

On motion of Commissioner York , seconded by
Commissioner Wickham , the following resolution was
unanimously adopted:

WHEREAS, ALMA E. FIELD, TRUSTEE
has/have applied for a change of classification from AU to RU-2-15 to ALL AU
with a Conditional Use Permit for a Clinic and a Conditional Use Permit for a Hospital
on property described as SEE ATTACHED LEGAL DESCRIPTION

Section 14 Township 24 S, Range 36 E, and,

WHEREAS, a public hearing of the Brevard County Planning and
Zoning Board was advertised and held, as required by law, and
after hearing all interested parties and considering the adjacent
areas, the Planning and Zoning Board recommended that the appli-
cation be *approved and,

WHEREAS, the Board, after considering said application and
the Planning and Zoning Board's recommendation and hearing all
interested parties and after due and proper consideration having
been given to the matter, find that the application should be

*approved , now therefore,

BE IT RESOLVED by the Board of County Commissioners of Brevard
County, Florida, that the requested change of classification & CUP's
be *approved and, that the zoning classification relating
to the above described property be changed to AU
and the Planning and Zoning Director is hereby directed to make
this change on the official zoning maps of Brevard County, Florida.

BE IT FURTHER RESOLVED that this resolution shall become
effective as of December 22, 1983.

BOARD OF COUNTY COMMISSIONERS
Brevard County, Florida

ATTEST:

by VAL M. STEELE
Chairman


R. C. WINSTFAD, JR., Clerk

by D.C.

(SEAL)

(Hearing - November 29, 1983)

*Approved subject to a Binding Site Plan showing access and a 50 ft. landscaped
buffer



Wuesthoff Memorial Hospital

Post Office Box 6

110 Longwood Avenue

Rockledge, Florida 32955

305/636-2211

December 14, 1983

Mr. James Ford
Brevard County Director of Planning & Zoning
2575 N. Courtenay Parkway
Merritt Island, Florida 32952

Subject: Binding Site Plan - Wuesthoff Project
State Route 3 and Pioneer Road

Dear Mr. Ford:

Please consider the following information as part of the Binding Site Plan for Wuesthoff Hospital in its request for zoning modifications of the approximate fourteen (14) acres located east of State Route 3 and north of Courtenay Parkway.

1. No incineration facility has been planned for nor will it be included in that project.
2. In reference to a heliport, the hospital has not applied for and does not plan to apply for approval to establish a helipad at that facility.
3. As it relates to height considerations, the hospital does not plan, nor will they build, a facility higher than four (4) stories on the six (6) acres included in the Binding Site Plan for development for initial phases and will not build facilities on the remainder of the fourteen (14) plus or minus acres in excess of two (2) stories.

All other items that were previously stated in the Binding Site Plan remain accurate and are totally acceptable to Wuesthoff Hospital as firm commitments as it relates to that program.

I am hopeful that this will address the remaining issues that needed to be clarified in order for your office and the County Commissioners to feel that Wuesthoff is sincerely interested in compliance with reasonable requests and stipulations to be included as part of our Binding Site Plan.



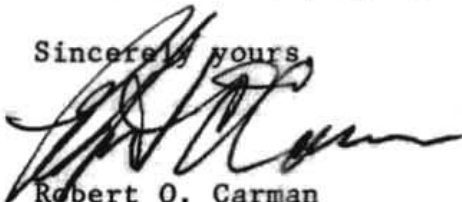
IO13

7-6584

Mr. James Ford
Brevard County Director of Planning & Zoning
December 14, 1983
Page 2

Should you need additional information, please bring this to my attention at your earliest convenience so that we might take the necessary steps to assure full information available to your office and the Commission prior to the next meeting on December 22, 1983. I remain,

Sincerely yours,



Robert O. Carman
President

ROC/sr

STATE OF FLORIDA
COUNTY OF BREVARD

SWORN TO AND SUBSCRIBED BEFORE ME this 14th day of December,
1983.


