



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2573, **Version:** 1

Subject:

Health First, Inc., requests Adoption of the 2020-1.1 Large Scale Comprehensive Plan Amendment to permit a countywide increase in Floor Area Ratio for Community Commercial designated sites from 1.00 to 1.75 within a PUD zoning classification. (20PZ00069)

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 adoption of the 2020-1.1 Large Scale Comprehensive Plan Amendment initiated by Health First, Inc. to amend Part XI, 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 in 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.

Summary Explanation and 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 PUD zoning classification. This Text Amendment to the Future Land Use Element of the Comprehensive Plan will allow 76,230 of GFA (Gross Floor Area) per one acre of land, for a total building area of 1,083,990 square feet. Health First, Inc. has submitted a PUD rezoning application requesting a total building area of 1,078,000 square feet. The applicant is in the process of revising this PUD application.

There are three proposed changes:

- Policy 2.8 D: to increase the allowable building square footage countywide within a PUD. 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 square foot cap.
- Policy 2.8 E: allows for a FAR (Floor Area Ratio) of up to 1.00 in CC (Community Commercial) designated land uses. This proposal would increase the FAR from 1.00 to 1.75 in a CC land use provided it has a PUD zoning classification.

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

On February 22, 2021, the Local Planning Agency heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Upon receipt of resolution, please execute and return to Planning and Development.