

| |
|--------------|
| Meeting Date |
| 8/4/15 |



| AGENDA | |
|----------|----------------|
| Section | Public Hearing |
| Item No. | IV.A. |

AGENDA REPORT
 BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

| | |
|--------------|---|
| SUBJECT: | PUBLIC HEARING RE: TRANSMITTAL OF COMPREHENSIVE PLAN PACKAGE 2015 – 2 PLAN AMENDMENTS (DISTRICTS 1 – 5) |
| DEPT/OFFICE: | PLANNING & DEVELOPMENT DEPARTMENT |

Requested Action:
 It is requested that the Board conduct a public hearing and consider transmittal of the 2015 - 2 Comprehensive Plan Amendments including one private application for Imperial South Inc. (2015-2.1).

Summary Explanation & Background:

The Brevard County Zoning Code Chapter 62-502 (b)(3) establishes a twice a year application deadline. The 2015-2 Comprehensive Plan amendment Fall cycle is the year's second amendment package. There is one private application for amendments being considered for transmittal in this cycle: 2015 – 2.1 submitted by Imperial South Inc. listed below and more fully described in the attached staff report. The Local Planning Agency held a public hearing on July 20, 2015. Staff will apprise the Commission of their recommendation at the hearing.

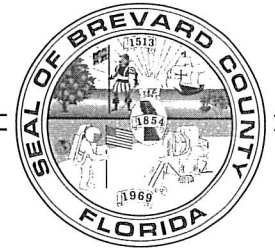
Plan Amendment 2015-2.1 - a proposal initiated by Imperial South Inc. to amend Part XI, the Future Land Use Element, to change the Future Land Use Map Series designation from Planned Industrial Park to Residential 15 for approximately 30.70 acres on the east side of Wickham Road south east of the intersection of Jordan Blass Drive.

Staff Contact: Conroy Jacobs, Planner I, Planning & Development Department
 Tel: 633-2070, Ext: 52655 e-mail: conroy.jacobs@brevardcounty.us

Clerk to the Board instruction: Ordinance is draft for transmittal – Do not execute

Exhibits Attached: 2015 – 2 Transmittal Package

| | | | | | | | |
|--|--------------------------|---|--------------------------|----|--------------------------|----|--------------------------|
| Contract /Agreement (If attached): Reviewed by County Attorney | | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | PR | <input type="checkbox"/> |
| County Manager | Assistant County Manager | Department Director / Extension | | | | | |
| Stockton Whitten | | Robin M. Sobrino, AICP Director, Planning & Development Department | | | | | |



Tammy Etheridge, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972

August 5, 2015

MEMORANDUM

TO: Robin Sobrino, Planning and Development Director Attn: Conroy Jacobs

RE: Item IV.A., Transmittal of Comprehensive Plan Package 2015-2 Plan Amendments

The Board of County Commissioners, in regular session on August 4, 2015, conducted a public hearing to consider transmittal of the 2015-2 Comprehensive Plan Amendments, including one private application for Imperial South Inc. (2015-2.1). Enclosed for your action is the fully-executed Letter.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge

Tammy Etheridge, Deputy Clerk

Encl. (1)

IV.A



Planning & Development Department

2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

BOARD OF COUNTY COMMISSIONERS

August 4, 2015

Mr. Ray Eubanks,
Plan Processing Administrator
Division of Community Planning
Florida Department of Community Affairs
107 East Madison Street, MSC-160
Tallahassee, FL 32399-4120

Re: 2015-2 Fall Comprehensive Plan Amendment Transmittal Package

Dear Mr. Eubanks,

Enclosed please find the Comprehensive Plan Amendment submittal package for the 2015-1 Fall Comprehensive Plan Amendment cycle. There is one private application for amendment being considered for transmittal in this cycle: 2015 – 2.1 submitted by Imperial South Inc., more fully described in the attached staff report.

The Local Planning Agency held a public hearing regarding the transmittal of the 2015-2 Plan Amendment on July 20, 2015.

The Brevard County Board of Commissioners approved the transmittal of the 2015-2 Plan Amendment package during a public hearing on August 4, 2015. Copies of the proposed amendment package have been sent to the St. Johns River Water Management District, the East Central Florida Regional Planning Council, the Florida Department of Environmental Protection, the Florida Department of Transportation (District 5), the Florida Department of State, the Florida Game and Freshwater Fish Commission, the Florida Department of Education, and the Florida Department of Agriculture and Consumer Services.

The plan amendment's "content and effect" is included in this mailing. Brevard County does not request that the Department of Community Affairs review the proposed amendment package and reply with an Objections, Recommendations, and Comments Report.

The proposed amendment package is anticipated to be adopted by Brevard County in December, 2015.

The proposed amendment package is not within an area of critical state concern.

The proposed amendment package is not within the Wekiva River Protection Area.

The proposed amendments are not being adopted under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

The contact person for the 2015-2 Plan Amendment package is:

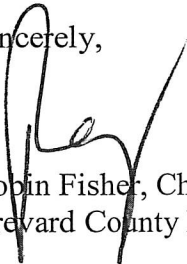
Conroy Jacobs, Planner I
Planning and Development Department
2725 Judge Fran Jamieson Way, Building A
Viera, FL 32940
(321) 633-2070 - FAX (321) 633-2074

A local newspaper of general circulation is:

Florida Today
1 Gannett Plaza
Melbourne, FL 32940
(321) 259-5555

In accordance with Florida Statutes, one paper copy and two copies in Portable Document Format (PDF) on the enclosed CD-ROM of the proposed amendment package including all proposed text, maps, and support documents are sent to your office via this transmittal. If you have any questions regarding the enclosed materials, please contact Stuart Buchanan at the above address.

Sincerely,



Robin Fisher, Chairman
Brevard County Board of County Commissioners

Enclosures

cc: Board of County Commissioners (w/out encl.)
Stockton Whitten, County Manager (w/out encl.)
Scott Knox, County Attorney (w/out encl.)
Robin Sobrino, Director, Planning and Development Department (w/out encl.)
Exec. Director, East Central Florida Regional Planning Council
Director of Planning and Public Transportation Operations, FDOT District Five
St. Johns River Water Management District
Florida Department of Environmental Protection
Florida Division of Agriculture and Consumer Services
Florida Division of Historic Resources
Florida Fish and Wildlife Conservation Commission
Florida Department of Education

**Comprehensive Plan Amendment
Fall Transmittal 2015-2**

**Comprehensive Plan Amendment
Imperial South Inc. 2015-2.1**

**PROPOSED COMPREHENSIVE PLAN AMENDMENT 2015-2.1
FUTURE LAND USE MAP SERIES
FUTURE LAND USE ELEMENT**

Request: 2015-1.1
LSCPA FLU Map Amendment

Owner / Applicant: Imperial South, Inc.
NARR Construction Services,

Location: Legal Description On file
Tax Acct Parcels #2606093/2606092/2606089/2605036/2606105

Acreage: ± 30.7 acres

Existing Zoning Classification: Planned Industrial Park (PIP)

Proposed Zoning Classification: (Rezoning to be filed for review at future Adoption Hearing)
Planned Unit Development (PUD)

Existing Land Use Designation: Planned Industrial Park (PLNIP)

Proposed Land Use Designation: Residential 15

FUTURE LAND USE MAP AMENDMENT

Description:

The subject property consists of 30.0 acres located on the east side of Wickham Road. The existing Planned Industrial Park (PLNIP) Future Land Use was adopted with the initial Comprehensive Plan in 1988 due to access to rail and U.S. 1. These were general locational criteria used for the designation of Industrial lands at the time. There has been no request to utilize the subject property as Industrial land use since the 1988 adoption. The proposed Future Land Use of Residential 15 will allow the subject property to be rezoned to Planned Unit Development (PUD), and subsequently developed for a multi-family apartment complex.