NOTARY PUBLIC

Notary Public, State of Florida at Large
My Commission Expires May 17, 1987
BONDED THRU AGENT'S NOTARY BROKERAGE

1014
Z-6584

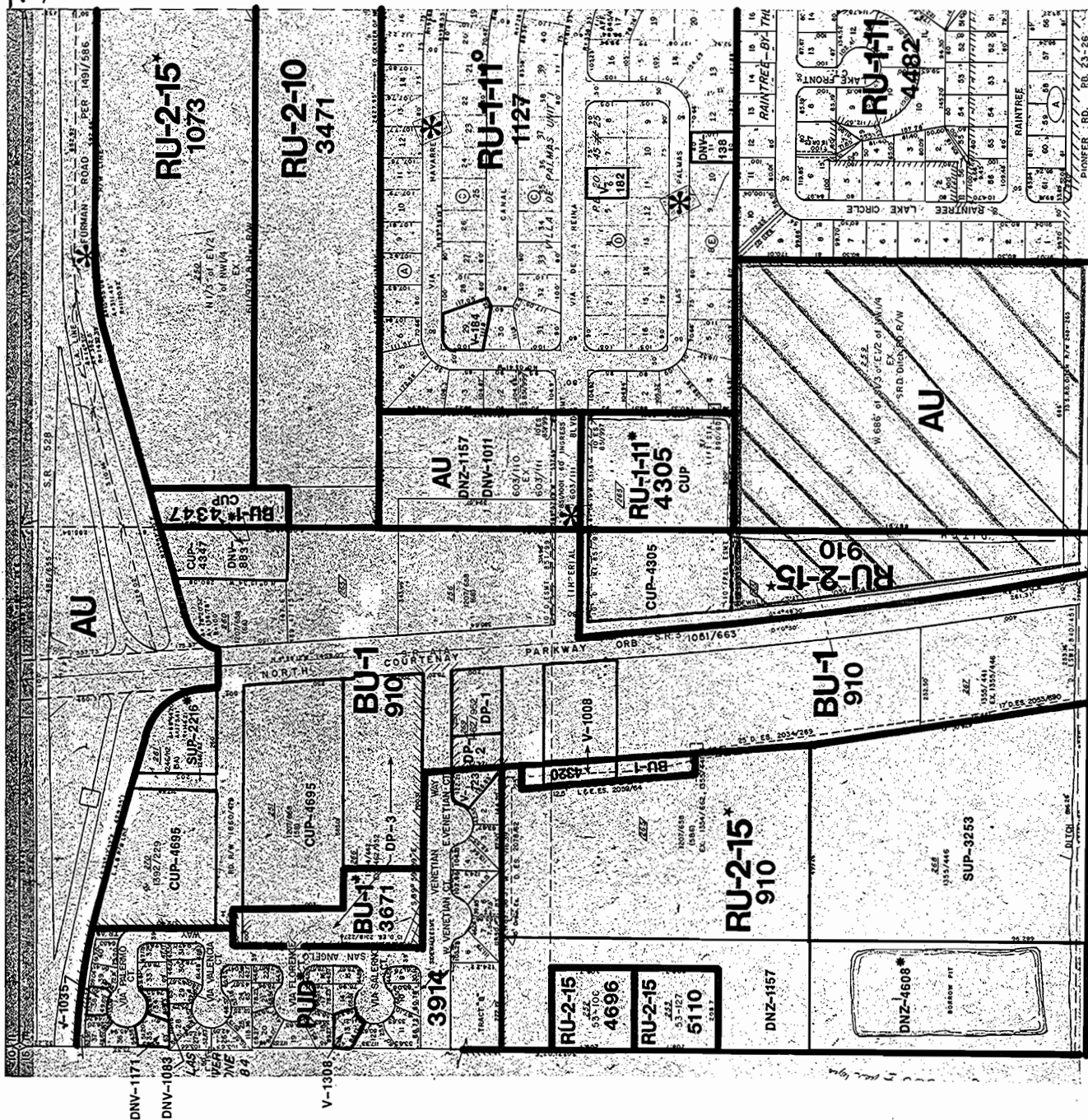
NW 1/4 SECTION 14 TOWNSHIP 24 RANGE 36

⑬ Joseph & Alma Field
 AU RU-2-15 to AU AU w/ CUP's
 for Hospital & Clinic
 Z-6584 Approved subj. to BSP
 Showing Access & 50 ft. landscaped
 buffer. * 73-13
 BUTTER. * 2980

DEVELOPMENT PLAN INDEX

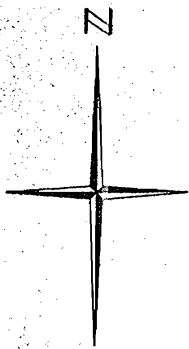
- DP-1 S77-04-003
- DP-2 S77-12-002
- DP-3 S78-09-003

DNZ-2354
 W. 1/2 of NW. 1/4
 less exceptions



SCALE 1"=200'

m01
 Z-6584



"VILLA DE PALMAS UNIT NO. 1"
PLAT BOOK 20, PAGE 45.

