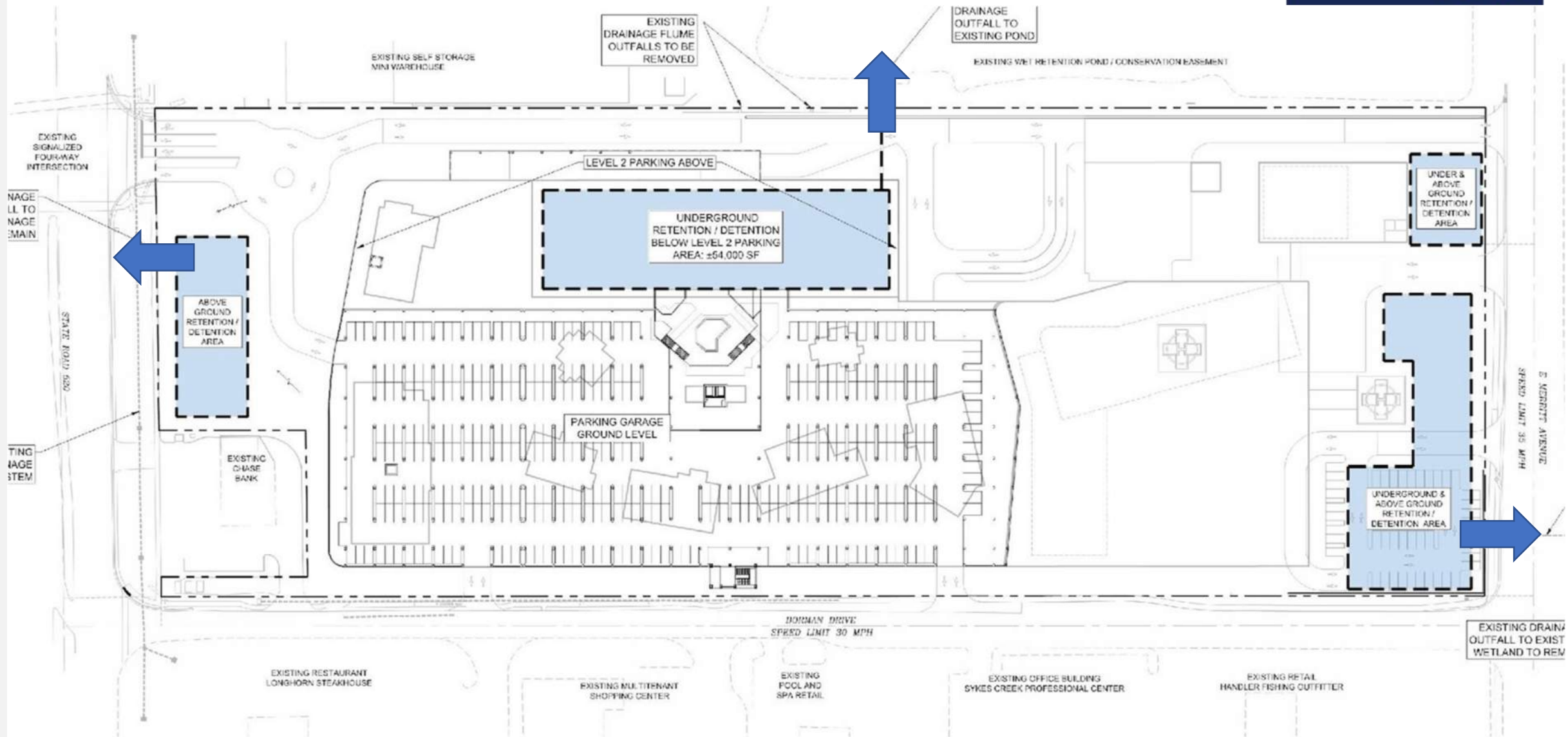
Waiver Requests – Wellness Village



Reference to code sections:

- Sec. 62-2101.5 (b) (1) a, Maximum Building Height within calculated setbacks
- Sec. 62-2101.5 (b) (1) b, Maximum Building Height with adjacent zoning BU-1 & BU-2

Preliminary Development Plan (PDP)



Discussion

Kim Rezanka