



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4690, **Version:** 1

Subject:

Health First, Inc.; and Health First Shared Services, Inc. (Kim Rezanka) requests a change of zoning classification from BU-1 and BU-2 to PUD, with waivers. (22PUD00001) (District 2)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from BU-1 (General Retail Commercial) and BU-2 (Retail, Warehousing, and Wholesale Commercial) to PUD (Planned Unit Development), with waivers.

Summary Explanation and Background:

The Preliminary Development Plan for the PUD proposes the following uses - hospital; central utility plant; medical office; spa; child care center; restaurant; education center; coffee shop; market/juice bar; mixed-retail; concierge tower; and fitness center. The current plan proposes two helicopter landing sites (helipads - one on top of the hospital and one on an elevated deck located north of the hospital); however, the applicant states only one pad will be retained. Total proposed development is for a building mass of 528,000 square feet mostly located on top of a 300,000 square-foot, two-story parking structure for a total development of 828,000 square feet. Building heights will range from single-story to a 7-story hospital building measured at 161-feet above the average elevation of the finished development grade of the building site.

Secondly, the applicant is requesting the ability to provide for air transport patient service to an Emergency Department available on a 24 hour per day, 7 days a week basis.

Thirdly, the applicant requests multiple waivers to Chapter 62, Article VI (Zoning Regulations). A description of those waivers are provided in the application.

The PUD zoning classification is designed to allow an applicant to submit a proposal for consideration, for any use or mixture of uses, and to allow the board of county commissioners to approve any proposal which it believes to be in the best interest of the public health, safety and welfare, along with any conditions or limitations thereon which the board of county commissioners deems advisable. The Planned Unit Development (PUD) encourages and permits variation 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 residential zoning classification. 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. To the north of E. Merritt Avenue is an undeveloped conservation tract zoned RU-1-9 (Single-Family Residential). To the east across Borman Drive is a mixture of medical, retail and wholesale uses under the BU-1 and BU-2 zoning classifications. To the south is a bank located at the SE corner of this property, zoned BU-2. Across Highway 520 to the south is the Merritt Square Mall, zoned BU-1. To the west is CubeSmart, a mini-warehouse facility, zoned BU-2 and to its north is a water body for retention or conservation, zoned BU-1.

The Board may wish to consider whether this request is consistent and compatible with the surrounding area and whether the multiple waiver requests are appropriate. The Board may also wish to consider the following conditions:

- The location of buildings and structures depicted on the PDP may adjust on the formal site plan without Board approval as long as the adjustment is within the allowances of the waivers.
- Approval of the requested waivers as identified in the application as to heights, setbacks, distance between structures, and heliports.
- The final location of the heliport pad will be approved at formal site plan.
- The applicant shall submit a detailed map which depicts the approach zone for said heliport and the relation to existing single family homes with the site plan.
- Submit a noise exposure map as prepared by a certified engineer for proposed flight path with the site plan.
- A Traffic Impact Study shall be submitted with the site plan. The applicant will be responsible for design, permitting, and constructing all necessary improvements identified in the study.
- Roundabout and connectivity issue to adjacent parcel (CubeSmart) will be addressed at site plan.
- Bus pickup and drop-off to be located outside of existing Borman Drive road right-of-way.
- Maintenance of structures adjacent to public roadways due to reduced setbacks will be addressed at site plan.
- Heliport shall be designed and constructed in accordance with FAA requirements for hospital heliports.

On May 9, 2022, the Planning & Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

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