



AGENDA REPORT
May 3, 2018

SUBJECT:

Public Hearing, Re: Horizon Title Company, Inc. (Kim Rezanka) requests a change of zoning classification from AU to PUD. The property is 221.51 acres, located at 890 E. Hall Rd., Merritt Island. (18PZ00009) (District 2)

FISCAL IMPACT:

None.

DEPT/OFFICE:

Planning and Development

REQUESTED ACTION:

It is requested that the Board conduct a public hearing to consider the request for a change of zoning classification from AU (Agricultural Residential) to PUD (Planned Unit Development) and approval of the PDP (Preliminary Development Plan).

SUMMARY EXPLANATION and BACKGROUND:

The applicant is seeking a change of zoning classification from AU to PUD for the purpose of developing a residential subdivision with multiple product types. The PDP consists of 117 single-family home lots and a cluster of 102 townhouses (totaling 219 dwelling units) on a 221.51 acre parcel.

Both the current AU zoning and proposed PUD zoning are consistent with the Residential 1 Future Land Use designation.

The Board should be aware that the approval of a PUD zoning request not only entails review of the zoning request itself, but also of the PDP that accompanies the request. The PDP has been included within the package, which has been reviewed for sufficiency by staff. Code provisions for this review and approval, as well as staff comments regarding the PDP submission, are included for reference.

The Board shall review the PDP and either approve, approve subject to conditions, or disapprove the PDP application. Unlike typical zoning changes, the Board may stipulate conditions for development of a PUD. Approval of the PDP indicates approval of the PUD zoning subject to acceptance of the final development plan. The decision of the Board shall be based upon a consideration of the facts specified as review criteria for the Planning and Zoning Board in Section 62-1448(b)(5) of the Land Development Regulations.

The Board may wish to consider whether the application proposing a change of zoning classification from AU to PUD is consistent and compatible with the surrounding land use.

On April 12, 2018, the North Merritt Island Dependent Special District Board heard the request and unanimously recommended denial.

On April 23, 2018, the Planning and Zoning Board heard the request and recommended approval with the condition that density is restricted to one unit per two acres, and that no townhouses be proposed. The vote was 8:1.

Staff contact: Erin Sterk, Interim Planning & Zoning Manager, erin.sterk@brevardfl.gov

ATTACHMENTS:

Description

- ▢ **Staff Comments**
- ▢ **Maps**
- ▢ **Preliminary Development Plan + Staff Sufficiency Review**
- ▢ **PUD Zoning Code**
- ▢ **FYI**

REZONING REVIEW WORKSHEET

18PZ00009

Commission District # 2

Hearing Dates: NMI 04/12/18 P&Z 04/23/18 BCC 05/03/18

Owner Name: HORIZON TITLE COMPANY, INC.

Request: AU to PUD

Subject Property:

Parcel ID# 23-36-36-00-4

Tax Acct.# 2318755

Location: North side of Hall Rd., approx. 0.23 mile east of Wood Duck Lane

Address: 890 E. Hall Rd., Merritt Island

Acreage: 221 +/- acres

Consistency with Land Use Regulations

- YES Current zoning can be considered under the Future Land Use Designation. Sec. 62-1255
- YES Proposal can be considered under the Future Land Use Designation. Sec. 62-1255
- YES Would proposal maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	CURRENT	PROPOSED
Zoning	AU	PUD
Potential*	80 SF UNITS	219 BY PDP 117 SF & 102 townhouse
Can be Considered under FLU MAP	YES RESIDENTIAL 1	YES RESIDENTIAL 1

*Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations. Traffic information limited to 117 SF and 102 townhouse units.

Background & Purpose of Request

The applicant is seeking a change of Zoning classification from Agricultural Residential (AU) to Planned Unit Development (PUD) for the purpose of developing a residential subdivision with multiple product types. The Preliminary Development Plan consists of 117 single-family home lots and a cluster of 102 townhouses (totaling 219 dwelling units) on a 221.51 acre parcel.

The project is named Tranquility Estates. Although lot configurations have been proposed for both the single-family and townhome lots, an architect has yet to be announced. Model units have not yet been identified. Single-family residential lots are proposed in two configurations: 80' x 130' or 100' x 150'. The townhouse lots are proposed as 32' x 125' lots with building envelopes maxing out at 32' x 76'. The townhouse development is located near the center of the property buffered by wetlands and single-family residential lots.

The prior development proposal for the site within the existing AU Zoning was for an Open Space Subdivision, pursuant to **Section 62-3000** of Brevard County Code. The prior project's name was Mission Estates and

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consisted of an 80 unit SF development. While some infrastructure began to be developed, including the main road within the development, the project was never completed/platted.

Land Use Compatibility

The subject parcel retains the Residential 1 (Res 1) Future Land Use designation. **FLUE Policy 1.9** addresses the Residential 1 Future Land Use designation, which permits low density residential development with a maximum density of up to one (1) unit per acre, except as otherwise may be provided for within the Future Land Use Element.

Both the current AU zoning and the proposed PUD zoning are consistent with the Res 1 FLU designation. As a PUD, development density is allowed up to 25% higher than other standard zonings. The proposed Preliminary Development Plan offered in this submittal is not requesting to exceed the standard development density of 1 unit/acre by taking advantage of the available density bonus.

This site is also within North Merritt Island, which has had a history of density reductions, especially at the north end. A previous North Merritt Island Small Area Study Plan drafted June 1, 1992 proposed the reduction of residential densities from two (2) units to one (1) unit per acre, which applied to 65% of the NMI study area. **Future Land Use Map Amendment 92B.5.13** changed the Residential Density designation from Suburban 2 to Suburban 1 on 6500 +/- acres, which included the subject property. After the first EAR Amendment to the Comprehensive Plan in 2001, the Residential Density and Future Land Use maps were combined, and the Future Land Use designation was renamed from Suburban 1 to Residential 1 (Res1). This Res 1 FLU designation remains today.

A new North Merritt Island Small Area Study is currently underway, which includes a draft recommendation proposed by the Citizen's Committee, proposing to reduce densities even further. The draft recommendation asks the Board to consider changing the Future Land Use designation of all properties with an existing Residential 1 Future Land Use designation and with an Agricultural Residential (AU) Zoning classification from Residential 1 (up to 1 dwelling unit per acre) to Residential 1:2.5 (up to 1 dwelling unit per 2.5 acres).

The Board should evaluate the compatibility of this application within the context of the Board's Administrative Policies 1 - 8 of the Future Land Use Element, as outlined on pages 2 through 5 of the Administrative Policies.

Environmental Constraints

Please refer to comments provided by the Natural Resource Management Department.

Applicable Land Use Policies

The parcel is bounded along the north property line and at its southwest corner by AU zoning. The AU Zoning classification permits single-family residences and agricultural pursuits on 2 ½ acre lots, with a minimum lot width and depth of 150 feet. The minimum house size in AU is 750 square feet. The AU Zoning classification also permits the raising/grazing of animals, fowl and beekeeping.

The parcel is bounded along the west property line by Suburban residential SR zoning. The SR classification permits single family residences on minimum half acre lots, with a minimum width of 100 feet and a depth of 150 feet. The minimum house size in SR is 1,300 square feet.

The parcel is the easternmost parcel of land within the County's jurisdiction along Hall Road, bounded along the east property line by Federal lands.

The PUD Zoning classification allows single-family residences as small as 900 square feet of living area and townhouse apartment living areas as low as 500 square feet for a one bedroom unit. Across Hall Road to the south, the Savannah's development retains a similar PUD Zoning classification with the

Res 1 Future Land Use designation.

The residential zoning trends within the same section date back to March 28, 2011. Previous zoning applications were all rezoned to the AU zoning classification.

Z-11566 was rezoned from RR-1 to AU with BDP recorded in ORB 6356 Pgs 1887-1890 on March 28, 2001.

Z-11541 was rezoned from SR to AU on May 6, 2010.

Z-11470 was rezoned from IN(L) to AU, prior zoning application for this site adopted on February 5, 2009.

Across Hall Road, the Savannah's subdivision with a PUD Zoning classification was platted in 1989.

School Concurrency Analysis

At this time, the concurrency service area for the elementary school level is projected to have insufficient capacity to accommodate the maximum potential residential development resulting from the proposed Tranquility Estates subdivision rezoning.

Considering the total adjacent elementary school service areas, including those of Audubon Elementary and MILA Elementary, there is sufficient capacity for the total projected student memberships to accommodate the Tranquility Estates subdivision rezoning.

Transportation Concurrency Analysis

	ADT	PM PEAK		
Trips from Existing Zoning	762	80	Segment Number	167 & 168
Trips from Proposed Zoning	1,708	170	Segment Name	SR 3 from Barge Canal to Hall Rd.
Maximum Acceptable Volume (MAV)	41,790	3,761	Acceptable LOS	D
Current Volume	21,170	1,905	Directional Split	0.5
Volume With Proposed Development	22,878	2,075	ITE CODE	
Current Volume / MAV	50.66%	50.66%	210 & 230	
Volume / MAV with Proposal	54.75%	54.75%		
Current LOS	D	D		
LOS With Proposal	D	D		
Findings	<input checked="" type="checkbox"/> Non-Deficiency		<input type="checkbox"/> Deficiency	

The subject parcel has direct access from Hall Road. Current 2017 Space Coast TPO Traffic Counts do not include analysis of Hall Road. The closest roadway segment included within the dataset is N. Courtenay Parkway (SR 3) between the Barge Canal at the south and Hall Road to the north. This nearby segment of SR 3 was used for the preliminary trip generation and impact analysis within the Staff Report.

