

**From:** [Schmadeke, Adrienne](#)  
**To:** [Jones, Jennifer](#)  
**Cc:** [Bellak, Christine](#)  
**Subject:** 20PZ00069 Disclosure  
**Date:** Friday, February 26, 2021 10:32:16 AM  
**Attachments:** [Health First Staff Comments.pdf](#)  
[HFWV - MI - PDP & Arch Site Plan.pdf](#)  
[Merritt Island Wellness Village Community Meeting 8-25-20.pdf](#)  
[Request for meeting by K Rezanka.pdf](#)  
[Virtual Meeting Aug 20 2020.pdf](#)

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Good morning Jennifer,

Attached is the info for disclosures for the March 4 Zoning Agenda H.1.

Commissioner participated in a virtual meeting on August 20, 2020 regarding 20PZ00069 with Kim Rezanka, Thomas Lee Davis, Steve Crisafulli, and Ashley Lescure.

Regards,

*Adrienne Schmadeke*



**Adrienne Schmadeke**

Executive Assistant to Commissioner Smith  
Brevard County, District 4

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2725 Judge Fran Jamieson Way, Bldg. C - Suite 214,  
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***Please note:***

*Florida has a very broad public records law. Most written communications to or from the offices of elected officials are public records available to the public and media upon request. Your email communications may, therefore, be subject to public disclosure.*

**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

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**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 that 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 <sup>1</sup>	CONSISTENCY WITH ZONING REGULATIONS <sup>2</sup>	CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS <sup>3</sup>
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)	<b>Development Parameters Addressed by BU-1 &amp; BU-2 Zoning Regulations</b>	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. <sup>4</sup> (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.	<sup>3</sup> 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> <sup>4</sup> (Policy 2.8.D)	<sup>2</sup> 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> <sup>4</sup> (Policy 2.8.E)		
<sup>1</sup> This table serves as summary. Refer to Policies 2.1 and 2.8 for full details.		
<sup>4</sup> 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.

## Woodard, Patrick

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**From:** Schmadeke, Adrienne  
**Sent:** Thursday, August 20, 2020 3:15 PM  
**To:** Curtis Smith  
**Cc:** Woodard, Patrick; Bellak, Christine  
**Subject:** FW: Virtual Meeting today at 4:00  
**Attachments:** Health First Staff Comments.pdf; HFWV - MI - PDP & Arch Site Plan.pdf

Commissioner,

See attached documents for your 4:00 meeting with Health First and Kim Rezanka.

- Adrienne

---

**From:** Kimberly Rezanka <kim@cglawoffice.com>  
**Sent:** Thursday, August 20, 2020 3:06 PM  
**To:** Commissioner, D4 <D4.Commissioner@brevardfl.gov>; Woodard, Patrick <patrick.woodard@brevardfl.gov>  
**Cc:** Davis, Thomas Lee <Tom.Davis@hf.org>; steve@stevecrisafulli.com  
**Subject:** Virtual Meeting today at 4:00

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Commissioner Smith,

Please see attached the documents we wish to discuss with you today.