A companion rezoning application to PUD will be filed and heard at the future adoption hearing of this amendment request after transmittal and State review. Although not required for comprehensive plan amendment transmittal, the applicant has provided a conceptual site plan. (See attached).

The abutting property to the north is being developed as a Fresh Market grocery store. There are four vacant outparcels to the Fresh Market property along Wickham Road. These are proposed to be restaurant or retail sites. The abutting property is also in the process of a SSCPA and rezoning to Community Commercial and BU-1 for the western outparcels along Wickham Road and a rezoning to BU-2 for the Fresh Market Grocery site.

| Surrounding Uses | Current Use | Zoning | Future Land Use |
|------------------|--|----------------------|-------------------|
| North | Fresh Market Grocery Store Four Vacant Future Restaurant or Retail Outparcels | PIP CC | BU-2 BU-1 |
| East | Industrial (Across FEC RR) | IU1 BU-2 | IND |
| South | U.S. Post Office Mini-Storage Warehouse | IU BU-2 | Public CC |
| West | Petty's Market (Below: Across Wickham Rd) Shopping Plaza Vacant Commercial Property | PIP BU-1 BU-1A | PLNIP CC NC |

Availability of Public Facilities and Services:

Potable Water: The subject property is located in the City of Cocoa Service Area. City Utilities reports that it has excess capacity available for future residential and commercial use.

Sanitary Sewer: The subject property is located within Brevard County's sanitary sewer service area. Brevard County Utilities reports that it has excess capacity available for future residential use.

Solid Waste: Brevard County provides solid waste collection and disposal for this area and adequate capacity exists to serve the land use proposed for the subject property.

Parks & Recreation: The proposed land use amendment would not exceed existing park land level of service for the Central Mainland Planning Area.

Drainage: All necessary drainage and stormwater management facilities must be provided on-site by the developer and approved during the subdivision and land development review process.

Transportation: The proposed amendment is located on Wickham Road Segment 403 Pineda Causeway to Jordan Blass with a current 2014 traffic count of 25,363 Average Daily Trips (ADT) and a Maximum Allowable Volume (MAV) of 35,700. The roadway has a current operating volume 71.04%. The proposed project if approved would increase

the Average Daily Trip Count to an estimated 27,278 ADT for the proposed residential project which will increase the operating volume to 76.4%. The applicant has provided a traffic analysis which also addresses the removal of the Planned Industrial Future Land Use and the removal of associated commercial truck traffic potential.

The Planning & Development has notified Public Works Traffic Operations Management of the future subdivision submittal for purpose of requiring a Traffic Impact Study to review required roadway improvements.

Public Schools: A Brevard County School Board concurrency determination will be required prior to the adoption hearing of proposed amendment.

Environmental Resources:

Any future use will require review and compliance with all relevant County regulations, including environmental review as required.

Coastal High Hazard Zone:

The subject property is not located within the Coastal High Hazard Zone.

Historic Resources:

There is no Florida Master Site File for any historic resources on the property.

Comprehensive Plan Policies/Comprehensive Plan Analysis:

Staff findings of fact are shown in italics.

Notice: The Comprehensive Plan establishes the broadest framework for reviewing development applications and provides the initial level of review in a three layer screening process. The second level of review entails assessment of the development application's consistency with Brevard County's zoning regulations. The third layer of review assesses whether the development application conforms with site planning/land development standards of the Brevard County Land Development Code. While each of these layers individually affords its own evaluative value, all three layers must be cumulatively considered when assessing the appropriateness of a specific development proposal.

Future Land Use Element Policies

The following policies pertain to this future land use planning activity.

Residential 15 (maximum of 15 units per acre)

Policy 1.4

The Residential 15 land use designation affords the second highest density allowance, permitting a maximum density of up to fifteen (15) units per acre, except as otherwise may be provided for within this element. The Residential 15 land use designation may be considered for lands within the following generalized locations, unless otherwise limited by this Comprehensive Plan:

Criteria:

- A. Areas located east of Interstate-95, except in instances where they are adjacent to existing or designated residential densities of an equal or higher density allowance; and

The subject parcel is east of Interstate 95. It does not abut residential development. Abutting uses are commercial (CC), a U.S. Post Office (Public), and a railroad line. It is buffered from existing residential development.

- B. Unincorporated areas which are adjacent to incorporated areas and may be considered a logical transition for Residential 15 area;

The subject property is 1,400 l.f. from the Town of Palm Shores municipal limits.

- C. Areas adjacent to an existing Residential 15 land use designation; and

The subject property is not adjacent to existing Residential 15 land use designation. The immediate area west of the FEC railroad line is predominately Community Commercial. The nearest residential project, approximately 1,025' to the south, is designated Neighborhood Commercial with half-acre home sites. Across Wickham Road, to the west, is a subdivision that is designated Residential 6.

- D. Areas which have access to an arterial or collector roadway, without impacting existing or designated lower density/intensity areas.

The subject property has direct access to an arterial roadway.

- E. Up to a 25% density bonus to permit up to 18.75 dwelling units per acre may be considered where the Planned Unit Development concept is utilized, where deemed compatible by the County with adjacent development, provided that minimum infrastructure requirements set forth in Policy 1.2 are available. Such higher densities should be relegated to interior portions of the PUD tract, away from perimeters, to enhance blending with adjacent areas and to maximize the integration of open space within the development and promote inter-connectivity with surrounding uses. This density bonus shall not be utilized for properties within the Coastal High Hazard Area (CHHA).

The applicant will be submitting a companion rezoning to PUD at the time of adoption. The subject property is not located within the CHHA.

Summary

The proposed amendment is for one of the last undeveloped parcels along Wickham Road between I-95 and the Pineda Causeway. It proposes to remove the existing Industrial Future Land Use and replace it with Residential 15, allowing for a companion rezoning to Planned Unit Development and construction of a multi-family development.

The subject property is served with both potable water and sewer, and is located on an arterial roadway. Located on the east side of Wickham Road, the property abuts Petty's Market, a Fresh Market grocery store, four future restaurants or retail outparcels to the north. All of which will promote internal trip capture of the future residents. Both the public library and the Suntree Elementary School are less than 1,200 feet to the west across Wickham Road, both within walking & bicycling distance.

The applicant will submit a rezoning application for a change from existing PIP to PUD for public hearing at the adoption of this proposed amendment.