A preliminary review of the impact of trips anticipated to be generated by the increase in development potential of the property does not demonstrate that the impact on nearby N. Courtenay Parkway (SR 3) creates a deficiency

in Level of Service and that the corridor still remains under capacity within the segment between the Barge Canal and Hall Road. Should the proposal for rezoning to PUD be approved by the Board, and the property then subdivided, the applicant will be responsible for submitting a Traffic Impact Analysis (TIA) when submitting a site plan. The applicant will also be responsible for conducting traffic counts on Hall Road in order to demonstrate whether concurrency failure is indicated or whether a significant change in trip generation has occurred.

Special Considerations for PUD Zoning

The Board should be aware that approval of a PUD Zoning request not only entails review of the Zoning request itself, but also of the Preliminary Development Plan (PDP) that accompanies the request. The PDP has been included within the package, which has been reviewed for sufficiency by staff. Code provisions for this review and approval as well as staff comments regarding the PDP submission are included below for reference.

Pursuant to Section 62-1448 (b) (5) of Brevard County Code, a Preliminary Development Plan (PDP) must be submitted with a request for the PUD Zoning classification. The decision of the Planning and Zoning Board on the PDP included with the application shall include the findings of fact that serve as a basis for its recommendation. In making its recommendation, the planning and zoning board shall consider the following facts:

- a. Degree of departure of the proposed planned unit development from surrounding residential areas in terms of character and density.
- b. Compatibility within the planned unit development and relationship with surrounding neighborhoods.
- c. Prevention of erosion and degrading of surrounding area.
- d. Provision for future public education and recreation facilities, transportation, water supply, sewage disposal, surface drainage, flood control and soil conservation as shown in the preliminary development plan.
- e. The nature, intent and compatibility of common open space, including the proposed method for the maintenance and conservation of the common open space.
- f. The feasibility and compatibility of the specified stages contained in the preliminary development plan to exist as an independent development.
- g. The availability and adequacy of water and sewer service to support the proposed planned unit development.
- h. The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed planned unit development.
- i. The benefits within the proposed development and to the general public to justify the requested departure from the standard land use requirements inherent in a planned unit development classification.
- j. The conformity and compatibility of the planned unit development with any adopted development plan of the county.
- k. The conformity and compatibility of the proposed common open space, primary residential and secondary nonresidential uses with the proposed planned unit development.

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The applicant has provided all of the exhibits required by Section 62-1448 (b) (2) of Brevard County Code except for the name of the architect. The Preliminary Development Plan includes a total of 133.19 acres of common open space, of which 13.32 acres is designated as active recreation. The types of passive and active recreation uses proposed include: conservation/preservation areas, a clubhouse complex with swimming pool, active recreation playground and park, exercise trail, volleyball and tennis courts, three (3) gazebos and a grass playing field. The development is proposed in three (3) phases. Open space will be administered by a master homeowner association to be established by the developer.

For Board Consideration

The North Merritt Island Small Area Study is underway and is anticipated to come before the Board in mid- 2018. If this rezoning request were to be denied and the property were to retain its current AU Zoning classification and the Board were to approve the Small Area Study's recommendation to amend the Comprehensive Plan, the Future Land Use designation change to Res 1:2.5 would apply to this subject property.

The Board may wish to consider whether the application proposing a change of Zoning classification from AU to PUD is consistent and compatible with the surrounding land use.

The Board should be aware that approval of a PUD Zoning request not only entails review of the Zoning request itself, but also of the Preliminary Development Plan (PDP) that accompanies the request. The PDP has been included within the package, which has been reviewed for sufficiency by staff. Code provisions for this review and approval as well as staff comments regarding the PDP submission are included in these staff comments for reference.

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Information available to NRM indicates that federally and/or state protected species may be present on the property. Specifically, gopher tortoises can be found in areas of aquifer recharge soils. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant should obtain any necessary permits or clearance letters from the Florida Fish and Wildlife Conservation Commission and/or U.S. Fish and Wildlife Service, as applicable.

The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for preservation and canopy coverage requirements. Land clearing is not permitted without prior authorization by NRM.



Legend

S_Fld_Haz_Ar

FLD_ZONE

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

0.2 PCT ANNUAL CHANCE FLOOD HAZARD CONTAINED IN CHANNEL

A

AE

AH

AO

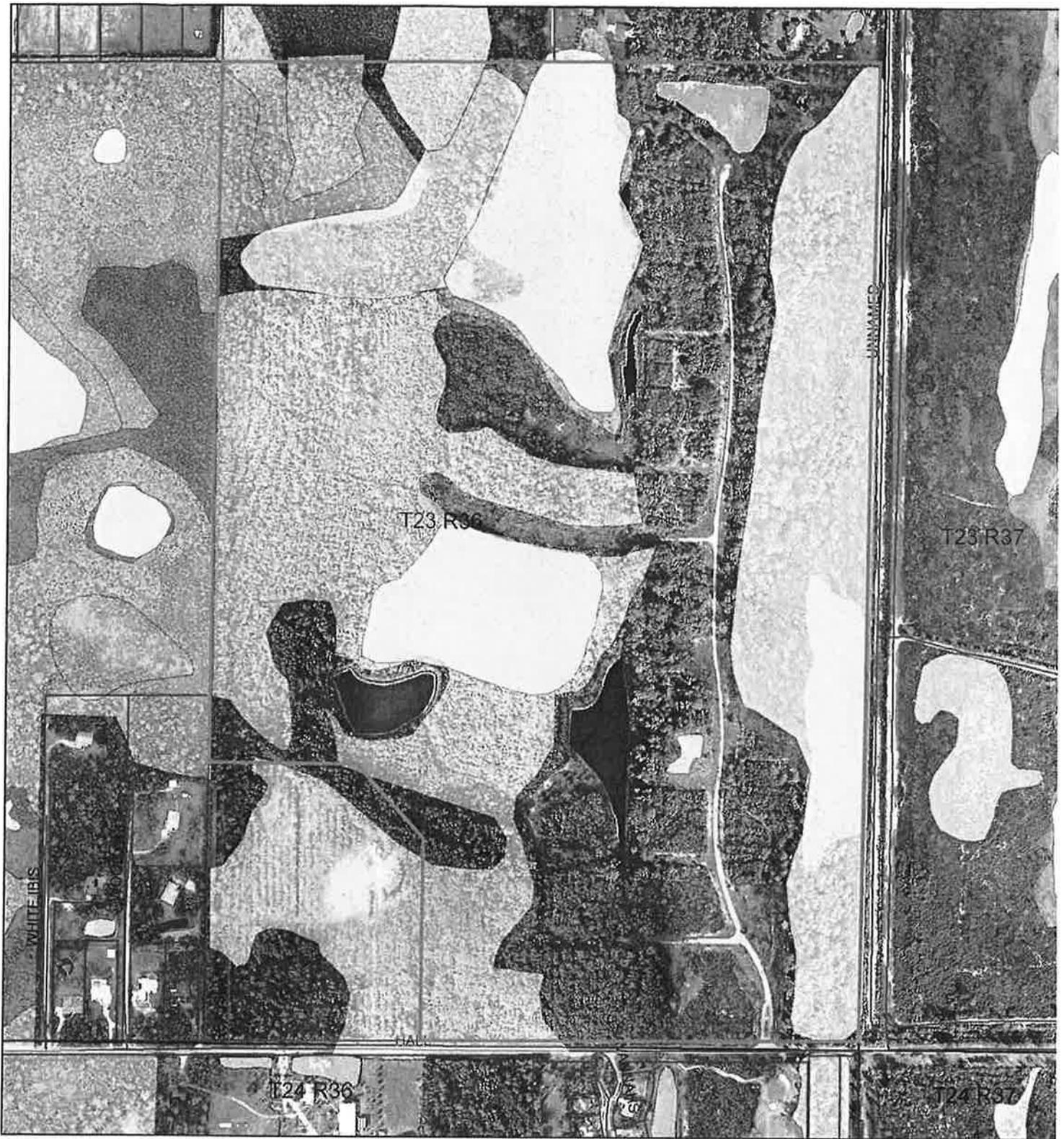
OPEN WATER

VE

X

X PROTECTED BY LEVEE

**FEMA SFHA
18PZ00009**



Legend

NWI	LCLU 2009 SJR 6000	6250
WETLAND_TY	LCCODE	6300
Estuarine and Marine Deepwater	6110	6410
Estuarine and Marine Wetland	6120	6420
Freshwater Emergent Wetland	6170	6430
Freshwater Forested/Shrub Wetland	6181	6440
Freshwater Pond	6182	6460
Lake	6210	6500
Other	6220	
Riverine		

**NWI Wetlands &
SJRWMD 6000 LCLU Wetlands
18PZ00009**



Legend

- 16 - Hydric**
- 23 - Hydric**
- 91 - Hydric**
- 49 - Aquifer Recharge**
- 28 - N/A**
- 55 - Aquifer Recharge & Hydric**