Sincerely,

**Kimberly Bonder Rezanka, Esq.**



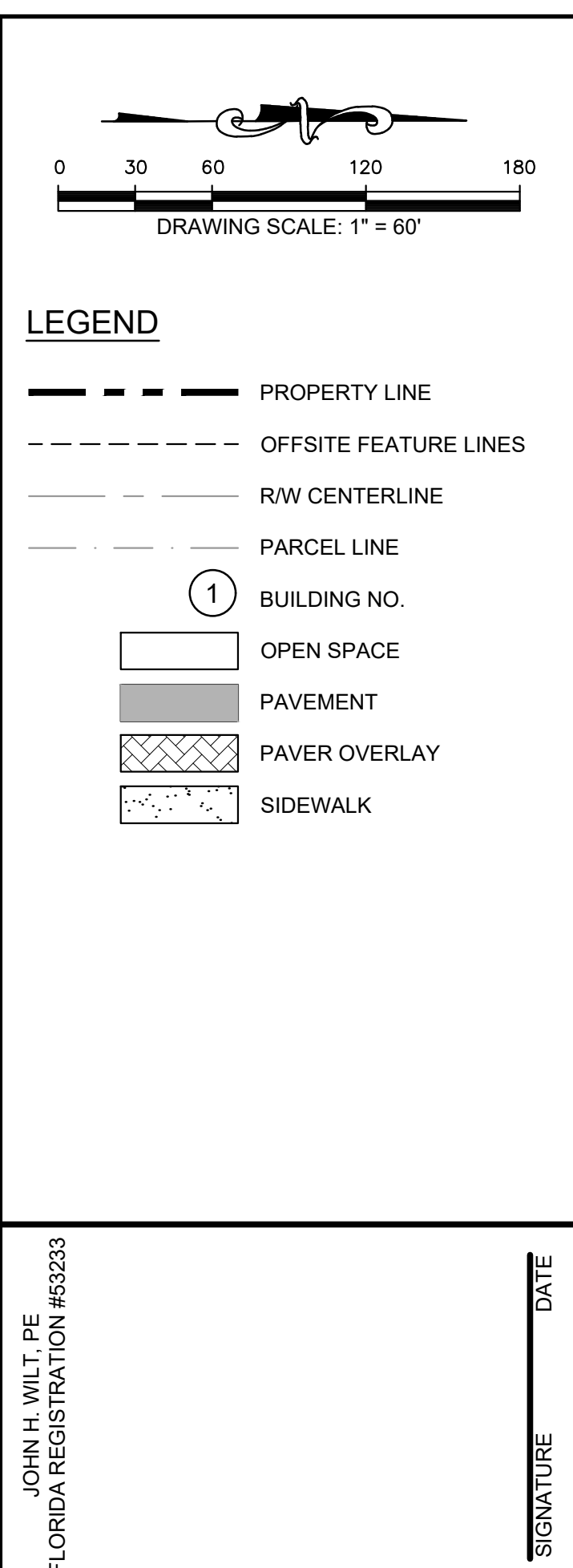
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THIS PRELIMINARY DEVELOPMENT PLAN IS FOR THE PROPOSED CONSTRUCTION OF A HEALTH CARE AND RETAIL WELLNESS VILLAGE, ALONG WITH THE ASSOCIATED INTERNAL DRIVES AND PEDESTRIAN FACILITIES, OPEN SPACES, AND STORMWATER MANAGEMENT SYSTEM. THE EXISTING SITE IMPROVEMENTS WILL BE REMOVED FOR THE PROPOSED DEVELOPMENT. THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE. THIS PLAN REFLECTS THE PROPOSED DEVELOPMENTS, INCLUDING THE PROPOSED BUILDINGS, STORMWATER MANAGEMENT SYSTEM, POTABLE WATER AND SANITARY SEWER SYSTEMS.

**PARCEL 1A**

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1, SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

00°34'14" EAST; ALONG THE WEST LINE OF SAIG GOVERNMENT LOT 1 A DISTANCE OF 700.00 FEET TO THE  
SOUTH RIGHT OF WAY LINE; ALONG THE SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE  
CONTINUE SOUTH 00°34'14" EAST ALONG THE SAID WEST LINE OF GOVERNMENT LOT 1 A DISTANCE OF  
260.50 FEET; THENCE RUN NORTH 88°42'06" EAST, 500 FEET TO THE WEST EASEMENT LINE OF BORMAN  
ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 1079, PAGE 197, PUBLIC RECORDS OF BREVARD  
COUNTY, FLORIDA; THENCE RUN NORTH 00°34'14" WEST, ALONG THE WEST EASEMENT LINE, A  
DISTANCE OF 252.67 FEET TO THE SAID SOUTH RIGHT OF WAY LINE OF MERRITT AVENUE; THENCE RUN  
NORTH 00°34'14" WEST, ALONG THE SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 439.96 FEET TO  
THE POINT OF BEGINNING.

LESS AND EXCEPT THE WEST 140 FEET THEREOF.

