

## Pelican Coast Conceptual Development Plan Written Material

### 5a. Planning Objectives:

PUD ORDINANCE # 788 was created by the City of Satellite Beach in 1999 as an incentive for the successful "Developer" to annex the South Housing property into the Incorporated City Limits of Satellite Beach. To that end, the Developer of the PUD has agreed to the annexation of the Property and has created a development plan that seeks to satisfy both the City's and Developer's goals & objectives.

The overriding Development Concept is to create a superior community plan while at the same time realizing the development potential described in Ordinance 788. This approach necessitates a balance of public and private open space with residential net development densities and a balance of the re-use of adaptation of existing infrastructure with new infrastructure to insure a high quality community plan.

The plan will create a superior community through the use of the detention-retention lakes, a generous landscaped setback along State Highway A1A, a central greenbelt that will provide a safe means of pedestrian movement within the community and landscaped community entries associated with large open space areas. Additionally, significant road improvements will be made. Specifically, South Patrick Drive is to be widened to a 90' ROW with a landscaped median, Poinsettia will be widened into a boulevard section and 4 additional access points to A1A & South Patrick will greatly enhance the mobility and reduce the traffic impacts at the existing 2 intersections. South Patrick Drive is being re-aligned north to intersect with Tortoise Drive thereby eliminating a dangerous offset intersection.

The distribution of land use density within the PUD is sensitive to surrounding uses and conditions. In Pelican Coast North, a conceptual layout of the Condominium area portrays the inclusion of significant park and recreation center areas for resident's use. Pedestrian connections are being provided both in the north and south to facilitate safe pedestrian movement through Pelican Coast to the schools immediately south of the community.

**Comparison between Required Characteristics in 1999 by the Air Force and the 2004 proposed Pelican Coast Planned Unit Development**

At the time the Air Force disseminated their "Request for Proposals" in 1999, the City of Satellite Beach knew of the following characteristics of this privatization effort:

1. A total site of 287 acres.
2. Air Force to retain 25 acres for existing facilities leaving a net of 262 acres for development for both military and private.
3. A maximum density of 6 units per acre for the entire site or 1572 units.
4. 90 acres set aside for 552 military housing units or 6.1 units per acre.
5. 172 acres set aside for 1020 units for the developer or 5.9 units per acre.
6. 5 acres set aside for commercial development.
7. Renovate 204 existing units and construct 348 new units for the military.

As required by the Air Force, the following are now the proposed characteristics for Pelican Coast as depicted in Exhibit DP-1 "PUD Land Use Plan":

1. A total site of 309.99 acres. This is an increase of 22 acres from the original 287 acres.
2. Air Force to retain 36.32 acres out of the 309.99 acres of the total site, leaving 273.67 acres for development for both military and private.
3. The City of Satellite Beach approved a maximum density of 5 units per acre for the entire site or 1368 units ( $5 \times 273.67 = 1368.35$  or 1368 units).
4. Instead of the 90 acres for the military, the Air Force required the developer to set aside all land south of Patrick Drive, which is 171.69 acres for 545 military housing units. This changed the density from the projected 6.1 units per acre to 3.1 units per acre.
5. The private development is now 101.98 acres or 823 units. This changed the density from the projected 5.9 to 8 units per acre.
6. No commercial development is proposed.
7. All residential units will be newly constructed.

**Note:** Please be advised that Exhibit DP-1 legend has the correct acreage for Pelican Coast South of 171.69 instead of the plan depicting 170.43.

**COUNCIL MINUTES  
MARCH 17, 2004**

**PAGE 4**

Leonard Arnold, PFH Transition Manager, stated that this is a challenging project and reassured Council that the PUD represents all the wishes of the Air force. Phase 1 needs to begin by May 1. A delay would it would be extremely difficult.

Council Members concurred that discussion on density of the north section was moot because it is governed by the signed contract approved by the Secretary of the Air Force for 819 units, restricting the number of multi-family units to 419.

Council asked that the City Attorney to draft language that limits the number of seven-story buildings to three and that requires the one two-story building and limits the maximum density for the area north of Patrick Drive to 819 units, with a maximum of 419 multi-family with the balance to be single family and townhomes.

This award by Congress requires the partnership of the Air Force and Patrick Family Housing, LLC. This partnership requires Patrick Family Housing, LLC. to obtain an approval from the Air Force regarding any aspect of this development, including the private sector. Please keep in mind that the Air Force started this process in 1998 and the City of Satellite Beach knew of the proposed minimum characteristics and development standards for the military housing units as specified by the Air Force's "Request for Proposals" in 1999. These characteristics and standards are outlined further within this report labeled **"Comparison between Required Characteristics by the Air Force and the Proposed Pelican Coast Planned Unit Development"**.

