

LOCAL PLANNING AGENCY/PLANNING AND ZONING BOARD MINUTES

The Brevard County Local Planning Agency/Planning & Zoning Board met in regular session on Monday, August 24, 2020, at 3:00 p.m., in the Commission Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order by Chair Mark Wadsworth, at 3:00 p.m.

Board members present were: Ron Bartcher; Brian Woltz; Brian Hodggers; Harry Carswell; Mark Wadsworth, Chair; Peter Filiberto, Vice Chair; Bruce Moia; and Joe Buchanan. Bruce Moia's presence was noted at 3:11 p.m.

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Abigail Jorandby, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

Excerpt of Complete Minutes

2. Large Scale Comprehensive Plan Amendment 2020-1.1 – Health First, Inc.

An ordinance amending Article III, Chapter 62, of the Code of Ordinances of Brevard County, Florida, entitle The Comprehensive Plan, setting forth the transmittal of Large Scale Plan Amendment 2020-1.1; amending Section 62-501, entitled Contents of the Plan; specifically amending Section 62-501 as described below; and provisions which require amendments to maintain internal consistency with this amendment; providing legal status; providing a severability clause; and providing an effective date. A proposal initiated by Health First, Inc. to amend Part XI, the Future Land Use Element, to amend Policy 2.8 D., to increase the allowable building square footage countywide within a PUD (Planned Unit Development), Policy 2.8 E., to permit a countywide increase FAR (Floor Area Ratio) for CC (Community Commercial) designated sites from 1.00 to 1.75 within a PUD zoning classification; and Policy 2.8 Table 2.2, to update the table to the FAR increase from 1.00 to 1.75 within a PUD zoning classification.

Kim Rezanka, Cantwell & Goldman, P.A., 96 Willard Street, Cocoa, stated she is representing Health First, Inc., which is building a medical wellness village in Merritt Island. She stated as Health First was developing the site on State Road 520 and Merritt Avenue, they discovered there are limitations as to what they can build based on the Comprehensive Plan. She said the Floor Area Ratio (FAR) and limitation of square footage has been in the comp plan for a very long time. She stated Health First realized they need more FAR than the comp plan allows. She said other municipalities in Brevard County allow much higher FAR; Titusville has a 5.00 FAR in the downtown mixed use; Cocoa Beach has a FAR of 3.00 in the redevelopment district; Cocoa has a FAR of 2.5 in the central business district, and a 2.00 in the redevelopment area; commercial use in Palm Bay is 2.5; industrial in Palm Bay is 5.00 FAR; and Melbourne has a FAR in the redevelopment district of 2.00, 3.00, and 6.00. She said the request from Health First from 1.00 to 1.75 is not a large increase. She said the County could be losing out on redevelopment projects because the FAR is low, and there are also properties near the Health First site that could benefit from an increased FAR, as well as other areas in the County. She stated there are two changes to the Comprehensive Plan being requested; Policy 2.8 D., that the gross floor area of Community Commercial complexes shall not exceed 400,000 square feet unless in a PUD (Planned Unit Development) zoning classification, and subsection E, where the FAR will be increased from 1.00 up to 1.75, but only in Community Commercial Future Land Use and the PUD zoning classification.

No public comment.

Peter Filiberto asked why make a change to the Comprehensive Plan when the board could make a change to the site plan. Ms. Rezanka replied the comp plan cannot be waived, so it has to be changed in the comp plan and then a waiver in the PUD process will need to be obtained.

Bruce Moia stated he would be in favor of going higher than 1.75 given the proposed location of the wellness village.

Motion by Joe Buchanan, seconded by Peter Filiberto, to approve the proposal by Health First, Inc. to amend Part XI, the Future Land Use Element, to amend Policy 2.8 D., to increase the allowable building square footage countywide within a PUD (Planned Unit Development), Policy 2.8 E., to permit a countywide increase FAR (Floor Area Ratio) for CC (Community Commercial) designated sites from 1.00 to 1.75 within a PUD zoning classification; and Policy 2.8 Table 2.2, to update the table to the FAR increase from 1.00 to 1.75 within a PUD zoning classification. The motion passed unanimously.