A PORTION OF GOVERNMENT LOT 1 IN FRACTIONAL SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, THE SAME BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1077 AT PAGE 883 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE RUN SOUTH 00°03'25" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1 FOR 360.50 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1077 AT PAGE 883 AND THE POINT OF BEGINNING; THENCE RUN NORTH 89°13'19" EAST ALONG THE NORTH LINE OF SAID PARCEL FOR 500.13 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF BORMAN DRIVE, THE SAME BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1077 AT PAGE 883; THENCE RUN SOUTH 00°03'25" EAST ALONG THE EAST LINE OF SAID PARCEL FOR 416.20 FEET; THENCE RUN SOUTH 89°56'35" WEST FOR 500.09 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 1; THENCE RUN NORTH 00°03'25" EAST ALONG SAID WEST LINE FOR 409.90 FEET TO THE POINT OF BEGINNING.

THE SOUTH 690.10 FEET OF THE SOUTH 1100 FEET OF THE WEST 500 FEET OF U.S. LOTS 1 AND 2 LYING NORTH OF STATE ROAD NO. 520 IN SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, SITUATE AND BEING IN BREVARD COUNTY, FLORIDA,  
LESS AND EXCEPTING:  
COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF U.S. GOVERNMENT LOTS NO. 1 AND 2, SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 520, RUN THENCE NORTH 89°13'19" EAST, ALONG SAID RIGHT OF WAY LINE, 150.00 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE NORTH 89°13'19" EAST 150.00 FEET; THENCE NORTH 00°03'25" WEST PARALLEL WITH SAID WEST LINE OF U.S. GOVERNMENT LOTS NO. 1 AND 2, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89°13'19" WEST, 150.00 FEET; THENCE SOUTH 00°03'25" EAST, 150.00 FEET TO THE POINT OF BEGINNING.

NAME OF PUD:	HEALTH FIRST WELLNESS VILLAGE - MERRITT ISLAND
PARCEL TAX NUMBER(S):	2427782, 2427785, 2441470
EXISTING ZONING:	BU-1, BU-2
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT (PUD)
OVERALL AREA:	14.22 AC±
RESIDENTIAL AREA:	0 AC (NO RESIDENTIAL PROPOSED)
NON RESIDENTIAL AREA:	14.22 AC±
DWELLING UNITS:	N/A
COMMON OPEN SPACE:	NO RESIDENTIAL; NO COMMON OPEN SPACE IS REQUIRED; 37,000 SF PROVIDED

<u>SETBACK LINE</u>	<u>REQUIRED (FT)</u>	<u>PROPOSED</u>
NORTH (MERRITT AVE.)	$[(110-35) \times 1.25] + 25 = 118.75'$	106'
SOUTH (SR 520)	25'	25'
EAST (BORMAN DR.)	25'	15'
INTERIOR (SIDE - WEST)	$[(65-35) \times 1.25] + 25 = 62.5'$	10'
INTERIOR (SIDE - NORTH)	$[(65-35) \times 1.25] + 25 = 62.5'$	5'

TYPE	AREA (SF)	AREA (AC)	% OVERALL
BUILDING FOOTPRINT	290,700	6.7	47%
PAVEMENT	225,864	5.2	36%
COMMON OPEN SPACE	37,000	0.8	6%
UNPAVED	65,905	1.5	11%
OVERALL SITE	619,469	14.2	100%

DESCRIPTION	GFA (SF)	GFA (AC)	% OVERALL
HOSPITAL	300,000	6.89	27.8%
CENTRAL ENERGY PLANT	8,000	0.18	0.7%
MEDICAL OFFICE BUILDING	60,000	1.38	5.6%
MEDICAL OFFICE BUILDING	69,000	1.58	6.4%
PARKING GARAGE	580,000	13.31	53.8%
CHILD DAY CARE CENTER	5,000	0.12	0.5%
MIXED RETAIL	16,000	0.37	1.5%
FITNESS & COMMUNITY CENTER	40,000	0.92	3.7%
<b>TOTAL</b>	<b>1,078,000</b>	<b>24.75</b>	<b>100.0%</b>

COMPUTED FAR = 24.75/14.22 = 1.74  
ALLOWABLE FAR (COMPREHENSIVE PLAN AMENDMENT 20-PZ00069) = 1.75

1. THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO FINAL DESIGN AND PERMITTING.
2. HOSPITAL PORTE COCHERE AND CANOPIES ARE UNENCLOSED.
3. ADDITIONAL DATA AND SUPPORTING INFORMATION IS INCLUDED ON THE ATTACHED PUD NARRATIVE INCLUDED WITH THIS PDP.

