

**PROPOSED COMPREHENSIVE PLAN AMENDMENT 2020-1.1
FUTURE LAND USE ELEMENT – TEXT AMENDMENT**

Request: 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 Planned Unit Development (PUD), Policy 2.8 E., to permit a countywide increase in Floor Area Ratio (FAR) for Community Commercial (CC) 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.

Owner / Applicant: Health First, Inc.

Location: Countywide

Acreage: N/A

**Existing Land
Use Designation:** N/A

**Proposed Land
Use Designation:** N/A

PROPOSED TEXT AMENDMENT

Background:

Health First, Inc. requests to build a state-of-the-art Wellness Village, a new concept, intended to serve the needs of the local community in all aspects of health to include preventive care. The mixed-use development program includes a hospital with medical offices, and retail with associated parking facilities, centrally located to create a Wellness Village. This request will allow for increased flexibility to the urban form (compact design) within the Planned Unit Development (PUD). This Text Amendment to the Future Land Use Element of the Brevard County Comprehensive Plan to allow 76,230 of Gross Floor Area (GFA) per one acre of land, for a total building area of 1,083,990 sq. ft. Health First Inc. has submitted a PUD rezoning application that is requesting a total building area of 1,078,000 sq. ft.

Description:

The proposed amendment will allow for an increased in flexibility to the urban form within the Planned Unit Development (PUD). By going vertical, this

flexibility allows for a more compact design by allowing for more area to be allocated to the required infrastructure including but not limited to parking, stormwater, open space etc. Increased intensities shall be directed to areas that have the appropriate central infrastructure and support services or the ability to provide it in conjunction to the proposed development.

Floor Area Ratio (FAR) is the ratio of a building's total floor area to the size of the piece of land upon which it is built on. A FAR of 1.0 on a one-acre piece of land equals a building of 43,560 sq. ft. in size.

There are three proposed changes:

Policy 2.8 D: to increase the allowable building square footage countywide within a PUD (Planned Unit Development). Currently, there is a cap of 400,000 square feet for commercial clusters, greater than 10 acres and less than 40 acres. This proposal would eliminate the 400,000 sq.ft. cap.

Policy 2.8 E: allows for a Floor Area Ratio (FAR) of up to 1.00 in Community Commercial (CC) designated land uses. This proposal would increase in Floor Area Ratio (FAR) from 1.00 to 1.75 in a Community Commercial (CC) land use provided it has Planned Unit Development (PUD) zoning classification.

Table 2.2: reiterates Policy 2.8 D and E; the cap of 400,000 sq. ft and the FAR of 1.0. This proposal would make Table 2.2 consistent with Policy 2.8 D and E.

Proposed Text Amendment

Additions to the Objectives are shown as underlined and deletions are shown as ~~struck-through~~. The Policy 2.8, shown below for ease of reference, would remain unchanged.

Locational and Development Criteria for Community Commercial Uses Policy 2.8

Locational and development criteria for community commercial land uses are as follows:

Criteria:

- A. Community Commercial clusters of up to ten (10) acres in size should be located at arterial/arterial intersections. Collector/ arterial intersections are acceptable for clusters of up to ten (10) acres in size, however, the collector roadways must serve multiple residential areas. Intrusion of these land uses into the surrounding residential areas shall be limited. For Community Commercial clusters greater than ten (10) acres in size, they must be located at principal arterial/principal arterial intersections.
- B. Community commercial complexes should not exceed 40 acres at

an intersection.

- C. Community Commercial clusters up to 10 acres in size should be spaced at least 2 miles apart and community commercial clusters up to 40 acres in size should be spaced at least five (5) miles apart.
- D. The gross floor area of community commercial complexes should not exceed 150, 000 square feet for commercial clusters up to 10 acres in size and shall not exceed 400,000 square feet for commercial clusters greater than 10 acres but not less than 40 acres in size unless within a Planned Unit Development (PUD) zoning classification. The square footage may be increased if it is located within a PUD zoning classification.
- E. Floor Area Ratio (FAR) of up to 1.00 will be permitted for Community Commercial sites unless accompanied with a PUD zoning classification wherein the FAR may be increased up to 1.75.
- F. Recreational vehicle parks shall be located in areas which serve the needs of tourists and seasonal visitors to Brevard County. The location of recreational vehicle parks shall have access to interstate interchanges via arterial and principal collector transportation corridors or the property shall be located on a major multi-county transportation corridor.

In summary, Table 2.2 reiterates the specific development parameters and issues for consideration, as discussed in Policies 2.1 and 2.8, when evaluation requests for CC land use designations. The table also outlines issues which affect decision making for rezoning requests and for site plan review, as described in Policies 2.2 and 2.3.