Once the Air Force announced their intentions of the unit, it was...



RESOLUTION NO. 631

A RESOLUTION OF THE CITY OF SATELLITE BEACH, BREVARD COUNTY, FLORIDA, REQUESTING THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS TO NOTIFY AND CONSULT WITH MUNICIPALITIES PRIOR TO ADOPTING, AMENDING OR REPEALING AN ORDINANCE THAT IS EFFECTIVE WITHIN INCORPORATED MUNICIPALITIES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of County Commissioners of Brevard County has the legal authority, under both the Brevard County Charter and the provisions of the general laws of the State of Florida, to adopt ordinances which are effective within both the unincorporated area of Brevard County and the municipalities located in the County; and

WHEREAS, the County Commission adopts ordinances from time to time that are effective within incorporated areas; and

WHEREAS, in most instances there is little or no input solicited by the County Commission from incorporated jurisdictions as to the impact of such ordinances; and

WHEREAS, the City of Satellite Beach does not want the County's ordinances to automatically apply within its corporate limits; and

WHEREAS, a majority of the municipalities within Brevard County, as well as the Space Coast League of Cities, have requested that the Board of County Commissioners consult with the municipalities in the County prior to adopting, amending or repealing County ordinances which are effective within the municipalities.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Satellite Beach, Brevard County, Florida, as follows:

Section 1. The City of Satellite Beach respectfully requests the Board of County Commissioners of Brevard County, Florida, to establish a consultation process with municipalities as part of its continuing emphasis on intergovernmental cooperation prior to scheduling any public hearings on ordinances that may be effective within those municipalities.

Section 2. The City Clerk is directed to forward copies of this resolution to the Brevard County Board of County Commissioners, the Brevard County Administrator, the Space Coast League of Cities and all Brevard municipalities.

## STAFF REPORT

On July 25, 2001, the Satellite Beach City Council voted to transmit a comprehensive plan amendment to the Department of Community Affairs (DCA). This plan amendment (DCA #01-1) results in an additional 366 housing units at the Patrick Air Force Base South Housing Area. The City is stating that the proposed increase will be offset by reductions in their Density Map elsewhere within its boundaries. Specifically, the City is proposing an overall reduction of 425 units from their Density Map, coupled with a 366 unit increase for the South Housing Area, which results in a net reduction of 59 units. However, this reduction in density involves properties that are already developed rather than vacant sites.

The City has submitted information which indicates that additional units have been reduced through the purchases of open space. Satellite Beach has bought 8.7 acres of oceanfront property within the City's boundaries. The purchase of this land for open space has resulted in a reduction of 250 potential residential units. The City has also purchased 8 acres of oceanfront property within the unincorporated County. This land is located adjacent to the northern boundary of the City and is proposed for annexation in January 2002. The purchase of this unincorporated area has resulted in the reduction of an additional 120 residential units. The total reduction in density that has resulted from the City's purchase of the above open space areas is potentially 370 residences.

An essential discussion point arises based upon the above stated methodologies. This point pertains to the appropriateness of counting units removed from lands purchased for public purposes. One point of view is to conclude that the purchase of land for open space reduces overall densities and therefore can off set the potential increase in units at the South Housing Area. The second point of view is to conclude that the reduction in density from lands purchased for public open space should not be utilized as a justification for density increases elsewhere.

The County has shown a commitment to cap or even reduce densities on the barrier island. This process began in the South Beaches area with the adoption of the 1992 South Beaches Small Area Plan and has continued to the present day. As recently as the 2000B Plan Amendment Cycle, the County adopted comprehensive plan amendments that capped the residential densities for the unincorporated areas on the northern and central barrier island at existing levels.

As part of the 1999B Plan Amendment Cycle (adopted May 16, 2000) the Board of County Commissioners voted to approve an amendment (99B.6) that capped the number of homes at the South Housing Area at 999 units. This amendment, which was found in compliance by the DCA, was specially drafted to cap the proposed densities for the south Patrick Housing area at existing residential density levels. This capping of densities was proposed even though the County had submitted plan amendments (Future Land Use Element and Future Land Use Map updates) that resulted in a net decrease of approximately 168, 932 dwelling units. Additionally, in the updated FLUE, the Department of Community Affairs insisted that all references to density bonuses be deleted when such properties were located in the CHHA.