<b>BUILDING SEPARATION</b>				
BUILDING NO.	USE	STORIES	REQUIRED	PROPOSED
①	HOSPITAL	6	(25' + 5' X 2 STORIES) = 35'	0'
②	MEDICAL OFFICE BUILDING	3	20'	0'
③	CHILD DAY CARE CENTER	1	15'	140'
④	MEDICAL OFFICE BUILDING	3	20'	0'
⑤	MIXED RETAIL	1	15'	140'
⑥	FITNESS & COMMUNITY CENTER	2	15'	94'
⑦	CENTRAL ENERGY PLANT	1	(25' + 5' X 2 STORIES) = 35'	11'
⑧	PARKING GARAGE	4	25'	

<b>REQUIRED</b>			
<b>USE</b>	<b>UNITS</b>	<b>CALCULATION</b>	<b>REQUIRED SPACES</b>
<b>HOSPITAL</b>	120 BEDS	1 PER 10 BEDS (DOCTOR)	12
	120 BEDS	1 PER 4 BEDS (VISIT)	30
<b>MEDICAL OFFICE BUILDING</b>	120 EMPLOYEES	1 PER 1.5 EMPLOYEES	80
	129,000 SF	1 PER 250 SF	516
<b>RETAIL</b>	16,000 SF	1 PER 250 SF	64
<b>DAY CARE</b>	6 EMPLOYEES	1.5 PER EMPLOYEE	9
<b>FITNESS CENTER</b>	40,000	1 PER 250 SF	160
<b>TOTAL SPACES</b>			<b>871</b>

<b>PROVIDED</b>	
PARKING GARAGE:	975
UNCOVERED ON-SITE:	54
<b>TOTAL PROVIDED SPACES</b>	<b>1,029</b>

**1) SEC. 62-2101.5.(A)(1): BUILDING HEIGHT SETBACK REDUCTION:**

A) BUILDING 1 (HOSPITAL):

A WAIVER OF 58.75 FT FOR THE CALCULATED SETBACK DISTANCE ALONG THE EAST AND WEST PROPERTY LINES

REQUIRED:  $(110 - 35) \times 1.25 + 25 = 118.75$  FT, PROVIDED: 60 FT.

B) BUILDING 8 (PARKING GARAGE):

A WAIVER OF 52.50 FT FOR THE CALCULATED SETBACK DISTANCE ALONG THE WEST INTERIOR PROPERTY LINE.

REQUIRED:  $(65 - 35) \times 1.25 + 25 = 62.50$  FT, PROVIDED: 10 FT.

C) BUILDING 7 (CENTRAL ENERGY PLANT):

A WAIVER OF 50.50 FT FOR THE CALCULATED SETBACK DISTANCE ALONG THE NORTH AND WEST INTERIOR PROPERTY LINES.

REQUIRED:  $(65 - 35) \times 1.25 + 25 = 62.50$  FT, PROVIDED: NORTH = 5 FT, WEST = 10 FT.

**2) SEC. 62-1448.(D)(4): FUD PERIMETER SETBACK REDUCTION:**

A) EAST PROPERTY LINE (BORDEN RD.):

A WAIVER OF 10 FT FOR THE SETBACK ALONG THE EAST PROPERTY LINE FOR BUILDINGS 1, 3 & 5:

BUILDING 1: 23 FT, PROPOSED: 15 FT.

B) WEST INTERIOR LOT LINE:

A WAIVER OF 15 FT FOR THE SETBACK ALONG THE WEST INTERIOR LOT LINE:

REQUIRED: 25 FT, PROPOSED: 10 FT.