WESTERLY EXTENSION OF
THE SOUTH LINE OF THE PLAT
OF "VILLA DE PALMAS UNIT NO. 1"

SOUTH LINE OF THE PLAT OF "VILLA DE PALMAS UNIT NO. 1"

EASTERLY

890' ±

50' BUFFER

STATE ROAD NO. 3 (100' R/W)
EAST R/W LINE S.R.D. NO. 3
NORTHERLY 890' ±



INITIAL PHASE
DEVELOPMENT
(EMERGENCY ROOM AND OUT-PATIENT CARE FACILITIES)

50' BUFFER

SOUTHERLY 890' ±
WEST LINE OF THE PLAT OF "RAINTREE-BY-THE-LAKE"

RAINTREE-BY-THE-LAKE
PLAT BOOK 29, PAGE 24 & 25

WESTERLY 770' ±
NORTH LINE OF S.R.D. DITCH R/W N
S.R.D. DITCH R/W O.R. BOOK 248, PAGE 265. [PIONEER ROAD]



PIONEER ROAD

POINT-OF-BEGINNING

★ Additional related services and hospital beds will be considered for future phase development, depending on need of the Merritt Island community and receipt of approvals from regulatory agencies.

SURVEYOR'S DESCRIPTION:

A parcel of land lying in the Northwest 1/4 of Section 14, Township 24 South, Range 36 East, Brevard County, Florida, lying East of the right-of-way of State Road No. 3 (a 100.00 foot right-of-way), South of the south line of the plat of "Villa de Palmas Unit No. 1" and its westerly extension of said south line as recorded in Plat Book 20, Page 45 of the Public Records of Brevard County, Florida, West of the plat of "Raintree-by-the-Lake" as recorded in Plat Book 29, Pages 24 and 25 of said Public Records, and North of the north line of an existing State Road Department ditch right-of-way as recorded in O.R. Book 248, Page 265 of said Public Records, said parcel being more fully described as follows:

Being at the intersection of the north line of said State Road Department ditch right-of-way with the easterly right-of-way line of State Road No. 3; thence Northerly, along said easterly right-of-way line, a distance of 850 feet, more or less, to an intersection with said westerly extension of the south line of the plat of "Villa de Palmas Unit No. 1"; thence Easterly, along said westerly extension and said south line, a distance of 890 feet, more or less, to an intersection with the west line of said plat of "Raintree-by-the-Lake"; thence Southerly, along said west line, a distance of 830 feet, more or less, to an intersection with the aforesaid north line of said State Road Department ditch right-of-way line; thence Westerly, along said north line, a distance of 770 feet, more or less, to the Point-of-Beginning.

Containing 15 acres, more or less, and being subject to any easements and/or rights-of-way of recorded and the findings of an accurate survey.

SURVEYOR'S NOTES:

1. The information shown depicts the Surveyor's Description hereon and is not intended to represent a boundary survey.
2. Title report not furnished.
3. Subject to easements and/or rights-of-ways of recorded.

NOTES

1. Height of building will not exceed 4 stories within 6 acre parcel encompassing initial phase of development.
2. Height of building will not exceed 2 stories outside of said 6 acre parcel.
3. No applications will be made for helipad.
4. No incinerator will be allowed anywhere on the property.

BINDING SITE PLAN

Pursuant to: Section 77
Reviewed by: GTR
Posted by: JPM
Date: 12/23/83

**MEDICAL FACILITY
MERRITT ISLAND SITE**

SEC. 14, TWP. 24 S., RG. 36 E.

| | | |
|----------------|----------------|-------|
| Scale: 1"=100' | Drn. By: JAM | Sheet |
| Date: 11-7-83 | Job No.: 256 | 1 |
| Brian J Bussen | E.E. No. 19012 | |

m02
Z-6584

BUSSEN ENGINEERING GROUP INC. PH. NO. (305) 453-0010
905 NORTH COURTENAY PARKWAY, MERRITT ISLAND, FLA., 32952

RESOLUTION NO. Z-10781(26)

On motion by Commissioner Pritchard, seconded by Commissioner Scarborough, the following resolution was adopted by a unanimous vote:

WHEREAS, at the direction of the Board of County Commissioners of Brevard County and pursuant to the provisions of Ordinance 99-43, adopted August 3, 1999, the following proposal was submitted:

Removal of Conditional Use Permit Z-6584 for Clinic & Hospital

on property owned by Weusthoff Memorial Hospital, Inc. and described as Section 14, Township 24, Range 36, Parcel 259; and

WHEREAS, a public hearing of the Brevard County Planning and Zoning Board was advertised and held, as required by law, and after hearing all interested parties and considering the adjacent areas, the Planning and Zoning Board recommended that the application be approved and,

WHEREAS, the Board, after considering said application and the Planning and Zoning Board's recommendation and hearing all interested parties and after due and proper consideration having been given to the matter, find that the application should be Denied, now therefore,

BE IT RESOLVED by the Board of County Commissioners of Brevard County, Florida, that the requested Removal of Conditional Use Permit Z-6584 for Clinic & Hospital be DENIED, and that the zoning classification relating to the above described property remain unchanged, and the Planning and Zoning Official or designee is hereby directed to make this change on the official zoning maps of Brevard County, Florida.

BE IT FURTHER RESOLVED that this resolution shall become effective as of March 6, 2003.

BOARD OF COUNTY COMMISSIONERS
Brevard County, Florida
As Approved by the Board on March 6, 2003.

ATTEST:

by

JACKIE COLON
Chairperson

Scott Ellis

SCOTT ELLIS, CLERK

(SEAL)

Z-10781 (26)

Jackie Colon

(Hearing - February 10, 2003)

26



Z-6584
Clinic & Hospital

scale: 1"=2,110.78'
created: 1/22/2003



Z10781

Z10781

2

Jim Ford, CFA
Brevard County Property Appraiser - Map Search



259 only

Clinic & Hospital

Z10781

Z - 6584 24-36-14 - # 1A - 1-3 -, 259, 290, ~~290.1~~ - ~~290.4~~

Jim Ford, C.F.A.
Property Appraiser
Brevard County, FL



**Property
Research**

[\[Home\]](#) [\[Meet Jim Ford\]](#) [\[FAQ\]](#) [\[General Info\]](#) [\[Save Our Homes\]](#) [\[Exemptions\]](#) [\[Contact Us\]](#) [\[Forms\]](#) [\[Appeals\]](#)

[\[Property Research\]](#) [\[Map Search\]](#) [\[Maps & Data\]](#) [\[Unusable Property\]](#) [\[Tax Authorities\]](#) [\[What's New\]](#) [\[Links\]](#)

General Parcel Information for 24-36-14-00-00259.0-0000.00

| | | | | | | | | |
|--------------------------|-----------------------------|---------------------|----------------------|------|-------------------|--|---------------------|---------|
| Parcel Id: | 24-36-14-00-00259.0-0000.00 | Map | Millage Code: | 2200 | Exemption: | | Use Code: | 9909 |
| Property Address: | | | | | | | Tax Account: | 2412106 |

Owner Information

| | |
|------------------------------|---------------------------------|
| Owner Name: | WUESTHOFF MEMORIAL HOSPITAL INC |
| Second Name: | |
| Third Name: | |
| Mailing Address: | P O BOX 565002 |
| City, State, Zipcode: | ROCKLEDGE, FL 32956 |

Legal Description

PART OF S 1/2 OF NW 1/4 E OF ST RD 3 AS
 DESC IN ORB 2478 PGS 2258 2260 & 2262
 EXC ORB 2656 PG 360PAR 279

Value Summary for 2002

| | |
|---------------------------------|-------------|
| Market Value: | \$1,101,630 |
| Agricultural Assessment: | \$0 |
| Assessed Value: | \$1,101,630 |
| Homestead Exemption: | \$0 |
| Other Exemptions: | \$0 |
| Taxable Value: | \$1,101,630 |

Land Information

| | |
|--------------------|-------------|
| Acres: | 11.24 |
| Lots/Units: | 0 |
| Front Feet: | 0 |
| Depth: | 0 |
| Site Code: | 370 |
| Land Value: | \$1,101,630 |

* This is the value established for ad valorem purposes in accordance with s.193.011(1) and (8), Florida Statutes. This value does not represent anticipated selling price for the property.