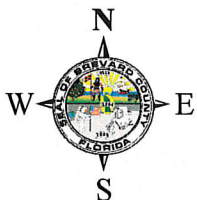
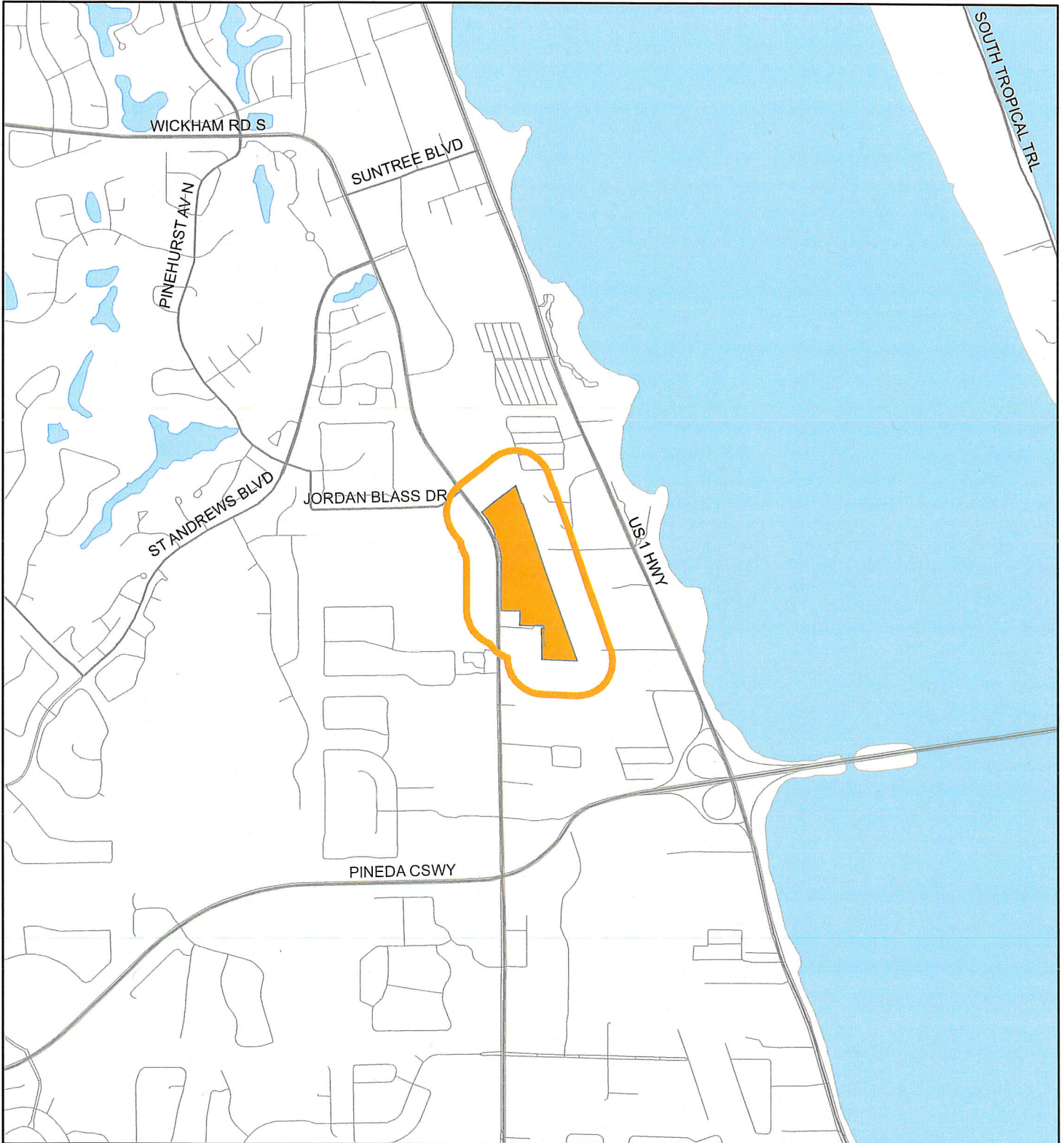
If you have any questions, please contact Conroy Jacobs of the Planning & Development Department at (321) 633-2070 or via email to conroy.jacobs@brevardcounty.us

**Imperial South Inc.
LSCPA Plan Amendment
Fall 2015-2.1
Supporting Maps**

LOCATION MAP



Comprehensive Plan Amendment 2015-2.1

Imperial South, Inc. 15PZ00039



1:24,000 or 1 inch = 2,000 feet

Buffer Distance: 500 feet

-  Buffer
-  Subject Property

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 6/22/2015

AERIAL MAP

Comprehensive Plan Amendment 2015-2.1

Imperial South, Inc. 15PZ00039



1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2015

 Subject Property

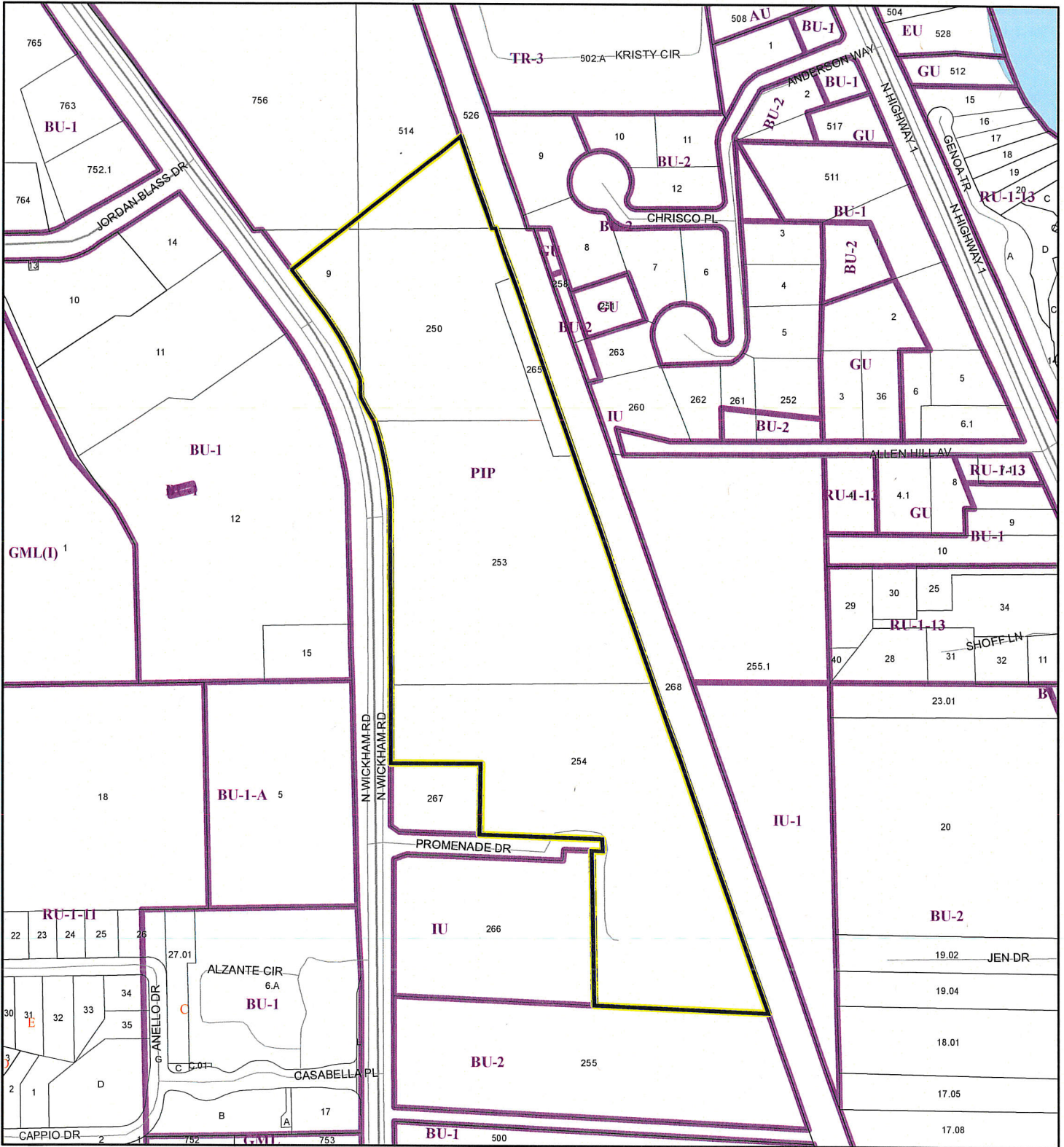
 Parcels

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Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 6/22/2015