C) NORTH INTERIOR LOT LINE:

A WAIVER OF 20 FT FOR THE SETBACK ALONG THE NORTH INTERIOR LOT LINE:

REQUIRED: 25 FT, PROPOSED: 5 FT.

**3) SEC. 62-2101.5.(B)(1a): MAXIMUM BUILDING HEIGHT:**

A) BUILDING 1 (HOSPITAL):

A WAIVER FOR A 75 FT INCREASE IN BUILDING HEIGHT WITHIN CALCULATED SETBACKS ALLOWED: 35 FT, PROPOSED: 110 FT.

B) BUILDING 7 (CENTRAL ENERGY PLANT):

A WAIVER FOR A 30 FT INCREASE IN BUILDING HEIGHT WITHIN CALCULATED SETBACKS ALLOWED: 35 FT, PROPOSED: 65 FT.

**4) SEC. 62-2101.5.(B)(1b): MAXIMUM BUILDING HEIGHT:**

A) BUILDING 1 (HOSPITAL):

A WAIVER FOR A 50 FT INCREASE IN BUILDING HEIGHT WITH ADJACENT ZONING BU-1 & BU-2 ALLOWED: 60 FT, PROPOSED: 110 FT.

B) BUILDING 7 (CENTRAL ENERGY PLANT):

A WAIVER FOR A 5 FT INCREASE IN BUILDING HEIGHT WITH ADJACENT ZONING BU-1 & BU-2 ALLOWED: 60 FT, PROPOSED: 65 FT.

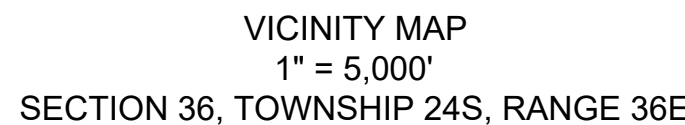
C) BUILDING 8 (PARKING GARAGE)

A WAIVER FOR A 5 FT INCREASE IN BUILDING HEIGHT WITH ADJACENT ZONING BU-1 & BU-2 ALLOWED: 60 FT, PROPOSED: 65 FT.

**5) SEC. 62-1448.(D)(10): MINIMUM DISTANCE BETWEEN STRUCTURES**

A WAIVER OF 14 FT REDUCTION SEPARATION DISTANCE FROM 4-STORY PARKING GARAGE TO 1-STORY CENTRAL ENERGY PLANT

REQUIRED: 25 FT, PROPOSED: 11 FT.



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AAL LAND SURVEYING SERVICES, INC.  
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[illegible]

Rev.	Date	Description	By	Ch k'd	Ap p'd
Drawing Status			Suitability		
<b>PRELIMINARY</b>					