Soils
18PZ00009

LOCATION MAP
HORIZON TITLE COMPANY, INC.
18PZ00009



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

Buffer Distance: 500 feet

— Buffer
■ Subject Property

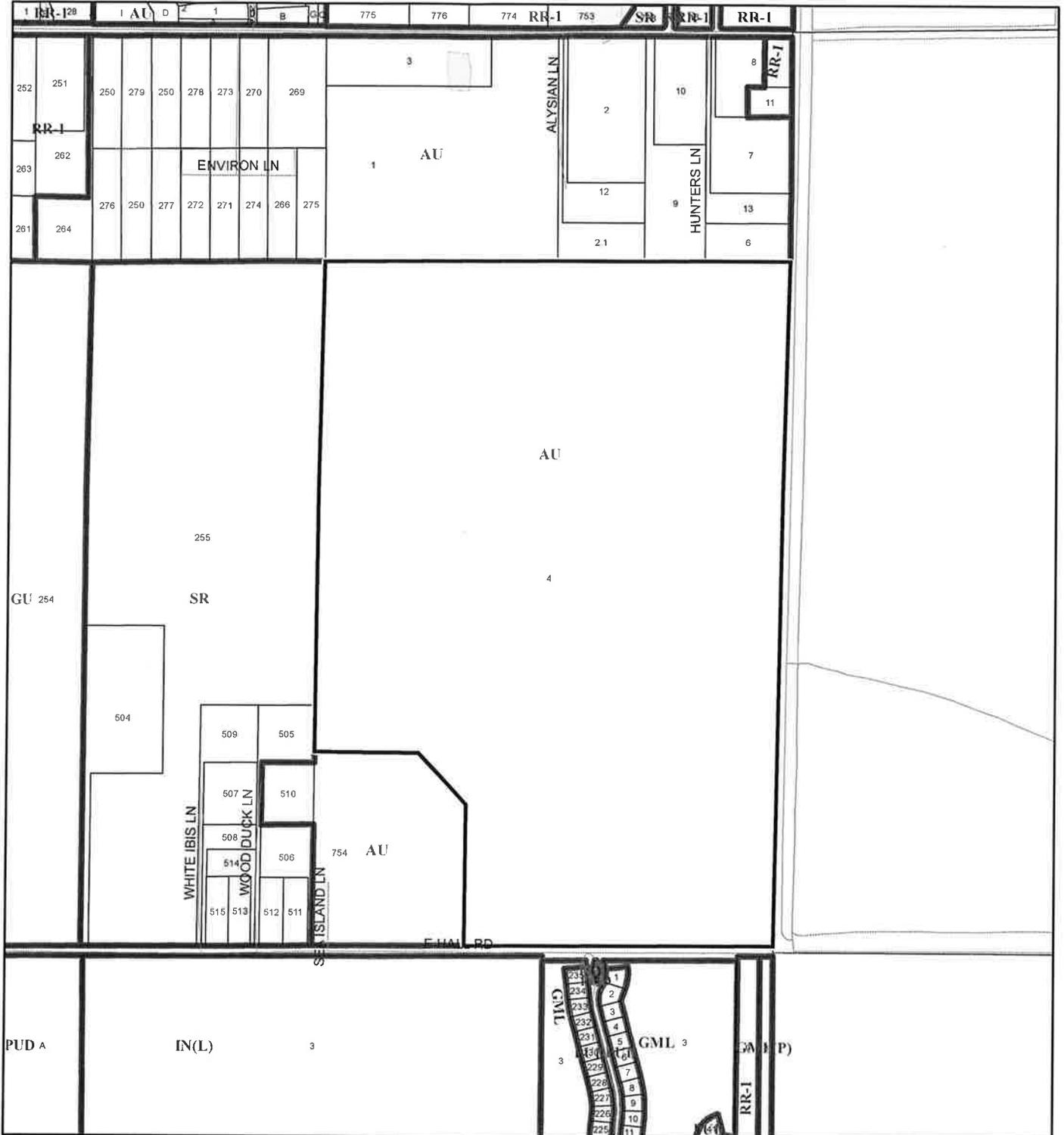
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 2/22/2018

ZONING MAP

HORIZON TITLE COMPANY, INC.

18PZ00009



1:9,600 or 1 inch = 800 feet

-  Subject Property
-  Parcels
-  Zoning

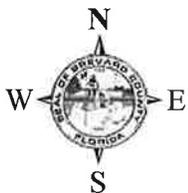
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 2/22/2018

FUTURE LAND USE MAP

HORIZON TITLE COMPANY, INC.

18PZ00009



1:9,600 or 1 inch = 800 feet

— Subject Property
□ Parcels

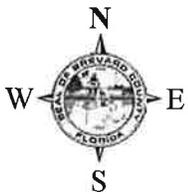
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 2/9/2018

AERIAL MAP

HORIZON TITLE COMPANY, INC.

18PZ00009



1:9,600 or 1 inch = 800 feet

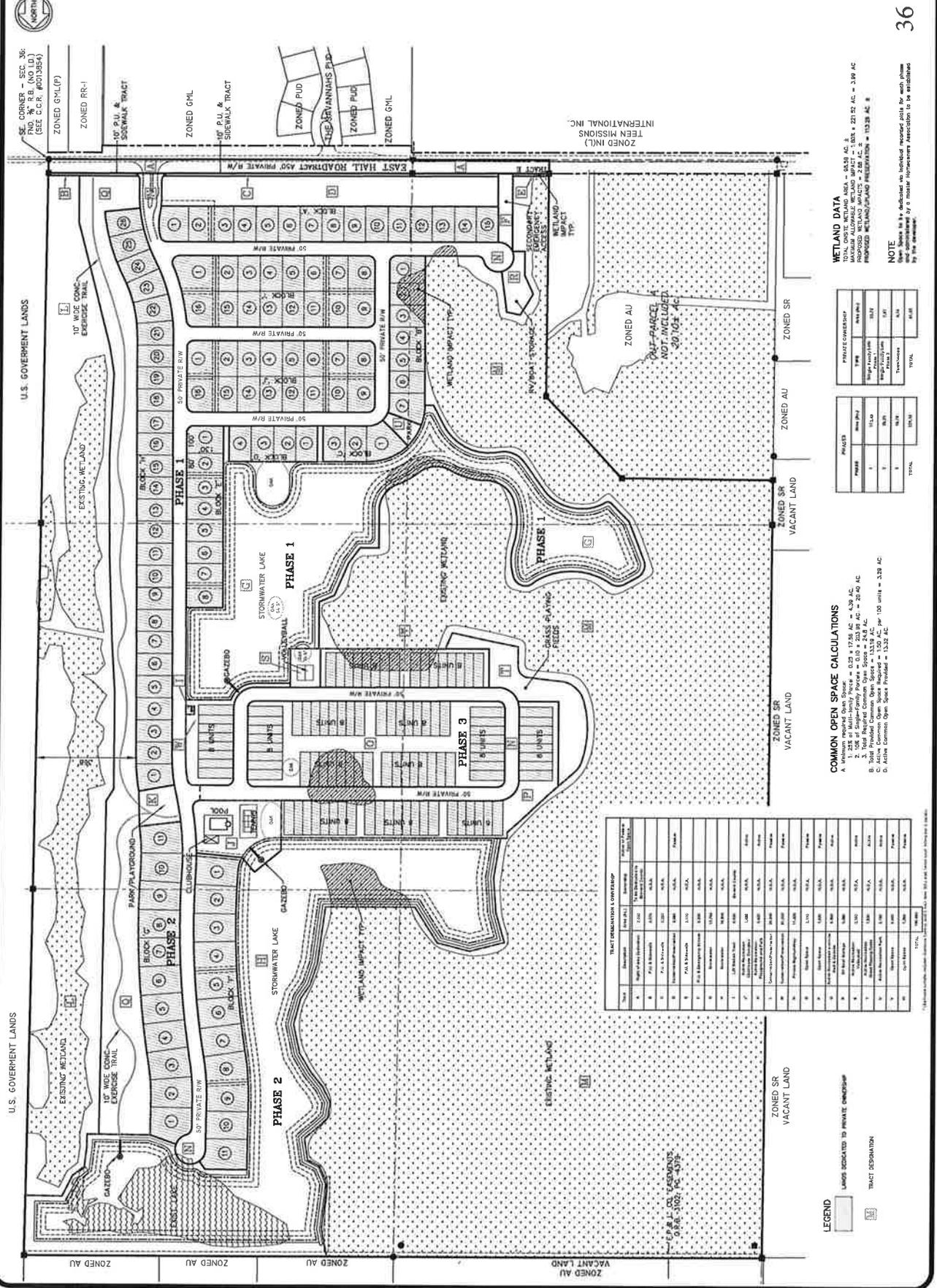
PHOTO YEAR: 2017

 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: 2/9/2018



COMMON OPEN SPACE CALCULATIONS

A. 100' x 100' x 100' = 1,000,000 AC

B. 100' x 100' x 100' = 1,000,000 AC

C. 100' x 100' x 100' = 1,000,000 AC

D. 100' x 100' x 100' = 1,000,000 AC

WETLAND DATA

TOTAL UPRIC WETLAND AREA = 8432 AC ±

TOTAL UPRIC WETLAND IMPACTS = 22152 AC ±

TOTAL UPRIC WETLAND PRESERVATION = 11328 AC ±

NOTE

1. The wetland data is based on the wetland data for the wetland data prepared by a state-licensed professional wetland biologist.