ZONING MAP

Comprehensive Plan Amendment 2015-2.1
Imperial South, Inc. 15PZ00039



1:4,800 or 1 inch = 400 feet

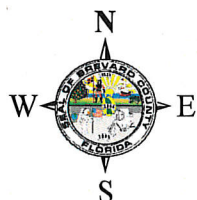
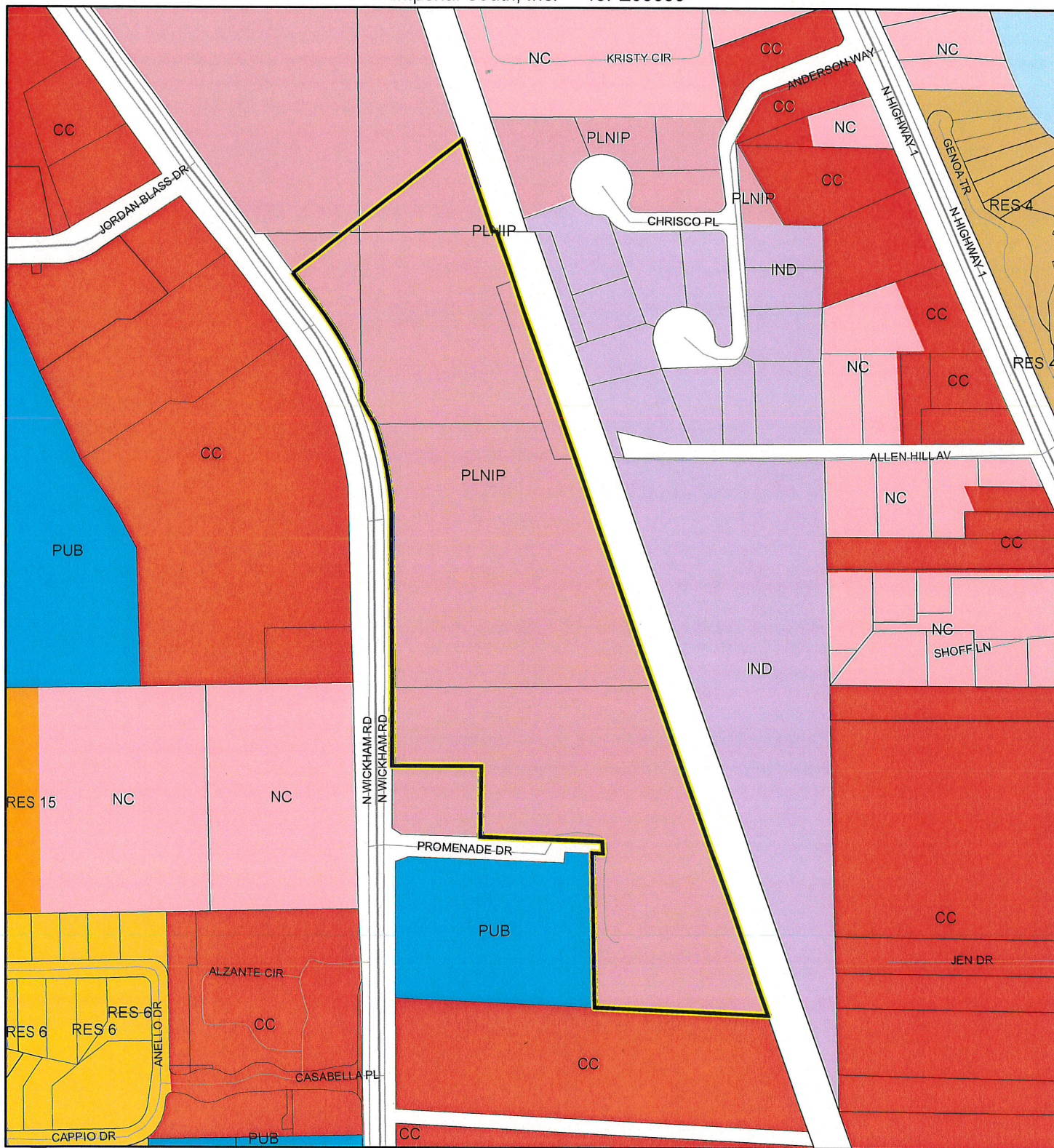
-  Subject Property
-  Parcels
-  Zoning

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FUTURE LAND USE MAP

Comprehensive Plan Amendment 2015-2.1

Imperial South, Inc. 15PZ00039



1:4,800 or 1 inch = 400 feet

- Subject Property
- Parcels

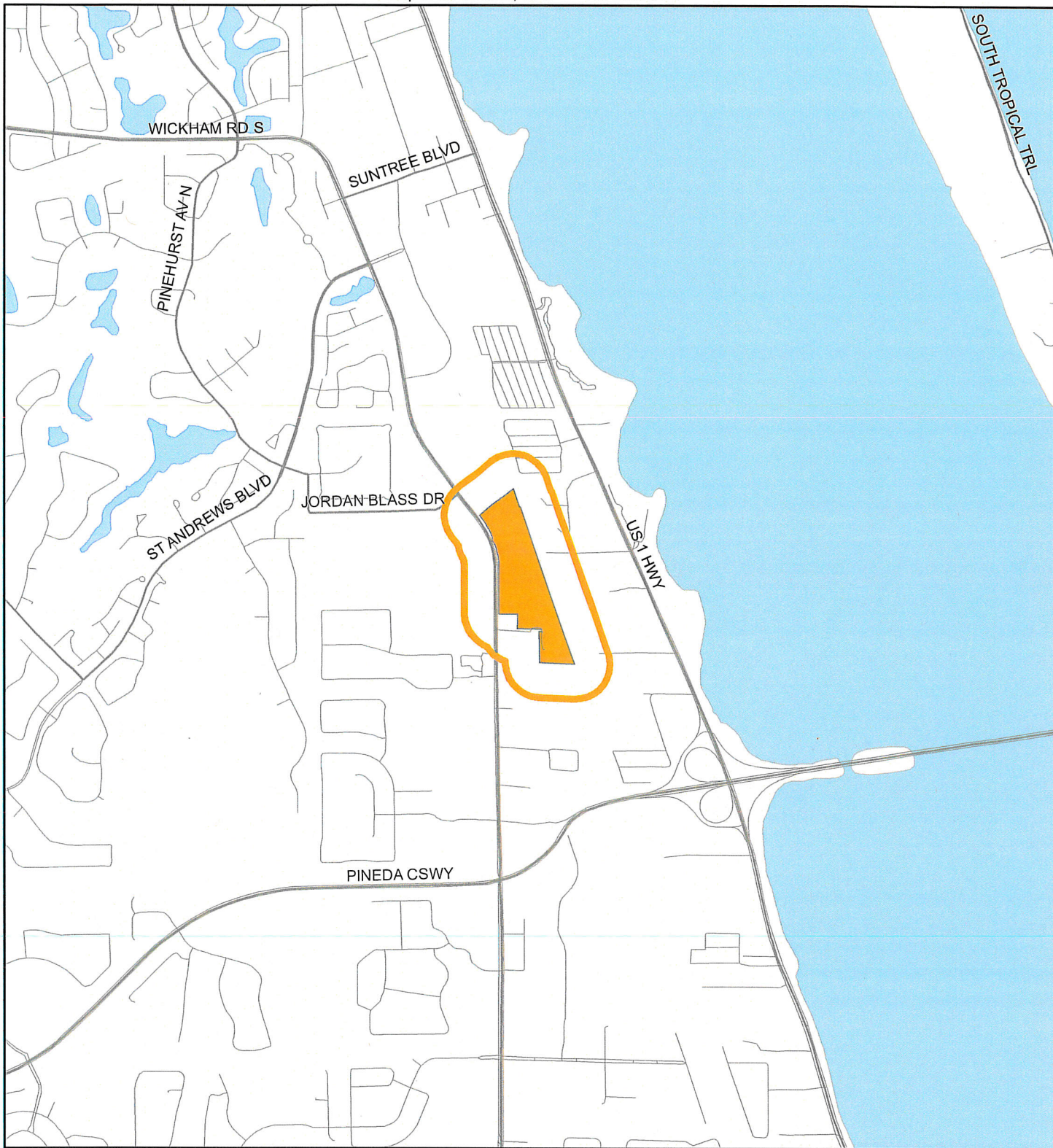
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Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 6/22/2015