**ATKINS**

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AUTHORIZATION NO.24

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**Health First**

Project Title

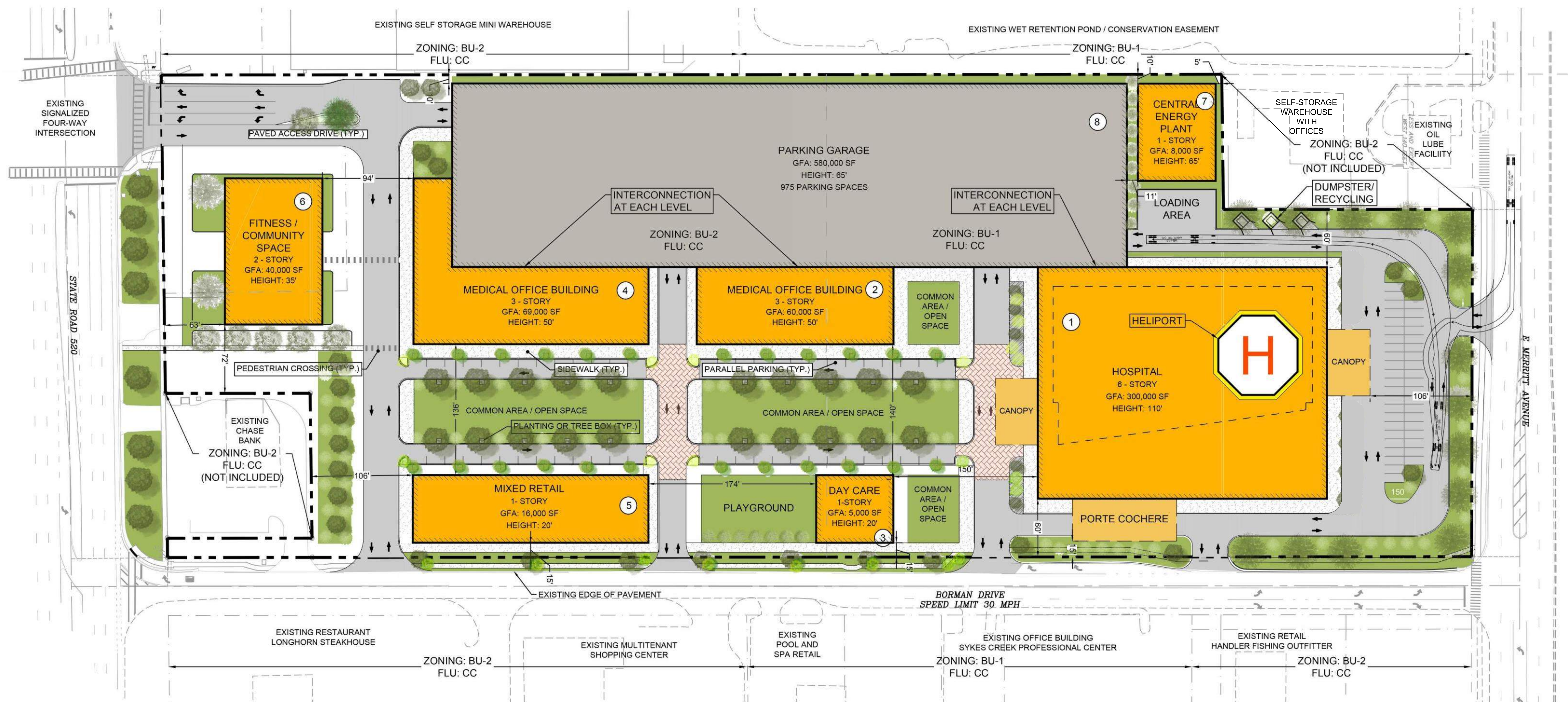
HEALTH FIRST  
WELLNESS VILLAGE  
MERRITT ISLAND

## PRELIMINARY DEVELOPMENT PLAN

Scale 1" = 60'	Designed JW	Drawn DMP	Checked JW	Authorized KG
Original Size ARCH D	Date --/--	Date 8/5/20	Date --/--	Date --/--

Drawing Number PDP-01





## PROPOSED MERRITT ISLAND WELLNESS VILLAGE

### ARCHITECTURAL SITE PLAN





## Community Meeting Invitation: Health First Wellness Village at Merritt Island Virtual Presentation

Dear Neighbor,

Please join us for a virtual community meeting where we will discuss plans for the Health First Wellness Village at Merritt Island. This is an opportunity for community members to learn about the Wellness Village and submit questions about the project.

The Wellness Village will transform the customer healthcare experience for local families. The Wellness Village at Merritt Island will feature a variety of wellness services, health and retail space, and convenient parking, all complementing acute-care services. These services will be community-focused to offer families what they want, when they want it.

And continuing our commitment to the legacy started many decades ago, Health First is also relocating Cape Canaveral Hospital to the Wellness Village at Merritt Island. With access to more than 50 medical specialties, the modern acute-care facility will include private inpatient beds and numerous emergency room bays. The Health First Wellness Village will make it easier and more convenient for our customers to obtain the affordable healthcare access they desire.

To maximize community safety during the ongoing COVID-19 pandemic, we will be hosting this presentation online. Please RSVP using the instructions below. Members of the public can join the meeting online or via phone. RSVPs will receive meeting login information upon registration.

We hope you will join us for an informative evening on Tuesday, August 25.