TRACT IDENTIFICATION & OVERSHIP	Area (Ac)	Overship
1. Phase 1 Block 1	1.00	0.00
2. Phase 1 Block 2	1.00	0.00
3. Phase 1 Block 3	1.00	0.00
4. Phase 1 Block 4	1.00	0.00
5. Phase 1 Block 5	1.00	0.00
6. Phase 1 Block 6	1.00	0.00
7. Phase 1 Block 7	1.00	0.00
8. Phase 1 Block 8	1.00	0.00
9. Phase 1 Block 9	1.00	0.00
10. Phase 1 Block 10	1.00	0.00
11. Phase 1 Block 11	1.00	0.00
12. Phase 1 Block 12	1.00	0.00
13. Phase 1 Block 13	1.00	0.00
14. Phase 1 Block 14	1.00	0.00
15. Phase 1 Block 15	1.00	0.00
16. Phase 1 Block 16	1.00	0.00
17. Phase 1 Block 17	1.00	0.00
18. Phase 1 Block 18	1.00	0.00
19. Phase 1 Block 19	1.00	0.00
20. Phase 1 Block 20	1.00	0.00
21. Phase 1 Block 21	1.00	0.00
22. Phase 1 Block 22	1.00	0.00
23. Phase 1 Block 23	1.00	0.00
24. Phase 1 Block 24	1.00	0.00
25. Phase 1 Block 25	1.00	0.00
26. Phase 1 Block 26	1.00	0.00
27. Phase 1 Block 27	1.00	0.00
28. Phase 1 Block 28	1.00	0.00
29. Phase 1 Block 29	1.00	0.00
30. Phase 1 Block 30	1.00	0.00
31. Phase 1 Block 31	1.00	0.00
32. Phase 1 Block 32	1.00	0.00
33. Phase 1 Block 33	1.00	0.00
34. Phase 1 Block 34	1.00	0.00
35. Phase 1 Block 35	1.00	0.00
36. Phase 1 Block 36	1.00	0.00
37. Phase 1 Block 37	1.00	0.00
38. Phase 1 Block 38	1.00	0.00
39. Phase 1 Block 39	1.00	0.00
40. Phase 1 Block 40	1.00	0.00
41. Phase 1 Block 41	1.00	0.00
42. Phase 1 Block 42	1.00	0.00
43. Phase 1 Block 43	1.00	0.00
44. Phase 1 Block 44	1.00	0.00
45. Phase 1 Block 45	1.00	0.00
46. Phase 1 Block 46	1.00	0.00
47. Phase 1 Block 47	1.00	0.00
48. Phase 1 Block 48	1.00	0.00
49. Phase 1 Block 49	1.00	0.00
50. Phase 1 Block 50	1.00	0.00
51. Phase 1 Block 51	1.00	0.00
52. Phase 1 Block 52	1.00	0.00
53. Phase 1 Block 53	1.00	0.00
54. Phase 1 Block 54	1.00	0.00
55. Phase 1 Block 55	1.00	0.00
56. Phase 1 Block 56	1.00	0.00
57. Phase 1 Block 57	1.00	0.00
58. Phase 1 Block 58	1.00	0.00
59. Phase 1 Block 59	1.00	0.00
60. Phase 1 Block 60	1.00	0.00
61. Phase 1 Block 61	1.00	0.00
62. Phase 1 Block 62	1.00	0.00
63. Phase 1 Block 63	1.00	0.00
64. Phase 1 Block 64	1.00	0.00
65. Phase 1 Block 65	1.00	0.00
66. Phase 1 Block 66	1.00	0.00
67. Phase 1 Block 67	1.00	0.00
68. Phase 1 Block 68	1.00	0.00
69. Phase 1 Block 69	1.00	0.00
70. Phase 1 Block 70	1.00	0.00
71. Phase 1 Block 71	1.00	0.00
72. Phase 1 Block 72	1.00	0.00
73. Phase 1 Block 73	1.00	0.00
74. Phase 1 Block 74	1.00	0.00
75. Phase 1 Block 75	1.00	0.00
76. Phase 1 Block 76	1.00	0.00
77. Phase 1 Block 77	1.00	0.00
78. Phase 1 Block 78	1.00	0.00
79. Phase 1 Block 79	1.00	0.00
80. Phase 1 Block 80	1.00	0.00
81. Phase 1 Block 81	1.00	0.00
82. Phase 1 Block 82	1.00	0.00
83. Phase 1 Block 83	1.00	0.00
84. Phase 1 Block 84	1.00	0.00
85. Phase 1 Block 85	1.00	0.00
86. Phase 1 Block 86	1.00	0.00
87. Phase 1 Block 87	1.00	0.00
88. Phase 1 Block 88	1.00	0.00
89. Phase 1 Block 89	1.00	0.00
90. Phase 1 Block 90	1.00	0.00
91. Phase 1 Block 91	1.00	0.00
92. Phase 1 Block 92	1.00	0.00
93. Phase 1 Block 93	1.00	0.00
94. Phase 1 Block 94	1.00	0.00
95. Phase 1 Block 95	1.00	0.00
96. Phase 1 Block 96	1.00	0.00
97. Phase 1 Block 97	1.00	0.00
98. Phase 1 Block 98	1.00	0.00
99. Phase 1 Block 99	1.00	0.00
100. Phase 1 Block 100	1.00	0.00

Ritchie, George C

From: Ritchie, George C
Sent: Monday, February 05, 2018 3:54 PM
To: Mahaney, Regina R; Sweeney, Michael; christie.mcnamara@flhealth.gov; Scates, Franklin B; Calkins, Tad; Holmes, Andrew; Mcgee, Darcie A; Wheeler, Harvey; Stoms, Terrence K; Alward, Keith A; Gumm, Corrina; Helmer, Jim E
Cc: Ragain, Rebecca; Sterk, Erin; Jones, Jennifer
Subject: Comments for a new PUD development - Tranquility Estates
Attachments: 17PZ00009 Application.pdf

Good afternoon everyone,

I have been presented a preliminary development plan for the development of a new PUD in Merritt Island located on the northeast end of Hall Road (Tax Acct # 2318755). Please review the proposal from the standpoint of your agency's responsibilities and respond to me by February 16, 2018. While the project will still require Site Plan approval, the Board of County Commissioners and the applicant should be advised of potential compliance issues. Staff is looking for major issues that would keep the project from being approved as proposed; site plan review analysis is not sought for this specific review. Thank you for your assistance.

Address Assignment – Regina Mahaney, 911 Database/Addressing Coordinator or Natasha Petrie
County Surveyor - Mike Sweeney, PSM
Environmental Health Services – Christie McNamara or Scott Bauman
Fire Rescue - Frank Scates, Fire Marshal or Douglas Carter, Assistant Fire Marshal
Land Development – Tad Calkins, Assistant Director for Planning and Development
Land Development – Andrew Holmes, Engineering Manager
NRM – Darcie McGee, Special Projects Coordinator IV
NRM – Harvey Wheeler, Construction Coordinator
Parks and Recreation -Terry Stoms, Special Projects Coordinator III
Public Works/Road & Bridge – Keith Alward, Area Manager
Transportation – Corrina Gumm, P.E., Engineer III
Utilities Services Department –Jim E. Helmer, Director

This office can only provide zoning and comprehensive plan information. You may wish to contact other County agencies to fully determine the development potential of this property. This letter does not establish a right to develop or redevelop the property and does not constitute a waiver to any other applicable land development regulations. At the time of development, this property will be subject to all such regulations. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

George C. Ritchie, Planner III, Zoning Office
Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way Bldg. A-114
Viera, FL 32940

Ritchie, George C

From: Ritchie, George C
Sent: Monday, February 05, 2018 5:00 PM
To: Reagan, Mark
Cc: Hurley, Tammy L; Kean, Don; Dugan, Andrew; Francis, Jared; Helmer, Jim E; Sterk, Erin
Subject: RE: Comments for a new PUD development - Tranquility Estates

Right now it's just generalized concerns. If the zoning is approved, we will see site plans and subdivision plats for the development of this site.

From: Reagan, Mark
Sent: Monday, February 05, 2018 4:59 PM
To: Ritchie, George C
Cc: Hurley, Tammy L; Kean, Don; Dugan, Andrew; Francis, Jared; Helmer, Jim E; Sterk, Erin
Subject: RE: Comments for a new PUD development - Tranquility Estates

I wouldn't anticipate any problems, but of course we haven't seen the details and I don't know whether the proponent has either.

From: Ritchie, George C
Sent: Monday, February 05, 2018 4:47 PM
To: Reagan, Mark
Cc: Hurley, Tammy L; Kean, Don; Dugan, Andrew; Francis, Jared; Helmer, Jim E; Sterk, Erin
Subject: RE: Comments for a new PUD development - Tranquility Estates

Thanks Mark. Does that mean no major issues... or are there capacity issues? Anything I need to place into my zoning comments that will be heard by the various review Boards and the BCC?

From: Reagan, Mark
Sent: Monday, February 05, 2018 4:25 PM
To: Ritchie, George C
Cc: Hurley, Tammy L; Kean, Don; Dugan, Andrew; Francis, Jared; Helmer, Jim E
Subject: RE: Comments for a new PUD development - Tranquility Estates

Hi George,
Sanitary sewer and reclaimed water are generally available to serve this site.
Thanks,
Mark

From: Helmer, Jim E
Sent: Monday, February 05, 2018 4:08 PM
To: Hurley, Tammy L; Reagan, Mark; Kean, Don
Subject: FW: Comments for a new PUD development - Tranquility Estates

Please review

From: Ritchie, George C
Sent: Monday, February 05, 2018 3:55 PM
To: Mahaney, Regina R; Sweeney, Michael; christie.mcnamara@flhealth.gov; Scates, Franklin B; Calkins, Tad; Holmes, Andrew; Mcgee, Darcie A; Wheeler, Harvey; Stoms, Terrence K; Alward, Keith A; Gumm, Corrina; Helmer, Jim E

Cc: Ragain, Rebecca; Sterk, Erin; Jones, Jennifer
Subject: Comments for a new PUD development - Tranquility Estates

Good afternoon everyone,

I have been presented a preliminary development plan for the development of a new PUD in Merritt Island located on the northeast end of Hall Road (Tax Acct # 2318755). Please review the proposal from the standpoint of your agency's responsibilities and respond to me by February 16, 2018. While the project will still require Site Plan approval, the Board of County Commissioners and the applicant should be advised of potential compliance issues. Staff is looking for major issues that would keep the project from being approved as proposed; site plan review analysis is not sought for this specific review. Thank you for your assistance.

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George C. Ritchie, Planner III, Zoning Office
Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way Bldg. A-114
Viera, FL 32940

Phone # (321)633-2070 ext 52657
Fax # (321)633-2152

Ritchie, George C

From: Mahaney, Regina R
Sent: Tuesday, February 06, 2018 11:30 AM
To: Ritchie, George C
Cc: Assignment, Address; Dorman, Carla
Subject: RE: Comments for a new PUD development - Tranquility Estates
Attachments: 17PZ00009 Application.pdf

George,

Address Assignment will require 5 street name choices to be submitted for review and approval. Also, in 9-1-1 records, the main intersecting roadway with the project is named as (E. Hall Road) versus East Hall Road.