LOCATION MAP



Comprehensive Plan Amendment 2015-2.1

Imperial South, Inc. 15PZ00039



1:24,000 or 1 inch = 2,000 feet

Buffer Distance: 500 feet

-  Buffer
-  Subject Property

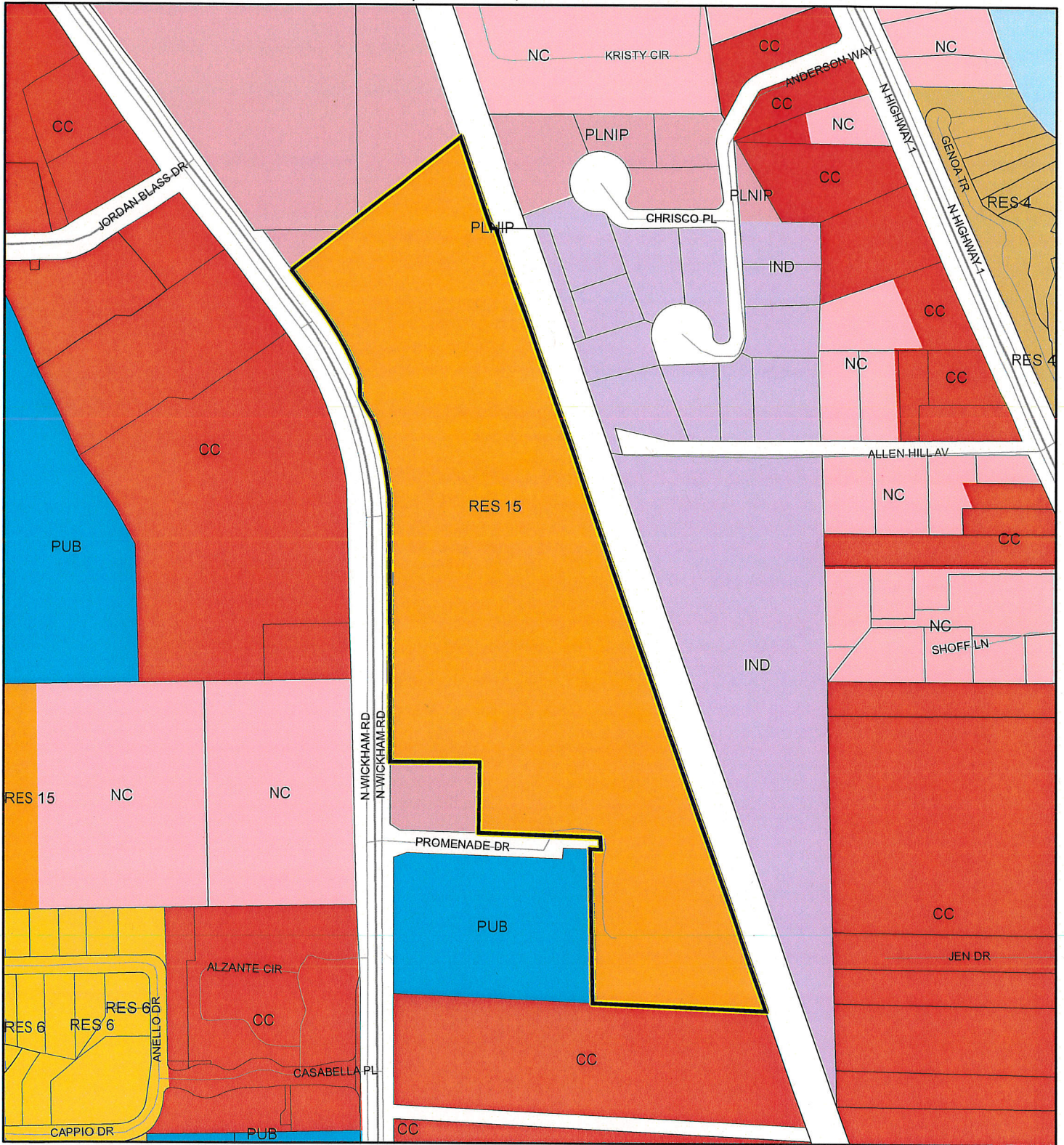
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 6/22/2015

PROPOSED FUTURE LAND USE MAP

Comprehensive Plan Amendment 2015-2.1

Imperial South, Inc. 15PZ00039



1:4,800 or 1 inch = 400 feet

 Subject Property

 Parcels

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 6/22/2015

**Imperial South Inc.
LSCPA Plan Amendment
Fall 2015-2.1
Applicant Submittals**

Brevard County

Supplement to Comprehensive Plan Amendment Application

Planning and Zoning Office, 2725 Judge Fran Jamieson Way, Viera, FL 32940
(321) 633-2069



1. Type of Application:

Small-scale Comprehensive Plan Future Land Use Map Amendment

Large-scale Future Land Use Map Amendment

Comprehensive Plan Text Amendment

Plan Element(s) of Text Amendment request: _____

2. Applicant: BOWMAN CONSULTING **Staff Planner:** STUART BUCHANAN

3. Comprehensive Plan Amendment Information:

Adopted Future Land Use Designation: PIP - PLANNED INDUSTRIAL PARK

Requested Future Land Use Designation: RES - 15

Existing Zoning: _____

Proposed Text Amendment (if applicable): Attach the proposed text amendment in a strike-thru/underlined format along with one copy on a CD in Microsoft Word, rtf or text format.

4. Description of Request/Justification: Must include a written statement explaining the rationale and the appropriate data and analysis necessary to support the proposed change.