### **Meeting Details:**

**Date:** Tuesday, August 25, 2020

**Time:** 6:00 – 7:00 p.m.

**RSVP:** Visit [HF.org/communitymeeting](https://www.healthfirst.org/communitymeeting) to register. Click the Register link next to Event Status to sign up.

*\*\*\*Note that registration will be required for entry into the meeting.*

For questions or additional information, please contact Rachel Hobgood at 321.434.7693 or [EventsAdmin@HF.org](mailto:EventsAdmin@HF.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Brett Esrock", with a stylized flourish at the end.

Brett Esrock  
CEO, Health First Hospital Division

## **REGISTRATION INSTRUCTIONS:**

To register for the Health First Wellness Village at Merritt Island Virtual Presentation on August 25, please visit [HF.org/communitymeeting](https://HF.org/communitymeeting).

Click the Register link next to Event Status to sign up. (See screenshot below)

*\*\*\*Note that registration will be required for entry into the meeting.*

### Event Information: Health First Merritt Island Wellness Village Community Forum

Registration is required to join this event. If you have not registered, please do so now.

<b>Event status:</b>	Not started ( <a href="#">Register</a> )
<b>Date and time:</b>	Tuesday, August 25, 2020 6:00 pm Eastern Daylight Time (New York, GMT-04:00) <a href="#">Change time zone</a>
<b>Duration:</b>	1 hour
<b>Description:</b>	

Once you have registered, you will receive an email with a password and link to access the virtual presentation taking place at 6:00 pm on August 25, 2020.

## Woodard, Patrick

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**From:** Schmadeke, Adrienne  
**Sent:** Thursday, August 13, 2020 2:33 PM  
**To:** Curtis Smith  
**Cc:** Woodard, Patrick; Bellak, Christine  
**Subject:** FW: Health First Medical Wellness Village - Merritt Island - request for meeting  
**Attachments:** Merritt Island Wellness Village Community Meeting 8-25-20.pdf; HFWV - MI - PDP & Arch Site Plan.pdf

Commissioner,

If you agree to the meeting, can you please let me know three dates and times which you prefer? Also would you prefer to meet in person or virtual via Zoom or phone?

- Adrienne

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**From:** Kimberly Rezanka <kim@cflawoffice.com>  
**Sent:** Thursday, August 13, 2020 1:59 PM  
**To:** Commissioner, D4 <D4.Commissioner@brevardfl.gov>  
**Cc:** Woodard, Patrick <patrick.woodard@brevardfl.gov>; Lescure, Ashley Rose <Ashley.Lescure@hf.org>  
**Subject:** Health First Medical Wellness Village - Merritt Island - request for meeting

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Commissioner Smith,

Heath First and I would like to meet with you to discuss the comprehensive plan amendment and rezoning request made by Health First for its new Wellness Village in Merritt Island. The first public hearing for the comprehensive plan amendment is LPA on August 24, 2020, and MIRA will review the rezoning request on August 27, 2020.

There is also a Community Virtual Meeting scheduled for August 25, 2020. The invitation, sent to over 300 property owners within 1500 feet of the Property, is attached. As this meeting will not allow direct questioning, we would like to meet with you individually so you can query or comment as we review the Project with you.

The meeting will be with Tom Davis, Health First, Inc.'s System Vice President for Facilities, Construction & Real Estate, Steve Crisafulli and me. The Preliminary Development Plan and architectural rendering are attached for your review.

We would like to meet with you **prior to August 25<sup>th</sup>**, if you are available, so you will have detailed information about the Wellness Village before the general public.

Ashley Lescure, Mr. Davis' Executive Assistant is copied on this email for scheduling purposes. Either Ashley or my Assistant Patty can set up WebEx or MS Teams for a virtual meeting, unless you are available for an in-person meeting at the Viera Government Center.

Please let me know if you available for meeting, and if so, potential dates and times, and your preference as to a virtual or in-person meeting.

Thank you for your time and consideration!

Sincerely,

**Kimberly Bonder Rezanka, Esq.**



*96 Willard Street, Suite 302*

*Cocoa, FL 32922*

*321-639-1320 ext. 123*

*Fax 321-639-9950*

***Kim@cglawoffice.com***

***www.cglawoffice.com***