The staff report that was submitted to the Department of Community Affairs for Plan Amendment 99B.6 included an analysis of the project's consistency with the County's Comprehensive Plan. Specifically, this report referenced, among various other goals, objectives and policies, Objective 7 of the Coastal Management Element. This objective states that the County will limit densities within the coastal high hazard zone and will direct development outside of this area. In addition, Coastal Management Element Policy 8.10 was referenced within the staff report. This policy states that Brevard County shall issue development orders for projects conditioned on the hurricane evacuation time meeting the acceptable standard.

Based upon the average household size in the County, the additional 366 residential units proposed for the South Patrick Housing Area translates into a population increase of approximately 860 persons. Additionally, the 366 units represent an increase of approximately 3,495 average daily automobile trips as well.

If the residential units from the lands purchased for open space are included in the overall density reduction figure then the City's comprehensive plan amendment does not result in an increase in homes on the barrier island. If the units removed from the open space areas are not included into the overall density reduction figure, then the increase in residences at the South Housing Area appears to result in a net increase in residences (since the methodology utilized by the City reduces density on properties that are already developed) on the barrier island.





September 11, 2001

Mr. James Stansbury  
Community Program Administrator  
Department of Community Affairs  
Division of Resource Planning and Management  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100

Re: City of Satellite Beach Comprehensive Plan Amendment ( DCA #01-1)

Dear Mr. Stansbury:

Brevard County would like to submit the following comments regarding the above referenced Comprehensive Plan Amendment;

- The City's Comprehensive Plan Amendment results in an increase of 366 residential units at the Patrick Air Force Base South Housing area. This increase in units is not offset by an appropriate decrease in residential densities. The City calculates that an overall reduction of 425 units from their Density Map, coupled with a 366 unit increase at the South Housing area, will result in a net reduction of 59 units. However, this reduction in density involves properties that are already developed rather than vacant sites. The end result of this amendment, therefore, appears to increase densities in the Coastal High Hazard Area (CHHA).
- As part of the 1999B Plan Amendment Cycle (adopted May 16, 2000) the Board of County Commissioners voted to approve an amendment (99B.6) that capped the number of homes at the South Housing Area at the existing density (999 units). The County also adopted its updated Future Land Use Element (FLUE) during this amendment cycle. In the updated FLUE, the Department insisted that all references to density bonuses be deleted when such properties were located in the CHHA. The proposed amendment by the City of Satellite Beach appears to result in a density bonus incentive for the South Housing area (which is located in the CHHA).
- Without a true reduction in residential density, the addition of 366 residential units on the barrier island represents additional people that will need to be evacuated in the event of a hurricane. Based upon the average household size in the County, the additional residential units translate into a population increase of approximately 860 persons. Moreover, the additional 366 units will also mean an increase of approximately 3,495 average daily automobile trips as well.



- The County has shown a commitment to cap or even reduce densities on the barrier island. This process began in the South Beaches area with the adoption of the 1992 South Beaches Small Area Plan and has continued to the present day. As recently as the 2000B Plan Amendment Cycle, the County adopted comprehensive plan amendments that capped the residential densities for the unincorporated areas on the northern and central barrier island at existing levels.

The County hopes that you will consider the above remarks during your review of the City's Comprehensive Plan Amendment. The Board of County Commissioners would like to thank you for giving the County the opportunity to comment on this amendment. If you have any questions or need additional information, please contact either Mel Scott or Todd Corwin at (321) 633-2069.

Sincerely,



Susan Carlson, Chairman  
Brevard County Board of County Commissioners

encl.

cc: Board of County Commissioners  
Tom Jenkins, County Manager  
Scott Knox, County Attorney  
Peggy Busacca, Assistant County Manager  
Mel Scott, Director, Planning and Zoning Office  
Mike Crotty, City Manager, City of Satellite Beach



September 12, 2001

MEMORANDUM

TO: Mel Scott, Planning and Zoning Director

RE: Staff Report and Letter of Objection to Proposed Plan Amendment Submitted by City of Satellite Beach

The Board of County Commissioners, in regular session on September 11, 2001, authorized the Chairman to sign a letter of objection to the Department of Community Affairs concerning the proposed Comprehensive Plan Amendment submitted by the City of Satellite Beach for an increase of 366 residential units on the barrier island.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

A handwritten signature in blue ink, appearing to read "Bernadette Talbert", is written over a horizontal line.

Bernadette Talbert, Deputy Clerk

/sl

SEP 17 2001