Text amendment supplemental information shall include any goal, objective, policy, implementation strategy, directive and any supporting data and analysis, including maps, figures and tables, and; (1) Identification of the particular element of the plan on which the request is based; and, (2) Citation of the existing language which is proposed to be changed; and, (3) Proposed rewording of the existing language or the wording of proposed new text.

SEE ATTACHED EXHIBIT "A"

(use additional sheets if necessary)

Exhibit A

Property Description

The site in question is approximately 30 acres and is located on the east side of Wickham Road just south of Jordan Blass Drive. Currently the site has a future land use designation of PIP, Planned Industrial Park. We are seeking to amend the land use of this site to Res-15 to accommodate a 424 unit apartment complex.

The site is bounded to the east by the FEC Railroad, bounded to the south by industrial uses, and bounded to the north by a commercial development that is currently under construction. A commercial development including restaurants and retail uses lies directly across Wickham road to the west.

Due to the nature of the development that has occurred around the subject parcel it now lends itself far better to a residential use than an industrial use. The proposed residential development would complement the adjacent commercial uses that are within walking distance from the proposed development.

Due to the proximity to the commercial development to the north it is anticipated that there will be some internal capture between the residential trips from this project and the mixed-commercial land-use destinations. It is anticipated that the proximity of the two land uses will encourage multi-modal (bicycling, walking) trips between the two land uses further reducing vehicle trips from the project. In addition to this the Suntree Viera Public Library is within safe walking distance (½ mile) of the proposed development.

In preparation for submitting for the Large Scale Land Use Amendment Bowman Consulting met with Brevard County Schools Facility Planner David G. Lindemann, AICP to discuss the proposed land use change, and the impact of our project on the surrounding public schools. The proposed development that has necessitated the land use change will add approximately 424 residential units to the area. Currently the local public schools have capacity for the proposed development. Below is the likely distribution of students; however, this could change based on other unknown proposed future development within the same area:

- **Elementary School**
 - Suntree Elementary will service the proposed development.
 - Suntree Elementary is within safe walking distance (½ mile) of the proposed development.
 - The proposed development will generate approximately 114 elementary students (424 units x 0.27 students/unit).
 - Suntree Elementary is currently at 83% of its total capacity with 126 available seats. At this time Suntree Elementary has capacity for the proposed development.

- **Middle School**
 - Deluara Middle School will service the proposed development.
 - Delaura Middle School is located approximately 8 miles from the proposed development.
 - The proposed development will generate approximately 25 Middle School Students (424 units x 0.06 students/unit).
 - Delaura Middle School is currently at 76% of its total capacity with 224 available seats. At this time Delaura Middle School has capacity for the proposed development.
- **High School**
 - Viera High School will service the proposed development.
 - Viera High School is approximately 6 miles from the proposed development.
 - The proposed development will generate approximately 42 High School Students (424 units x 0.10 students/unit).
 - Viera High School is currently at 89% of its total capacity with 244 available seats. At this time Viera High School has capacity for the proposed development.

In the Brevard County Code of Ordinances it states that the PIP land use classification allows for manufacturing activities that can be carried on in a relatively unobtrusive manner, and certain facilities that are necessary to serve the employees of the district, are permitted. Some examples of what may be allowed are Boat Building facilities, Motels, Restaurants, and Recovered Material Processing Facilities. The PIP land use classification also allows for up to 50% structural coverage of the lot.

The proposed residential land use will provide more greenspace than is required under the existing PIP land use. Also, as can be seen in the attached Trip Generation Memorandum, the proposed residential land use will create less traffic impact than the existing land use. While the existence of the FEC railroad that abuts the east property line of the site in question might discourage the development of single family residences, based on market analysis, it will lend itself well to the development the proposed apartment complex. We feel that the proposed RES-15 Land Use will provide economic stimulus to the surrounding commercial uses, and have less environmental impact than potential uses within the existing PIP land use classification.

If you should have any questions or require additional information, please do not hesitate to contact me at our Melbourne office at (321) 255-5434. Thank you.

Sincerely,

Erik Juliano, P.E.
Branch Manager
Bowman Consulting
ejuliano@bowmanconsulting.com



Via E-Mail: (narrconstructionservices@gmail.com)

Ref: 4077.11

TECHNICAL MEMORANDUM

To: Will Reynolds, NARR Construction Services, Inc.
From: Matthew West, AICP
Subject: Wickham Road 30-acre Parcel Trip Generation Analysis
Date: April 29, 2015

Lassiter Transportation Group, Inc. (LTG) was asked to determine the trip generation associated with the development known as Wickham Road 30-acre Parcel, located at the southeast corner of Wickham Road and Jordan Blass Drive in unincorporated Brevard County. The proposed development is an apartment complex.

Lassiter Transportation Group, Inc. (LTG) has been retained by NARR Construction Services, Inc., to prepare a trip generation analysis in support of an Expedited State Review Comprehensive Plan Amendment which amends the Future Land Use Map (FLUM) designation for 30.7 acres from Planned Industrial Park (PLNIP) to Residential 15 (Res-15).

TRIP GENERATION FOR THE EXISTING VS PROPOSED FLUM DESIGNATION

The trip generation for the maximum development scenarios for both the existing FLUM designation and the proposed FLUM designation were calculated using the nationally accepted trip generation publication, the *Trip Generation Manual, 9th Edition*, prepared by the Institute of Transportation Engineers (ITE).

The existing analysis is based on the existing FLUM designation of PLNIP as outlined in the Future Land Use Element (FLUE) of the County's Comprehensive Plan. PLNIP does not have a maximum floor area ratio (FAR) according to the Comprehensive Plan, but assuming a reasonable FAR for single story industrial development of 0.4, the property could yield 534,920 square feet of building area.

Based on this assumption and as indicated in Table 1, the potential development of the property under the existing land use would generate 448 gross p.m. peak-hour trips.

Table 1
Gross Trip Generation – Existing FLUM Designation
Wickham Road 30-acre Parcel – ESRCPA

| Time Period | Land Use | ITE Land Use Code | Acreage | Floor Area Ratio | Quantity | Units | Trip Rate Equation | Total Trips | Percent Entering | Percent Exiting | Trips Entering | Trips Exiting |
|----------------|-----------------|-------------------|---------|------------------|----------|-------|-----------------------|-------------|------------------|-----------------|----------------|---------------|
| P.M. Peak-hour | Industrial Park | 130 | 30.70 | 0.40 | 534.92 | KSF | $T = 0.78(X) + 30.48$ | 448 | 21% | 79% | 94 | 354 |

Source: ITE Trip Generation Manual, 9th Edition

The proposed analysis is based on the requested FLUM designation of Residential 15 as outlined in the FLUE of the County's Comprehensive Plan. If developed as a PUD, the maximum density of the proposed future land use (Residential 15) would be 18.75 dwelling units per acre. Applying this maximum density would permit 576 apartment units. As indicated in Table 2, maximum development of the property under the proposed land use would generate 334 p.m. peak-hour trips.

Table 2
Gross Trip Generation for Proposed FLUM Designation
Wickham Road 30-acre Parcel – ESRCPA

| Time Period | Land Use | ITE Land Use Code | Acres | Density | Quantity | Units | Trip Rate Equation | Total Trips | Percent Entering | Percent Exiting | Trips Entering | Trips Exiting |
|----------------|-----------|-------------------|-------|---------|----------|----------------|--------------------|-------------|------------------|-----------------|----------------|---------------|
| P.M. Peak-hour | Apartment | 220 | 30.7 | 18.75 | 576 | Dwelling Units | $T=0.55(X)+17.65$ | 334 | 65% | 35% | 217 | 117 |

In addition, the change from PLNIP to Res-15 should result in the reduction of potential truck traffic. In a recent vehicle count by a different client for an existing 600,000 square foot distribution, truck traffic comprised more than 40 percent of the total vehicle count. Truck traffic should be significantly less than 40 percent for a multi-family development's vehicle count.

