

LOCAL PLANNING AGENCY/PLANNING AND ZONING BOARD MINUTES

The Brevard County Local Planning Agency/Planning & Zoning Board met in regular session on Monday, February 22, 2021, 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; Harry Carswell; Brian Hodgers; Ben Glover; Mark Wadsworth, Chair; Peter Filiberto, Vice Chair; Bruce Moia; and Joe Buchanan.

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Cheryl Campbell, Comprehensive Planner; Anthony Gubler, Environmental Specialist, Natural Resources Management; Abigail Jorandby, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

Excerpt of Complete Minutes

1. Large Scale Plan Amendment 2020-1.1

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. (20PZ00069) (District 2)

Kim Rezanka, Lacy, Lyons, & Rezanka, Attorneys at Law, Rockledge, Florida, stated this is the adoption stage of the request; the board approved transmittal on August 24, 2020. She stated the request is to change the building square footage and increase the floor area ratio in the PUD zoning classification from 1.00 to 1.75. A PUD requires a Preliminary Development Plan, which is similar to a site plan, so everyone will see what is planned and what the square footage will be before the PUD is approved. She said the building is still in the design phase, and there is a PUD application pending. She noted that if approved, the change to the Comprehensive Plan would be countywide, and not specific to the Health First site on Merritt Island, as there are many other properties that could benefit from the amendment. She pointed out that the staff comments state that the request is comparable with other local cities.

No public comment.

Ron Bartcher asked if building height would be allowed to be increased on a piece of property by increasing the floor area ratio.

Jeffrey Ball stated the floor area ratio does not allow for an increase in height, as that is limited by the zoning classification. With the increase in floor ratio to 1.75, it would equate to approximately an additional 30,000 square feet per acre, so it doesn't allow them to go up.

Mr. Bartcher asked if it would still allow a developer to build a bigger building. Mr. Ball replied it does allow for a bigger building, but not necessarily to go up. Mr. Bartcher asked the limit on building height in the PUD zoning classification. Mr. Ball replied that is a zoning question that will be addressed when the board hears the PUD application.

Bruce Moia stated if a developer has a floor area ratio greater than 1.00, it means the building would be bigger than the site, so it encourages developers to go to multiple floors to get as much building as

possible within the limits of the required height. He said it also allows a developer in a PUD to have a taller building and preserve some of the amenities of the site.

Motion by Bruce Moia, seconded by Joe Buchanan, to approve the 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, Policy 2.8 E., to permit a countywide increase FAR for 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.