File #: 2090, **Version:** 1

Subject:

Brevard Medical City, LLC, requests Adoption of the 2019-2.2 Large Scale Comprehensive Plan Amendment to change the Future Land Use designation from Planned Industrial to Community Commercial. (19PZ00086) (District 4)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Local Planning Agency conduct a public hearing to consider adoption of the 2019-2.2 Large Scale Comprehensive Plan Amendment for Brevard Medical City, LLC, to change the Future Land Use designation from Planned Industrial to Community Commercial.

Summary Explanation and Background:

The proposed amendment is seeking to change the Comprehensive Plan from PI (Planned Industrial) to CC (Community Commercial) on 14.12 acres of land located on the east side of N. Wickham Road, approximately 748 feet north of Jordan Blass Boulevard. The applicant originally requested the Future Land Use Amendment on 16.329 acres of land, but has reduced the request to 14.12 acres, a reduction of 2.209 acres. The applicant has also applied for a change of zoning classification from PIP (Planned Industrial Park), and PUD (Planned Unit Development) to all PUD.

Of the comment letters received from the St. Johns River Water Management District, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, and the Florida Department of Transportation, only FDOT had comments:

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 as part of the identified 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 with FDOT and the owner has agreed to the restrictions set forth in the PDP submitted with the PUD zoning request.

The companion PUD request will limit the development to a 152-unit Assisted Living Facility and a 100-bed Independent Living Facility.

On September 9, 2019, the Local Planning Agency recommended approval of the Large Scale Comprehensive Plan Amendment transmittal to the Board of County Commissioners, and on October 3, 2019, the Board of County Commissioners approved the transmittal to the Department of Economic Opportunity.

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.

The Board of County Commissioners will consider the request on Thursday, October 1, 2020, at 5:00 p.m. The meeting will be located at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, 1st Floor, Commission Room, Viera.

Clerk to the Board Instructions:

None