No other major issues from our perspective have been noted.

If you have any questions or our office can be of further assistance, please let us know.

Thank you.

Regina R. Mahaney
9-1-1 Addressing Coordinator
Brevard County E9-1-1 Administration
2725 Judge Fran Jamieson Way
Building A, Suite 120
Viera, FL 32940-6022
Office: (321) 690-6846 Ext. 1
Fax: (321) 690-6842
address.assign@brevardfl.gov

NOTICE: Receiving an address does not guarantee a property is buildable or that any permits can be issued!
Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

 Please consider the environment before printing this E-mail.

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Sent: Monday, February 05, 2018 3:55 PM
To: Mahaney, Regina R; Sweeney, Michael; christie.mcnamara@flhealth.gov; Scates, Franklin B; Calkins, Tad; Holmes, Andrew; Mcgee, Darcie A; Wheeler, Harvey; Stoms, Terrence K; Alward, Keith A; Gumm, Corrina; Helmer, Jim E
Cc: Ragain, Rebecca; Sterk, Erin; Jones, Jennifer
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Viera, FL 32940

Phone # (321)633-2070 ext 52657
Fax # (321)633-2152

Ritchie, George C

From: Gumm, Corrina
Sent: Thursday, February 08, 2018 2:48 PM
To: Ritchie, George C
Cc: Swanson, Devin A; Stanford, Ashley
Subject: Fw: Comments for a new PUD development - Tranquility Estates

George,

Traffic Engineering has no concerns to report.

Thanks,

Corrina Gumm, P.E.
Traffic Operations Manager

From: Stanford, Ashley
Sent: Tuesday, February 6, 2018 8:29 AM
To: Gumm, Corrina; Swanson, Devin A
Subject: RE: Comments for a new PUD development - Tranquility Estates

Corrina,

It appears Mission Estates has been renamed to this project, Tranquility Estates. We received the TIS methodology for Mission Estates from LTG on 1/8/18. I had no comments on the methodology. This project is in North Merritt Island so it will be interesting to see if this increase of density is approved.

Thank you,
Ashley

From: Gumm, Corrina
Sent: Tuesday, February 6, 2018 8:11 AM
To: Stanford, Ashley; Swanson, Devin A
Subject: FW: Comments for a new PUD development - Tranquility Estates

This looks familiar, like it was in Accela recently. Please take a look and let me know if we have any major concerns.

Thanks,

Corrina Gumm, P.E.
Traffic Operations Program Manager
Brevard County Public Works
(321) 633-2077

From: Ritchie, George C

Sent: Monday, February 05, 2018 3:55 PM

To: Mahaney, Regina R; Sweeney, Michael; christie.mcnamara@flhealth.gov; Scates, Franklin B; Calkins, Tad; Holmes, Andrew; McGee, Darcie A; Wheeler, Harvey; Stoms, Terrence K; Alward, Keith A; Gumm, Corrina; Helmer, Jim E

Cc: Ragain, Rebecca; Sterk, Erin; Jones, Jennifer

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Viera, FL 32940

Phone # (321)633-2070 ext 52657

Fax # (321)633-2152

Ritchie, George C

From: Stoms, Terrence K
Sent: Friday, February 16, 2018 11:11 AM
To: Ritchie, George C
Subject: RE: Comments for a new PUD development - Tranquility Estates

George,

I have reviewed the Tranquility Estates PUD plans and they show that the recreations requirements will be met. Let me know if you need any further information.

Terry Stoms

Special Projects Coordinator III
Brevard County Parks and Recreation
2725 Judge Fran Jamieson Way
Viera, FL 32940
(321) 633-2046

From: Ritchie, George C
Sent: Monday, February 5, 2018 3:55 PM
To: Mahaney, Regina R; Sweeney, Michael; christie.mcnamara@flhealth.gov; Scates, Franklin B; Calkins, Tad; Holmes, Andrew; McGee, Darcie A; Wheeler, Harvey; Stoms, Terrence K; Alward, Keith A; Gumm, Corrina; Helmer, Jim E
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Ritchie, George C

From: Ritchie, George C
Sent: Thursday, February 22, 2018 4:35 PM
To: Mahaney, Regina R; Sweeney, Michael; christie.mcnamara@flhealth.gov; Scates, Franklin B; Calkins, Tad; Holmes, Andrew; Mcgee, Darcie A; Wheeler, Harvey; Stoms, Terrence K; Alward, Keith A; Gumm, Corrina; Helmer, Jim E
Cc: Ragain, Rebecca; Sterk, Erin; Jones, Jennifer
Subject: RE: Comments for a new PUD development - Tranquility Estates

I would like to thank those department representatives which have remitted comments regarding this proposed zoning action. I am compiling those comments for the upcoming advisory boards and BCC meetings to be held in April and May, 2018. If you would like to attend the meetings, they will be held in Merritt Island @ 6PM on April 12, 2018 for the North Merritt Island Dependent Special District Board; in Viera @ 3PM on April 23, 2018 for the Local Planning Agency and before the Board of County Commissioners on May 3, 2018 @ 5PM.

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Exhibit A – PUD Zoning code

Subdivision V. - Planned Unit Developments^[2]

Sec. 62-1441. - PUD—Definitions and rules of construction.

For the purpose of this subdivision, certain words and terms used in this subdivision shall be defined as provided in this section. Words used in the present tense shall include the future tense, words used in the singular number shall include the plural number, and words used in the plural number shall include the singular number. The word "shall" is mandatory. The word "person" includes any individual, group of persons, firm, corporation, association or organization, and any legal public entity.

Common open space means a parcel or parcels of land, or a combination of land and water, within the site designated as a planned unit development, and designed and intended for the use or enjoyment of residents of the planned unit development. Common open space shall be integrated throughout the planned unit development to provide for a linked recreational/open space system. All common open space shall complement the residential uses and may contain compatible and complementary structures for the benefit and enjoyment of the residents of the planned unit development.

Development plan means the total site plan of the planned unit development drawn in conformity with the requirements of this subdivision. The development plan shall specify and clearly illustrate the location, relationship, design, nature and character of all primary and secondary uses, public and private easements, structures, parking areas, public and private roads and common open space.

Development schedule means a comprehensive statement showing the type and extent of development proposed and the order in which development is to be undertaken. A development schedule shall contain an exact description of the relative order of development of residential, non-residential, common open space and other improvements. The purpose of the development schedule is to assure that required open space is developed at a rate commensurate with the residential uses it supports, and that non-residential uses, where intended to serve residential uses within the project, are developed at a rate no faster than supporting residential uses.

Development of Regional Impact and DRI means a development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county. This term shall have the same meaning as defined in F.S. ch. 380.06. The DRI sub-designation of the PUD zoning classification is intended to implement the DRI land use designation of the county comprehensive plan for approved DRI projects with residential components. The classification and sub-designation may comprise some or all of a DRI.

Final engineered development plan means the engineered subdivision plan approved by the board of county commissioners and recorded with the clerk of the circuit court of the county according to the provisions of this subdivision, or the approved engineered site plan for any stage or tract within the PUD.

Planned unit development and PUD means an area of land developed as a single entity or in approved stages in conformity with a final development plan by a developer or group of developers acting jointly, which is totally planned to provide for a variety of residential and compatible uses and common open space.

Preliminary development plan means the development plan approved by the board of county commissioners and filed with approval by the county of a planned unit development zoning classification on the official zoning map of the county.

Preliminary development plan application means the application for zoning approval of the use of a site as a planned unit development and for approval of the required exhibits as specified in this subdivision.

Tract means an area delineated within a stage, except single-unit lots, which is separate unto itself, having a specific legal description of its boundaries. A tract will delineate all land uses such as common open space, recreational areas, residential areas (except single-unit lots), commercial areas and all other applicable areas.

(Code 1979, § 14-20.11(B); Ord. No. 95-48, § 1, 10-19-95; Ord. No. 03-52, § 1, 12-16-03)

Cross reference— Definitions generally, § 1-2.

Sec. 62-1442. - Same—Purpose and intent.

- (a) The planned unit development is a concept which encourages and permits variation in development by allowing deviation in development standards such as, but not limited to, lot size, bulk or type of dwellings, density, lot coverage and open space from that required in any one residential zoning classification under this article. The purpose of a planned unit development 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. It is recognized that only through ingenuity, imagination and flexibility can residential developments be produced which are in keeping with the intent of this subdivision while departing from the strict application of conventional use and dimension requirements of other zoning districts or other land development regulations in articles II, VI, VII, VIII, IX, or XIII of chapter 62 of the Brevard County Code.
- (b) This subdivision is intended to establish procedures and standards for planned unit developments within the unincorporated areas of the county, in order that the following objectives may be attained:
 - (1) Accumulation of significant areas of usable open spaces for the preservation of natural amenities.
 - (2) Flexibility in design to take the greatest advantage of natural land, trees, historical features and other features.
 - (3) Creation of a variety of housing types and compatible neighborhood arrangements that give the home buyer greater choice in selecting types of environment and living units.
 - (4) Allowance of sufficient freedom for the developer to take a creative approach to the use of land and related physical development, as well as utilizing innovative techniques to enhance the visual character of the county.
 - (5) Efficient use of land which may result in smaller street and utility networks and reduce development costs.
 - (6) Establishment of criteria for the inclusion of compatible associated uses to complement the residential areas within the planned unit development.
 - (7) Simplification of the procedure for obtaining approval of proposed developments through simultaneous review by the county of proposed land use, site considerations, lot and setback considerations, public needs and requirements, and health and safety factors.
- (c) In order to accomplish the objectives of this section, the applicant of a PUD may propose, and the county may consider, alternative development standards to any land development regulation in articles VI or VII of chapter 62 of the Brevard County Code. Where the PUD is part of a development of regional impact, the applicant may also propose alternative development standards to any land development regulation in articles II, VIII, IX, or XIII of chapter 62 of the Brevard County Code, in addition to those in articles VI or VII. The applicant shall justify the proposed alternative development standard(s) by describing how it promotes a development form facilitating the goals and objectives of article VI of this chapter and does not violate the purpose of this chapter for the protection of the public health, safety and welfare in the subdivision of land. The applicant shall specifically include the alternative development standard(s) in the preliminary development plan, and shall present its justification to the planning and zoning board and board of county commissioners in public hearing.