TABLE 2.2 THREE LAYER DEVELOPMENT REVIEW PROCESS FOR EVALUATING NEW COMMUNITY COMMERCIAL (CC) FUTURE LAND USES		
FIRST LEVEL OF REVIEW	SECOND LEVEL OF REVIEW	THIRD LEVEL OF REVIEW
CONSISTENCY WITH COMPREHENSIVE PLAN ¹	CONSISTENCY WITH ZONING REGULATIONS ²	CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS ³
Issues for Evaluation	Issues for Evaluation	Issues for Evaluation
Overall accessibility to the proposed CC site. (Policy 2.1.A)	Permitted/prohibited uses. (Policy 2.2.A)	Integration of vehicular and non-vehicular access into the site plan. (Policy 2.3.A)
Compatibility and inter-connectivity of proposed CC site with adjacent adopted Future Land designations and uses. (Policy 2.1.B)	Proposed zoning is consistent with zoning trends for the area. (Policy 2.2.B)	Access management features of the site design. (Policy 2.3.A.)
Existing commercial development trend in the area. (Policy 2.1.C)	Compatibility of proposed zoning with surrounding land uses. (Policy 2.2.C)	Adequacy of buffering provided. (Policy 2.3.B)
Changes in character of an area due to infrastructure improvements. (Policy 2.1.D)	Availability of public facilities to accommodate proposed zoning at or above adopted Level of Service standards. (Policy 2.2.D)	Open space provisions and balance of proportion between gross floor area and site size. (Policy 2.3.C)
Availability of public facilities to accommodate proposed CC Future Land Uses at or above adopted Level of Service standards. (Policy 2.1.E)	Impacts upon natural resources, including wetlands, flood plains, and endangered species. (Policy 2.2.E)	Adequacy of pervious surface area in terms of drainage requirements of Land Development Code. (Policy 2.3.D)
Minimum Spacing from Nearest CC Land Use: 2 miles for sites up to 10 acres and 5 miles for sites >10 acres. (Policies 2.1.F and 2.8.C)	Other issues which may emerge specific to a particular property. (Policy 2.2.F)	Placement of signage on site. (Policy 2.3.E)
Size of proposed CC designation compared with current need. (Policy 2.1.G)	Development Parameters Addressed by BU-1 & BU-2 Zoning Regulations	Adequacy of site lighting and intrusiveness of lighting upon the surrounding area. (Policy 2.3.F)
Adherence of proposed CC land use to objectives/policies of the Conservation Element and the minimization of impacts upon natural systems. (Policy 2.1.H)	Listing of permitted/prohibited uses.	Safety of on site circulation patterns and points of conflicts. (Policy 2.3.G)
Integration of open space. ⁴ (Policy 2.1.I)	Minimum building setbacks requirements.	Landscaping conforms with policies of the Comprehensive Plan and the Land Development Code. (Policy 2.3.H)
Effect upon strip commercial development as a result of approving CC Future Land Use. (Policy 2.1.J)	Minimum lot size requirements.	Site plan sensitivity to protecting unique natural features. (Policy 2.3.I)
Locations: Limited to intersections of Arterial/Arterial or Collector/Arterial roadways for sites up to 10 acres (with exceptions) and limited to Principal Arterial/Principal Arterial intersections for sites >10 acres. (Policy 2.8.A)	Minimum floor area requirements.	Other performance based requirements. (Policy 2.3.J)
CC Future Land Use Site Size: >2 acres and <40 acres. (Policy 2.8.B)	Maximum building height allowances.	³ This table serves as a summary. Refer to Policies 2.3 and 2.8 for full details.
Minimum spacing from nearest CC land use: 2 miles for sites up to 10 acres and 5 miles for sites > 10 acres. (Policy 2.8.C)	Buffering requirements.	
Maximum Building Size: up to 150,000 square feet for sites up to 10 acres and up to 400,000 square feet for sites > 10 acres <u>unless within an approved PUD, then a maximum of 76,230 GFA per acre.</u> ⁴ (Policy 2.8.D)	² This table is a summary. Refer to Policies 2.2 and 2.8 for full details.	
Maximum Floor Area Ratio (FAR): .40 for sites up to 10 acres and 3.2 for sites >10 acres <u>unless with PUD zoning classification wherein the FAR is up to 1.75.</u> ⁴ (Policy 2.8.E)		

¹ This table serves as summary. Refer to Policies 2.1 and 2.8 for full details.

⁴ These parameters will be applied during the plan review process.

Staff Analysis:

Staff has looked at the surrounding Unincorporated areas of Brevard County. Research indicates an increase in the Floor Area Ratio (FAR) in the Downtown Mixed-Use area in Titusville of 5.0, the Redevelopment Districts and non-residential Downtown areas of Cocoa Beach to be 3.0, the Central Business District in the City of Cocoa to be 2.5, the Commercial Use area of Palm Bay to be 2.5 and in the General Commercial areas of Melbourne to be 6.0. The request appears to be comparable with the adjacent Cities.

Objective 11 of the Future Land Use Element of the Comprehensive Plan. As outlined in Objective 11, Brevard County shall alleviate the impacts of inadequate public facilities and services, substandard structures and lot configurations in blighted or other affected areas in the County through redevelopment initiatives.

Staff's determination that there is sufficient public facilities and services to serve this development.

For Board Consideration:

The Board may wish to consider this increase in intensity countywide within lands designated as Community Commercial (CC) FLU, with a zoning classification of Planned Unit Development (PUD) by increasing the allowable FAR from 1.0 to 1.75 is appropriate.