Sales Information

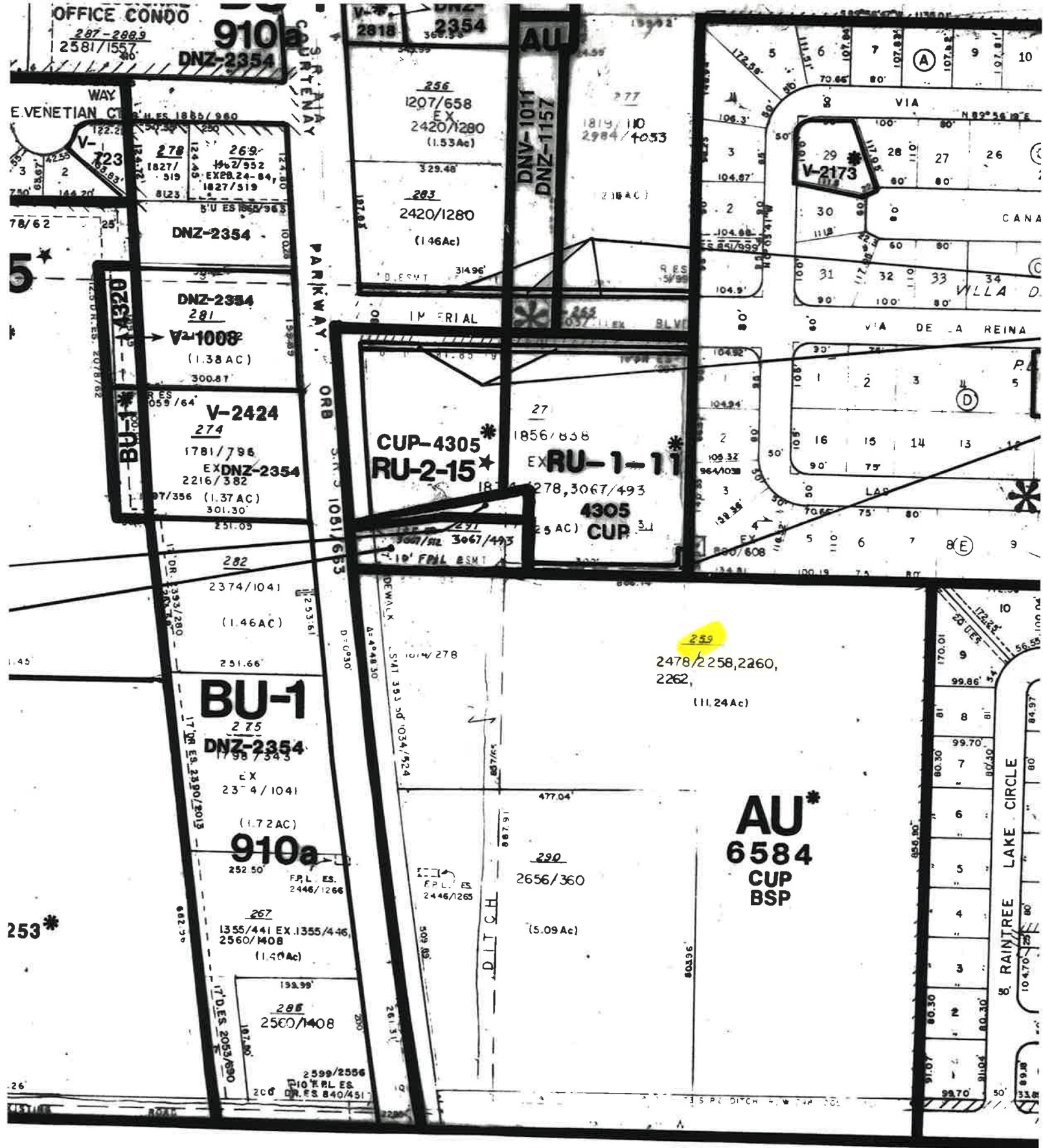
| OR Book/Page | Sale Date | Sale Amount | Deed Type | Disqualification Code | Disqualification Source | Vacant/Improved |
|--------------|-----------|-------------|-----------|-----------------------|-------------------------|-----------------|
| 2544/2286 | 9/1984 | \$100 | NN | | | |
| 2468/1675 | 11/1983 | \$0 | DC | | | |
| 2450/0935 | 8/1983 | \$100 | PT | | | |

Extra Feature Information

| Pool | Fireplace | Fence | Driveway | Lawn Irrigation | Shed | Dock | Seawall | Other |
|------|-----------|-------|----------|-----------------|------|------|---------|-------|
| No | No | No | No | No | No | No | No | No |

6584

210781



NW 14 2436

10781(26)✓