

**ADDENDUM TO STAFF COMMENTS**  
**August 26, 2020**

**19PZ00086**

**Commission District # 4**

**Hearing Dates: LPA 09/21/20**  
**BCC 10/01/20**

**Owner Name: Brevard Medical City, LLC**

**Request: Future Land Use Amendment request from Planned Industrial (PI) to Community Commercial (CC)**

**Subject Property:**

**Parcel ID# 26-36-13-00-767, 26-36-13-00-767.XC and a portion of 26-36-13-00-767.XA**

**Tax Acct.# 2632155, 3014505 and a portion of 3012173**

**Location: The subject parcel is located on the east side of North Wickham Road just south of Pineda Court and is bound by the Florida East Coast (FEC) Railway to the east**

**Acreage: 14.12 acres**

**Background & Purpose of Request**

The applicant was originally requesting a Future Land Use Amendment on 16.329 acres of land from Planned Industrial (PI) to Community Commercial (CC). The applicant has since requested a Zoning change from Planned Industrial Park (PIP), and Planned Unit Development (PUD) to all PUD. The applicant has reduced the Future Land Use Amendment request from 16.329 acres to 14.12 acres, a reduction of 2.209 acres.

On September 9, 2019, the Local Planning Agency (LPA) approved this Large Scale Comprehensive Plan Amendment (LSCPA) for transmittal to the Department of Economic Opportunity (DEO). On October 3, 2019, the Brevard Board of County Commissioners (BCC) approved this LSCPA of 16.329 acres from PI to CC for transmittal to DEO.

Brevard County Staff received a letter from DEO on November 15, 2019 stating they had no comments with the exception that the Adoption public hearings be held within 180 days of the County's receipt of agency comments or the amendment shall be deemed withdrawn

unless extended by agreement with notice to DEO and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

County Staff received comment letters from St. Johns River Water Management District (SJRWMD), Florida Department of Environmental Protection (DEP), Florida Fish and Wildlife Conservation Commission (FWC) and Florida Department of Transportation (FDOT) between October 30 through November 12, 2019. The above listed agencies had no comments with the exception of FDOT (see below):

1) The Department recommends Brevard County include the proposed development program in the final Comprehensive Plan Amendment Ordinance to minimize potential impacts of the proposed amendment to State facilities.

2) The Department recommends Brevard County request that the applicant provide a Traffic Impact Analysis (TIA) as part of the identified Planned Unit Development (PUD) request, and coordinate with the Department in order to identify appropriate mitigation strategies to address potential impacts to State Facilities.

The applicant discussed submitting a preliminary development plan (PDP) with FDOT and the owner has agreed to the restrictions set forth in the PDP submitted with the PUD Zoning change request. (See attached)

At the applicant's request, on April 17, 2020, DEO approved a one hundred eighty (180) day extension for the Adoption public hearings and final transmission to DEO extending the deadline from May 9, 2020 to November 5, 2020.

The Zoning change request from PIP and PUD to all PUD is accompanying the Adoption public hearings to be held on September 21, 2020 by the LPA and October 1, 2020 by the BCC. The Zoning change request is for 16.329 acres which includes a 2.21 acre parcel to the north with a Neighborhood Commercial (NC) Future Land Use designation that remains consistent with the requested PUD Zoning change request. The companion PUD request will limit the development to a one hundred fifty-two (152) unit Assisted Living Facility (ALF) and a one hundred (100) bed Independent Living Facility (ILF).

The proposed amendment to the Future Land Use from PI to CC has been reduced from 16.329 acres to 14.14 acres. This reduction of 2.209 acres reduces the Average Daily Trips (ADT) by 81,178, trips from 601,222 to 583,044 ADT (Based upon a Floor Area Ratio (FAR) of 1, for property with a Future Land Use designation of CC).

### **For Board Consideration**

The Board may wish to consider the compatibility of the requested CC Future Land Use Amendment with the surrounding land uses with the inclusion of a PUD to limit development potential.