(Code 1979, § 14-20.11(A); Ord. No. 95-48, § 1, 10-19-95; Ord. No. 09-35, § 1, 12-15-09)

Sec. 62-1443. - Same—Permitted uses.

- (a) 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. Rezoning to the PUD zoning classification shall be an entirely voluntary procedure to be pursued only at the option of the applicant. Approval of the PUD zoning classification rests with the board of county commissioners, based upon its determination that the proposed development is in the best interests of the county. However no nonresidential land uses shall be permitted within the PUD unless the following criteria area met:
- (1) Nonresidential land uses accessory to planned residential uses may be requested within the PUD provided they meet one of the following locational criteria.
 - a. Where the proposed nonresidential use is located consistent with the future land use map series; or
 - b. Where the proposed nonresidential use is completely internal and accessory to the proposed development and the developer demonstrates to the satisfaction of the board of county commissioners that the land uses proposed demonstrates a rational development scheme, interrelated to the development as a whole, which promotes the goals of the PUD zoning classification found in section 62-1442.
 - (2) Nonresidential land uses which are not permitted uses in the BU-1 zoning classification must be specified in the preliminary development plan (PDP) application. Proposed uses, setbacks, building heights, buffers and signs shall be submitted with the PDP along with a narrative justification of how these elements help meet the goals of the PUD zoning classification found in section 62-1442.
 - (3) Parks and public recreational facilities.
 - (4) Institutional uses such as, but not limited to schools, churches or other public or nonprofit uses as specifically designated on the preliminary development plan.
 - (5) Uses designated and permitted as part of a DRI development order.
- (b) Permitted uses with conditions are as follows:
- Group homes, level I development within any residential tracts, subject to the requirements set forth in section 62-1835.9.
- Group homes, level II development within multi-family residential tracts, subject to the requirements set forth in section 62-1835.9.
- Power substations, telephone exchanges and transmission facilities.
- Preexisting use.
- Resort dwellings.

(Code 1979, § 14.20.11(C); Ord. No. 95-47, § 48, 10-19-95; Ord. No. 95-48, § 1, 10-19-95; Ord. No. 96-16, § 51, 3-28-96; Ord. No. 2003-03, § 24, 1-14-03; Ord. No. 03-52, § 2, 12-16-03; Ord. No. 05-27, § 2, 5-19-05; Ord. No. 2007-59, § 27, 12-6-07)

Editor's note— Ord. No. 03-52, § 2, adopted December 16, 2003, enacted provisions designated as subsections (a)(4) and (a)(5). At the discretion of the editor, the provisions formerly designated as subsection (a)(4) have been redesignated as subsection (a)(6).

Sec. 62-1443.5. - Same—Accessory buildings and uses.

Accessory buildings or uses. Accessory buildings and uses customary to residential uses are permitted. Accessory uses customary to non-residential uses are permitted within non-residential tracts. (Refer to definition cited in section 62-1102 and standards cited in section 62-2100.5).

(Ord. No. 2002-49, § 30, 9-17-02)

Sec. 62-1444. - Same—Conditional uses.

Uses otherwise listed as conditional use permits in this division 5, subdivision III of this article may be specified as part of a preliminary development plan application process without the necessity to request a separate conditional use permit, as long as the requested use is consistent with the comprehensive plan. Owners of parcels within the PUD may request additional conditional use permits after the preliminary development plan is approved by undertaking the standard conditional use permit application process without applying for an amendment to the PUD preliminary development plan.

(Code 1979, § 14.20.11(D); Ord. No. 95-47, § 49, 10-19-95; Ord. No. 95-48, § 1, 10-19-95; Ord. No. 95-49, § 18, 1995)

Sec. 62-1445. - Same—Maintenance and operation of common facilities and common open space.

- (a) Common open space, drainage systems, private roads and other related common facilities shall be maintained for their intended purpose as expressed in the final development plan. One or a combination of the following methods shall be utilized for maintaining common facilities:
- (1) Maintenance may be provided for by public dedication to the county. This method is subject to formal acceptance by the county in its sole discretion.
 - (2) Maintenance may be provided for by establishment of an association or nonprofit corporation of all individuals or corporations owning property within the planned unit development to ensure the maintenance of all common facilities.
 - (3) Maintenance may be provided for by retention of ownership, control and maintenance of common facilities by the developer.
 - (4) The developer may also request or the county may require that the maintenance of common facilities be funded through a municipal service taxing or benefit unit as provided by F.S. § 125.01.
 - (5) Maintenance may be provided by a community development district or other non-profit, public or quasi-public agency whose stated purpose includes perpetual maintenance of such common facilities.
- (b) All privately owned common open space shall continue to conform to its intended use and remain as expressed in the final development plan through the inclusion in all deeds of appropriate restrictions to ensure that the common open space is permanently preserved according to the final development plan. Such deed restrictions shall run with the land and be for the benefit of present as well as future property owners and shall contain a prohibition against partition.

- (c) All common open space and recreational facilities shall be specifically included in the development schedule and be constructed and fully improved by the developer at an equivalent or greater rate than the construction of residential structures.
- (d) If the developer elects to administer common open space through an association or nonprofit corporation, the organization shall conform to the following requirements:
 - (1) The developer must establish the association or nonprofit corporation prior to the sale of any lots, parcels or tracts.
 - (2) Membership in the association or nonprofit corporation shall be mandatory for all residential property owners within the planned unit development, and the association or corporation shall not discriminate in its members or shareholders.
 - (3) The association or nonprofit corporation shall manage all common open space and recreational and cultural facilities that are not dedicated to the public, and shall provide for the maintenance, administration and operation of such land and any other land within the planned unit development not publicly or privately owned, and shall secure adequate liability insurance on the land.
 - (4) If the developer elects an association or nonprofit corporation as a method of administering common open space, the title to all residential property owners shall include an undivided fee simple estate in all common open space, or appropriate shares in the association.

(Code 1979, § 14-20.11(E); Ord. No. 95-48, § 1, 10-19-95; Ord. No. 03-52, § 3, 12-16-03)

Sec. 62-1446. - Same—Land use regulations.

(a) *Minimum size.*

- (1) The minimum size for a PUD shall be ten acres, except within the Merritt Island Redevelopment Area, where the minimum size for a PUD shall be seven acres.

(b) *Maximum density.*

- (1) The average density permitted in each PUD shall be established by the board of county commissioners, upon recommendation of the planning and zoning board. The criteria for establishing an average density include existing zoning, adequacy of existing and proposed public facilities and services, site characteristics, and the recommended density of any land use involving the area in question. In no case shall the overall number of dwelling units permitted in the PUD be inordinately allocated to any particular portion of the total site area.
- (2) Where a developer elects to develop the property in stages, the cumulative density with each subsequent stage must be approximately the same as the overall density approved for the entire project in that such cumulative density shall not vary upward more than two units per acre, except in the PUD-DRI classification and sub-designation, where the approved DRI maximum density shall control. Upon completion of all stages, the final density shall not exceed the density approved in the preliminary development plan.

- (c) *Minimum common recreation and open space.* A portion of the gross site acreage shall be delineated as tracts for common recreation and open space to be weighted based upon the mixture of residential uses in the PUD according to the following schedule:

	Percent
Multifamily and single-family attached	25

Single-family and duplex with lots < ½ acre	10
Single-family with lots ≥ ½ acre	0

Gross site acreage, for the purpose of this section, shall be defined as the total acreage of the parcel designated PUD, less any portions that are designated for commercial, industrial or institutional use.

Regardless of the above, common recreation open space shall be provided at a minimum rate of 1.5 acres per 100 residential units, regardless of type. Required open space may be satisfied by either active recreation or passive recreation open space, as defined by section 62-1102.

Allocation of common recreation and open space facilities shall be determined utilizing the definition of the term "usable common open space" in section 62-1102.

(d) *Minimum lot area, frontage and setbacks; accessory uses.*

- (1) The minimum lot size for detached single-family structures shall be an area not less than 5,000 square feet and having a width of not less than 50 feet. The minimum lot size requirement may be waived by the board of county commissioners if the proposed lot or lots all have substantial relationship to the common open space (e.g., are directly adjacent to or abut a common open space area) and the arrangement of dwelling units provides for adequate separation of units and the living area of the dwelling unit or units is properly related to the configuration of the proposed lots.
- (2) Each dwelling unit or other permitted use shall have access to a public street, either directly or indirectly, via an approach private road, pedestrian way, court or other area dedicated to public or private use or common easement guaranteeing access. Permitted uses are not required to front on a publicly dedicated road. The county shall be allowed access on privately owned roads, easements and common open space to ensure the police and fire protection of the area to meet emergency needs, to conduct county services, and to generally ensure the health and safety of the residents of the PUD.
- (3) Setbacks and minimum distances between structures are as follows:
 - a. Single-family detached structures shall be set back not less than five feet from the side lot lines for lots less than 75 feet in width. Seven and one-half feet from the side lot lines for lots at least 75 feet but less than 100 feet in width, and ten feet from the side lot lines for lots at least 100 feet in width. Single-family detached structures shall be set back not less than 20 feet from the rear lot line, except that screened porches may be set back not less than ten feet. On a corner lot, the side street setback shall be not less than 15 feet. However, if a corner lot is contiguous to a key lot, then the side setback shall be in accordance with the front setback provided in subsection (d)(4) of this section. The board of county commissioners may reduce the required side setbacks and the distances between structures provided that proposed structures do not abut utility easements or otherwise affect the ability to provide and maintain utility service to each lot.
 - b. Separation between structures of two stories or less shall be 15 feet.
 - c. Separation between structures of three stories shall be 20 feet.
 - d. Separation between structures of four stories shall be 25 feet.
 - e. Separation between structures over four stories shall be five feet for each additional story.
 - f. Between structures of varying heights, the larger distance separation shall be required.

