



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2125, **Version:** 1

Subject:

Brevard Medical City, LLC; Brevard Medical City Owners Association, Inc.; and Chateau Madeleine, LLC, requests a change of zoning classification from PUD and PIP to all PUD with retention of CUP for alcoholic beverages (full liquor) at an ALF (Assisted Living Facility) with waiver request for building separation between existing and proposed ALF expansion. (20Z00014) (Tax Accounts 2632155, 3014505, 3012173 (part), and 2603505) (District 4)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from PUD and PIP to all PUD with retention of CUP for alcoholic beverages (full liquor) at an ALF (Assisted Living Facility) with waiver request for building separation between existing and proposed ALF expansion.

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from PUD (Planned Unit Development) and PIP (Planned Industrial Park) to all PUD with the retention of the existing full-liquor CUP for alcoholic beverages accessory to a 96-bed ALF. Secondly, the applicant requests a waiver to the building separation distance required between the existing ALF and the proposed ALF addition. Thirdly, the applicant requests to expand the ALF to a total of 152-units and to add a 12-story 121.5-foot tall 100-bed Independent Living Facility (ILF) use with recreational amenities to this site. The ILF use is not permitted in the existing PIP zoning classification nor is it allowed in the BU-1 or BU-2 zoning classifications.

The current PIP and PUD zoning classifications permits a variety of commercial, retail, office and medical office uses. The PUD portion is currently vacant. The portion of the property zoned PIP has a 96-bed Assisted Living Facility and a CUP for alcoholic beverages.

The Planned Unit Development (PUD) encourages and permits variations in development by allowing deviation in lot size, bulk or type of dwellings, density, lot coverage and open space from that required in any one of the residential zoning classifications. The purpose of a PUD is to encourage the development of planned residential neighborhoods and communities that provide a full range of residence types, as well as industrial, commercial, and institutional land uses.

The developed character of the surrounding area is commercial. The abutting parcel to the west is zoned PIP and is part of Brevard Medical City; the parcels to the north are zoned PUD; the abutting parcel to the south is zoned BU-2; and the parcels to the east are developed as recreational vehicle and mobile home parks.

The Board may wish to consider whether the proposed development is consistent and compatible with the surrounding area, and if any additional considerations are necessary to mitigate potential impacts (e.g., tree canopy preservation, buffering, etc.).

The Planning and Zoning Board heard the request on September 21, 2020, and unanimously recommended approval.

Clerk to the Board Instructions:

Once resolution is received, please execute and return to Planning and Development.