CONCLUSION

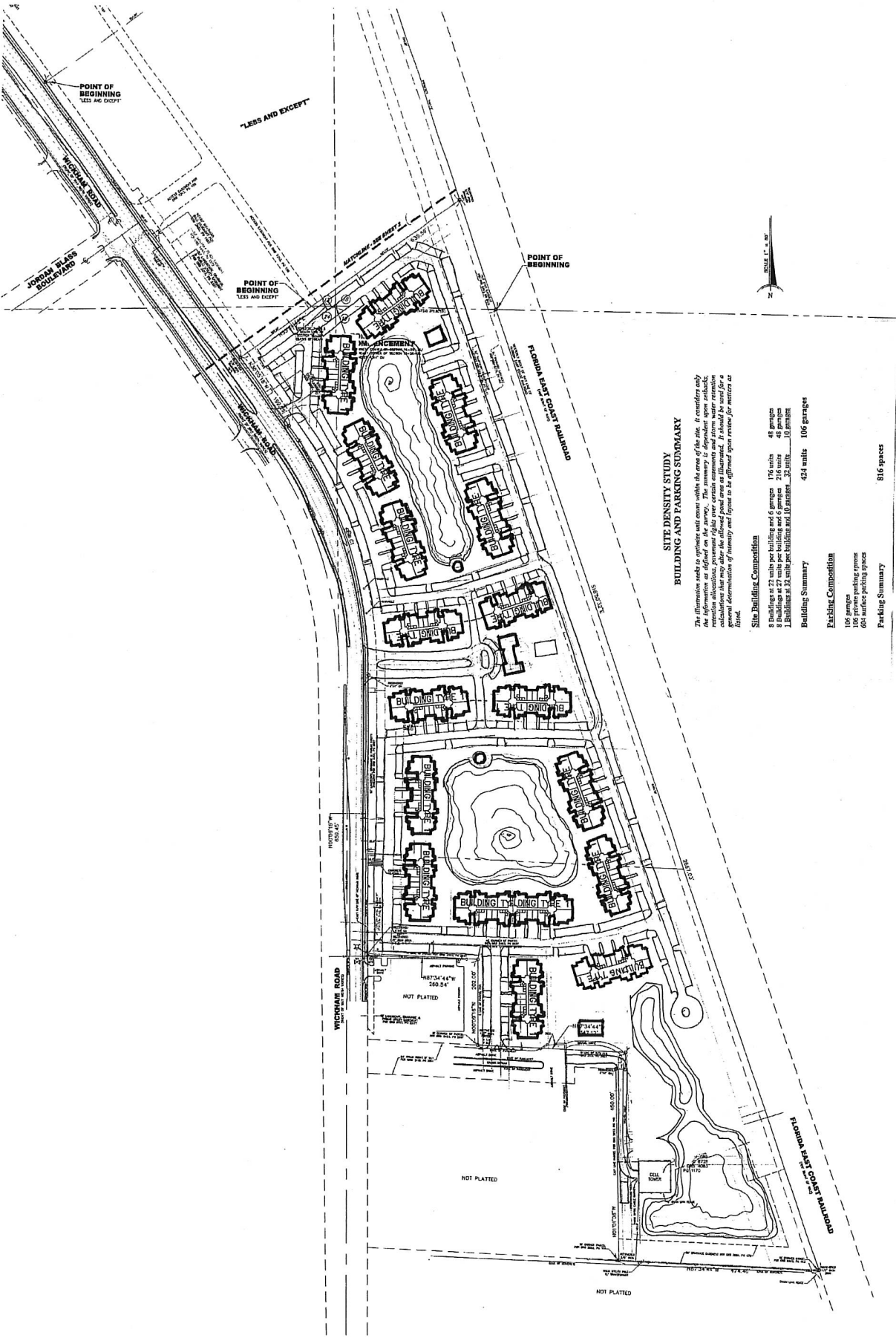
The study was conducted to evaluate the impact the proposed Comprehensive Plan Amendment would have on area roadways based on trip generation of the reasonable development potential of the existing land use designation as compared to the maximum development potential of the proposed land use designation. There will not be an increase in P.M. peak-hour traffic over what is currently allowed. Therefore, this Comprehensive Plan Amendment is recommended for adoption. Concurrency and any required mitigation to support a proposed development plan will be assessed in greater detail during the final development permitting process.

I affirm by my signature that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

Name: Matthew West AICP

Signature: 

Date: April 29, 2015



**SITE DENSITY STUDY
BUILDING AND PARKING SUMMARY**

The information needs to optimize unit count within the area of the site. It considers only the information provided on the site plan. It does not consider other information such as utility allocations or rights over certain easements and storm water retention calculations that may affect the allowed pond area as illustrated. It should be used for a general determination of density and layout to be affirmed upon review for matters as stated.

Site Building Composition

| | | |
|---|------------------|--------------------|
| 8 buildings at 27 units per building and 6 garages | 176 units | 48 garages |
| 8 buildings at 27 units per building and 6 garages | 216 units | 48 garages |
| 2 buildings at 34 units per building and 12 garages | 68 units | 12 garages |
| Building Summary | 459 units | 106 garages |

Parking Composition

| |
|----------------------------|
| 106 garages |
| 106 private parking spaces |
| 604 surface parking spaces |
| Parking Summary |
| 816 spaces |

1/11/14
1/22/15

**Comprehensive Plan Amendment
Imperial South Inc. 2015-2.1
Ordinance**

ORDINANCE NO. 15-__

ORDINANCE AMENDING ARTICLE III, CHAPTER 62, OF THE CODE OF ORDINANCES OF BREVARD COUNTY; ENTITLED “THE COMPREHENSIVE PLAN”, SETTING FORTH PLAN AMENDMENT 2015-2.1; AMENDING SECTION 62-501, ENTITLED “CONTENTS OF THE PLAN”; SPECIFICALLY AMENDING SECTION 62-501, PART XI, ENTITLED FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP SERIES; PROVIDING FOR INTERNAL CONSISTENCY WITH THESE AMENDMENTS; PROVIDING LEGAL STATUS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3161 et. seq., Florida Statutes (1987) established the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Section 163.3167, Florida Statutes, requires each County in the State of Florida to prepare and adopt a Comprehensive Plan as scheduled by the Department of Community Affairs; and

WHEREAS, on September 8, 1988, the Board of County Commissioners of Brevard County, Florida, approved Ordinance No. 88-27, adopting the 1988 Brevard County Comprehensive Plan, hereafter referred to as the 1988 Plan; and

WHEREAS, Sections 163.3184 and 163.3187, and 163.3189, Florida Statutes, established the process for the amendment of comprehensive plans pursuant to which Brevard County has established procedures for amending the 1988 Plan; and

WHEREAS, Brevard County initiated amendments and accepted application for amendments to the Comprehensive Plan on June 30, 2015, for adoption as the Plan Amendment Cycle 2012-2; and