- (4) Except for single-family detached structures, setbacks required between the nearest part of any building wall and the edge of any public right-of-way or private street pavement shall be 25 feet unless waived by the board of county commissioners based on the recommendation of the planning and development services department and the public works department. For single-family detached structures on local public streets, the front setback shall be a minimum of 20 feet, except that an open porch attached to the residence may be set back a minimum of ten feet. On local private streets, the single-family detached structure shall be set back a minimum of 45 feet from the centerline of the private local street, except that an open porch may be set back a minimum of 35 feet from the centerline. A minimum 25-foot setback shall be maintained between the wall of any structure and the property line along the perimeter of the PUD unless waived by the board of county commissioners at the time the preliminary development plan is approved.
 - (5) On property bordering the ocean, a minimum of 30 percent of the ocean frontage shall be left open as breezeway/visual corridor. On property bordering a river, a minimum of 30 percent of the river frontage shall be left open as breezeway/visual corridor.
 - (6) On property bordering the ocean, setbacks from the ocean on oceanfront property shall be governed by the provisions of article XII of this chapter.
 - (7) Accessory structures shall be located behind the front building line of the principal structure. Accessory structures shall be set back not less than five feet from the side and rear lot lines for lots less than 75 feet in width, seven and one-half feet from the side and rear lot lines for lots at least 75 feet but less than 100 feet in width, and ten feet from the side and rear lot lines for lots at least 100 feet in width. On a corner lot, the side street setback shall be not less than 15 feet; however, if a corner lot is contiguous to a key lot, then the side setback shall be in accordance with the front setback provided in subsection (4), above.
 - (8) Nonresidential tracts shall be subject to the same development standards as are found in the BU-1-A, BU-1, BU-2 or industrial zoning classifications, as appropriate.
- (e) *Maximum height of structures.*
- (1) Where the property abuts any other land designated for single-family residential use or zoned for such use on the PUD preliminary or final development plan, the maximum height shall be 35 feet.
 - (2) Where the property abuts any other land designated for attached single-family or multifamily residential use or institutional use or zoned for such uses on the PUD preliminary or final development plan, the maximum height shall be 45 feet.
 - (3) Where the property abuts any other land designated for commercial use on the PUD preliminary or final development plan or zoned for commercial or industrial use, the maximum height shall be 60 feet.
 - (4) Where any structure or building exceeds 35 feet in height, all conditions enumerated in section 62-2101.5 as applicable shall be fully satisfied.
 - (5) Structures or buildings may not exceed the maximum height thresholds stated in this subsection unless otherwise permitted by section 62-2101.5.
- (f) *Minimum floor area per unit.*
- (1) Single-family dwellings, attached or detached: 900 square feet unless waived by the board of county commissioners.
 - (2) Duplex: 750 square feet per unit.
 - (3) Multifamily dwellings:
 - a. Efficiency: 400 square feet.
 - b. One bedroom: 500 square feet.

- c. Two bedrooms: 750 square feet.
- d. Three bedrooms: 900 square feet.
- (4) Hotel and motel units, where permitted: 300 square feet.
- (5) The internal design of the structure shall be compatible with the lot and adjacent single-family dwellings.
- (g) *Parking requirements.* Where the planned unit development consists of single-family detached dwellings on platted lots of less than 6,600 square feet, the developer may be required to provide an approved designated common area for the parking of campers, travel trailers, recreational trailers and vehicles, boats and boat trailers, and other similar vehicles.
- (h) *Underground utilities.* Within the PUD, all utilities, including telephone, television cable and electrical systems, shall be installed underground. Primary facilities providing service to the site of the PUD may be exempted from this requirement. Large transformers shall be placed on the ground and contained within pad mounts, enclosures or vaults. The developer must provide landscaping with shrubs and plants to screen all utility facilities permitted aboveground. The planning and zoning board may require that substations be screened by trees and shrubs or walls resembling a structure which is compatible with the design of the buildings within the PUD.
- (i) *Development standards.* The minimum construction requirement for streets or roads, sidewalks, sewer facilities, utilities and drainage shall be in compliance with the requirements of article VII of this chapter, pertaining to subdivisions. Design requirements with respect to streets, sidewalks and drainage may be waived by the county commission upon the recommendation of the planning and development services department and the public works department.

(Code 1979, § 14-20.11(F); Ord. No. 95-48, § 1, 10-19-95; Ord. No. 97-43, § 1, 11-20-97; Ord. No. 01-23, § 1, 5-22-01; Ord. No. 01-30, § 8, 5-24-01; Ord. No. 03-52, § 4, 12-16-03)

Sec. 62-1447. - Reserved.

Editor's note— Ordinance No. 95-48, § 1, adopted October 19, 1995, deleted § 62-1447 in its entirety. Formerly, such section pertained to classification of applications and derived from § 14-20.11(G) of the 1979 Code.

Sec. 62-1448. - Same—Approval of preliminary development plan and tentative zoning.

- (a) *Preapplication conference.* Before submission of a preliminary application for approval of a planned unit development zoning classification, the developer and his registered engineer, architects or site planner are encouraged to meet with the zoning official and such other personnel as necessary to determine the feasibility and suitability of his application. This step is encouraged so that the developer may obtain information and guidance from county personnel before entering into any binding commitments or incurring substantial expenses of site and plan preparation.
- (b) *Preliminary application.*
 - (1) *Generally.* A preliminary application shall be submitted to the county by the developer requesting approval of the site as a planned unit development zone. The preliminary application shall contain the name of the developer, the surveyor and the engineer who prepared the development plan and topographic data map, and the name of the proposed planned unit development per the nomenclature provided in section 62-1447. (See PUD illustrations concerning the level of detail required.)
 - (2) *Exhibits; contents of development plan.* The following exhibits shall be attached to the preliminary application:

- a. A vicinity map indicating the relationship between the planned unit development and its surrounding area, including adjacent streets and thorough- fares.
- b. A development plan that shall contain but not be limited to the following information:
 1. The proposed name or title of the project, and the name of the engineer, architect and developer.
 2. North arrow, scale (one inch equals 200 feet or larger), date and legal description of the proposed site.
 3. The boundaries of the tract shown with bearings, distances, closures and bulkhead lines, all existing easements, section lines, and all existing streets and physical features in and adjoining the project, and the existing zoning.
 4. The name and location of adjoining developments and subdivisions.
 5. Proposed parks, school sites or other public or private open space.
 6. Vehicular and pedestrian circulation systems, including off-street parking and loading areas, driveways and access points.
 7. Site data, including tabulation of the total number of gross acres in the project, the acreage to be devoted to each of the several types of primary residential and secondary nonresidential uses, and the total number of dwelling units.
 8. Proposed common open space, including the proposed improvements and any complementary structures and the tabulation of the percent of the total area devoted to common open space. Areas qualifying for common open space shall be specifically designated on the site plan.
 9. Delineation of specific areas designated as a proposed stage.
 10. A general statement, including graphics, indicating proposed corridors of drainage and their direction, natural drainage areas, specific areas which are to function as retention lakes or ponds, anticipated method for accommodating runoff (curb and gutter, swales or other method), and treatment methods for discharge into area waterways for the site to ensure conformity with natural drainage within the vicinity area or with the drainage plan established within the vicinity area.
 11. The general location within the site of each primary residential and secondary nonresidential use, and the proposed amount of land to be devoted to individual ownership.
 12. The proposed method of dedication and administration of proposed common open space.

(3) *Submittal.*

- a. The PUD zoning application and preliminary development plan shall be submitted concurrently to the county.
- b. The application shall include 18 black or blue line prints of the development plan of the proposed planned unit development, and the required exhibits.

(4) *Review procedure.*

- a. The preliminary development plan shall be reviewed formally by the county zoning office and such other departments of county government as necessary to determine the consistency of the plan with county plans and policies prior to the submission of the PUD zoning application to the planning and zoning board of the county. The planning and zoning board shall then review the preliminary plan.