WHEREAS, the Board of County Commissioners of Brevard County, Florida, have provided for the broad dissemination of proposals and alternatives, opportunity for written comments, public hearings after due public notice, provisions for open discussion, communication programs and consideration of and response to public comments concerning the provisions contained in the 1988 Plan and amendments thereto; and

WHEREAS, Section 62-181, Brevard County Code designated the Brevard County Planning and Zoning Board as the Local Planning Agency for the unincorporated areas of Brevard County, Florida, and set forth the duties and responsibilities of said local planning agency; and

WHEREAS, on November 9, 2015, the Brevard County Local Planning Agency held a duly noticed public hearing on Plan Amendment 2015-2.1, and considered the findings and advice of the Technical Advisory Groups, and all interested parties submitting comments; and

WHEREAS, on December 3, 2015, the Brevard County Board of County Commissioners held a duly noticed public hearing, and considered the findings and recommendations, and all interested parties submitting written or oral comments, and the recommendations of the Local Planning Agency, and upon thorough and complete consideration and deliberation, approved for the adoption of Plan Amendment 2015-2.1; and

WHEREAS, Plan Amendment 2015-2.1 adopted by this Ordinance complies with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Plan Amendment 2015-2.1 adopted by this Ordinance is based upon findings of fact as included in the data and analysis.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, as follows:

Section 1. Authority. This ordinance is adopted in compliance with, and pursuant to the Local Government Comprehensive Planning and Land Development Regulations Act, Sections 163.3184 and 163.3187, Florida Statutes.

Section 2. Purpose and Intent. It is hereby declared to be the purpose and intent of this Ordinance to clarify, expand, correct, update, modify and otherwise further the provisions of the 1988 Brevard County Comprehensive Plan.

Section 3. Adoption of Comprehensive Plan Amendments. Pursuant to Plan Amendment 2015-2.1 to the 1988 Comprehensive Plan, Article III, Chapter 62-504, Brevard County Code, the 1988 Brevard County Comprehensive Plan is hereby amended as specifically shown in Exhibit A. Exhibit A is hereby incorporated into and made part of this Ordinance.

Section 4. Legal Status of the Plan Amendments. After and from the effective date of this Ordinance, the plan amendment, Plan Amendment 2015-2.1, shall amend the 1988 Comprehensive Plan and become part of that plan and the plan amendment shall retain the legal status of the 1988 Brevard County Comprehensive Plan established in Chapter 62-504 of the Code of Laws and Ordinances of Brevard County, Florida, as amended.

Section 5. Severability. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, but the effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

Section 6. Effective Date. The plan amendment shall become effective once the state land planning agency issues a final order determining the adopted amendment to be in compliance in accordance with Florida Statutes, Section 163.3184(9), or until the Administration Commission issues a final order determining the amendment to be in compliance in accordance with Florida Statutes, Section 163.3184(10). A certified copy of the ordinance shall be filed with the Office of the Secretary of State, State of Florida, within ten days of enactment.

DONE AND ADOPTED in regular session, this ___ day of _____, 2015.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA**

Scott Ellis, Clerk

By: _____
Robin Fisher, Chairman

Approved by the Board on _____, 2015.

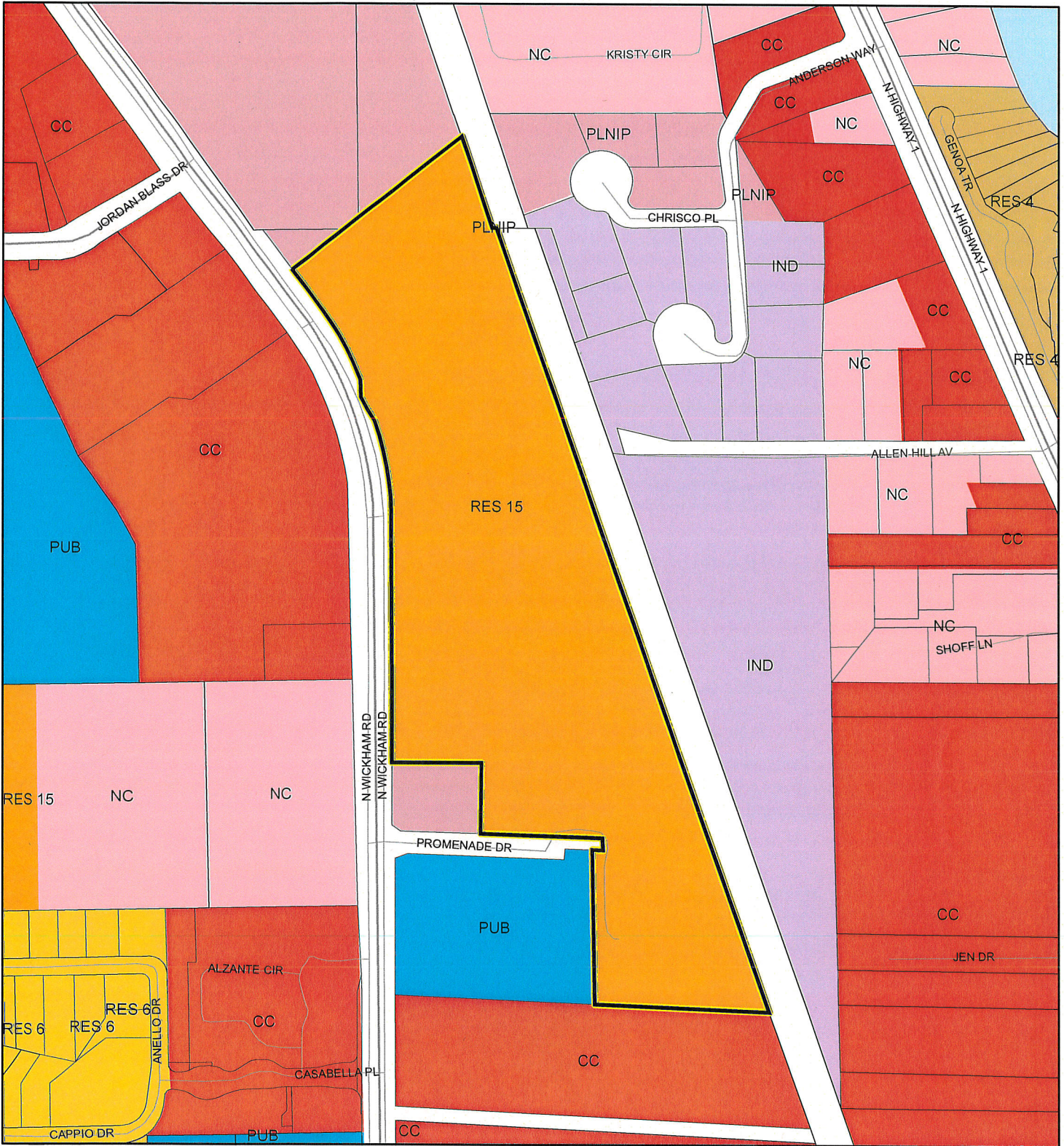
EXHIBIT A

2015-2.1 COMPREHENSIVE PLAN AMENDMENT

PROPOSED FUTURE LAND USE MAP

Comprehensive Plan Amendment 2015-2.1

Imperial South, Inc. 15PZ00039



1:4,800 or 1 inch = 400 feet

 Subject Property

 Parcels

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions herein.

Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 6/22/2015