- b. Upon completion of its review, the planning and zoning board shall recommend to the board of county commissioners the approval, approval subject to conditions, or disapproval of the preliminary development plan application.
- (5) *Review criteria.* The decision of the planning and zoning board on the preliminary development plan application shall include the findings of fact that serve as a basis for its recommendation. In making its recommendation, the planning and zoning board shall consider the following facts:
- a. Degree of departure of the proposed planned unit development from surrounding residential areas in terms of character and density.
 - b. Compatibility within the planned unit development and relationship with surrounding neighborhoods.
 - c. Prevention of erosion and degrading of surrounding area.
 - d. Provision for future public education and recreation facilities, transportation, water supply, sewage disposal, surface drainage, flood control and soil conservation as shown in the preliminary development plan.
 - e. The nature, intent and compatibility of common open space, including the proposed method for the maintenance and conservation of the common open space.
 - f. The feasibility and compatibility of the specified stages contained in the preliminary development plan to exist as an independent development.
 - g. The availability and adequacy of water and sewer service to support the proposed planned unit development.
 - h. The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed planned unit development.
 - i. The benefits within the proposed development and to the general public to justify the requested departure from the standard land use requirements inherent in a planned unit development classification.
 - j. The conformity and compatibility of the planned unit development with any adopted development plan of the county.
 - k. The conformity and compatibility of the proposed common open space, primary residential and secondary nonresidential uses with the proposed planned unit development.
- (6) *Action by board of county commissioners.* Upon receiving the recommendation of the planning and zoning board, the board of county commissioners shall, at a regularly scheduled public meeting, review the recommendation and preliminary development plan, and either approve, approve subject to conditions, or disapprove the preliminary development plan application. Approval of the preliminary development plan indicates approval of the PUD zoning subject to acceptance of the final development plan. The decision of the board of county commissioners shall be based upon a consideration of the facts specified as review criteria for the planning and zoning board in subsection (b)(5) of this section.
- (7) *Record of preliminary application.* If the preliminary development plan application is approved by the board of county commissioners, a copy of the application and required exhibits shall be maintained within the zoning division of the county.
- (c) *Amendment to approved preliminary development plan.* If, after the initial approval of the PUD preliminary development plan, should the owner or applicant or his successors desire to make any changes to the preliminary development plan, such changes shall first be submitted to the county. If the zoning official deems there is a substantial change or deviation from that which is shown on the preliminary development plan, the owner or applicant shall be requested to return to the board of county commissioners where it is determined that the public interest warrants such procedure. For purposes of this subsection, a substantial change shall be defined as any change which increases the density or intensity of the project or decreases the amount of buffer areas from adjacent property

or decreases the amount of common open space. The zoning official shall have the authority to approve minor changes not determined by the director to be substantial as defined in this subsection.

- (d) *Developments of regional impact (DRI).* any preliminary development plan approved under this section on a parcel that also constitutes some or all of a development of regional impact pursuant to F.S. ch. 380 shall be consistent with the provisions of this section as well as the provisions of the DRI development order and accompanying master plan. Approval of the DRI development order and master plan, including subsequent changes to such approved plan, shall constitute approval of, or changes to, the preliminary development plan, and shall not require separate action on the preliminary development plan. Any such project shall be designated as PUD-DRI on the official zoning maps.

(Code 1979, § 14-20.11(H); Ord. No. 95-48, § 1, 10-19-95; Ord. No. 97-49, § 7, 12-9-97; Ord. No. 03-52, § 5, 12-16-03)

Sec. 62-1449. - Same—Approval of final development plan; site plans.

- (a) *Time limits.* The developer shall have three years from the date of the approval of the preliminary development plan for a planned unit development classification in which to file a final development plan application for the entire property or any stage thereof. However, where a preliminary development plan approved under this section also constitutes some or all of a development of regional impact pursuant to F.S. Ch. 380, such preliminary development plan shall have the same lifetime as prescribed in the development order of the DRI. At the request of the developer, the zoning official may extend the period required for filing of such application for successive periods of one year each unless and until the comprehensive plan has been amended causing the preliminary development plan to become inconsistent with the comprehensive plan.
- (b) *Approval procedure; required submittals; recording of final development plan.*
- (1) *Approval procedure.*
- a. *Preapplication conference; coordination with county agencies.*
1. Reserved.
 2. The other county departments and agencies which should be contacted for guidance prior to submittal of a final development plan are the zoning office, public safety, the public works department and environmental health services. The applicant should have the PZ Form 100 initialed by each department and division contacted.
- b. *Reserved.*
- (2) *Scope and contents of final development plan; recording of final development plan; site plans.* The final development plan application may request approval for the entire planned unit development or any stage designated in the preliminary development plan containing a minimum of ten acres. A final development plan, in addition to containing the exhibits, schedule, information and documents required in subsection (b)(2)a of this section, shall conform to the requirements for site plans.
- a. *Exhibits; required information.* The following exhibits shall be attached to the final development plan application:
1. *Development plan.* The location and dimensions of each primary residential, secondary nonresidential and open space/recreational tract, including each tract's points of ingress and egress. The legal description of each of such tracts and the specific number of units, including the range of unit types to be constructed within each tract, shall be specified. These items will be affixed to the original linen drawing for recording purposes.

2. *Development schedule.* The development schedule shall contain the following information:
 - i. The order of construction of the tracts and blocks as delineated in the preliminary development plan.
 - ii. The proposed schedule for the construction and improvement of residential, non-residential, common open space, and other improvements relative to one another for the purpose described in the definition of "development schedule" as shown in section 62-1441.

(Code 1979, § 14-20.11(I); Ord. No. 95-48, § 1, 10-19-95; Ord. No. 97-49, § 8, 12-9-97; Ord. No. 03-52, § 6, 12-16-03)

Sec. 62-1450. - Same—Review of physical layout and amenities.

The county shall have the right to evaluate the physical layout, and amenities of the planned unit development and to suggest changes or modifications designed to create compatibility and conformity in the variety of uses within the development to ensure, protect and promote the health, safety and general welfare of the property owners of the planned unit development and the residents of the county.

(Code 1979, 14-20.11(J); Ord. No. 95-48, § 1, 10-19-95)

Sec. 62-1451. - Reserved.

Editor's note— Ordinance No. 95-48, § 1, adopted October 19, 1995, deleted § 62-1451 in its entirety. Formerly, such section pertained to issuance of building permits and derived from § 14-20.11(K) of the 1979 Code.

Sec. 62-1452. - Reserved.

Editor's note— Ordinance No. 95-48, § 1, adopted October 19, 1995, deleted § 62-1252 in its entirety. Formerly, such section pertained to bonds and derived from § 14-20.11(L) of the 1979 Code.

Sec. 62-1453. - Same—Termination of PUD zone.

Failure to submit final development plan. Failure of the developer to submit a final development plan for the entire development or a stage within the time periods specified in section 62-1449 shall cause approval of the complete preliminary development plan to be considered inactive pending reapplication by the applicant or administrative action by the board of county commissioners pursuant to section 62-1152.

(Code 1979, § 14-20.11(M); Ord. No. 95-48, § 1, 10-19-95)

Sec. 62-1454. - Reserved.

Editor's note— Ordinance No. 95-48, § 1, adopted October 19, 1995, deleted § 62-1454 in its entirety. Formerly, such section pertained to enforcement and derived from § 1420.11(N) of the 1979 Code.

Sec. 62-1455. - Same—Transfer of development rights.

Where a developer owns more than one tract or parcel of land within the unincorporated area of the county, and each such tract or parcel meets the minimum size requirement of ten acres, or five acres in the South Beach areas of the county, the uses permitted in a planned unit development may be transferred from one tract or parcel of land to the other tract or tracts of land provided the following conditions are met:

- (1) The transfer of such uses must be justifiable as enhancing the use or nonuse of land in the public interest. The protection and preservation of some area of environmental concern is a prime example of the intent of this provision.
- (2) The tracts of land need not be contiguous; however, they shall be in close proximity to each other.
- (3) The activities and proposed uses of each tract must complement and be an integral part of the development of the other tract or tracts of land.
- (4) The transfer of uses from one parcel to the other shall not increase the overall density permitted for the total acreage involved.
- (5) When a use has been transferred from one tract of land to another, then the transfer shall be noted in the PUD file maintained by the county zoning office, and such designations and transfer of land shall become a binding condition on the use of the land for the developer and all subsequent owners of the property.
- (6) The transfer of the land uses may include a transfer of primary residential uses, secondary nonresidential uses, motel and hotel units and restaurants; provided, however, the transferred motel and hotel units may only be transferred to a tract or parcel of land that meets the minimum size requirement of 20 acres.

(Code 1979, § 14-20.11(O); Ord. No. 95-48, § 1, 10-19-95; Ord. No. 97-49, § 9, 12-9-97)

State Law reference— Regulations authorizing transfer of development rights encouraged, F.S. § 163.3202(3).

Secs. 62-1456—62-1460. - Reserved.

Secs. 62-1471—62-1480. - Reserved.

School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699
Desmond K. Blackburn, Ph.D., Superintendent

18PZ00009
School Concurrency
Horizon Title Co.



January 19, 2018

Mr. Paul Body
Planning & Development Department
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Viera, Florida 32940

**RE: Proposed Mission Estates Subdivision Rezoning
School Impact Analysis – Capacity Determination CD-2018-01**

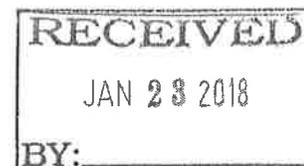
Dear Mr. Body,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development on January 9, 2018. The subject property consists of one parcel, tax account number 2318755, containing approximately 219 acres in Brevard County, Florida. The proposed Rezoning would result in an increase in the number of residential units permitted by 132 dwelling units. The School Concurrency Determination of this proposed development has been undertaken based on the maximum proposed development of 219 single family homes. The following information is provided for your use.

The calculations used to analyze the prospective student impact are consistent with the methodology outlined in Section 13.2 of the *Interlocal Agreement for Public School Facility Planning & School Concurrency (ILA-2014)*. The following capacity analysis is performed using capacities/projected students as shown in years 2017-18 to 2021-22 of the *Brevard County Public Schools Financially Feasible Plan for School Years 2016-2017 to 2021-22* which is attached for reference.

Single Family	219		
Students Generated	Student Generation Rates	Calculated Students Generated	Rounded Number of Students Generated
Elementary	0.28	61.32	61
Middle	0.08	17.52	18
High	0.16	35.04	35
Total	0.52		114

Planning & Project Management
Facilities Services
Phone: (321) 633-1000 x450 • FAX: (321) 633-4646



FISH Capacity (including relocatables) from the Financially Feasible Plan Data and Analysis for School Years 2017-18 to 2021-22					
School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	751	751	751	751	751
Jefferson	854	854	854	854	854
Merritt Island	1,915	1,915	1,915	1,915	1,915
Projected Student Membership					
School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	641	629	634	652	632
Jefferson	610	669	711	733	735
Merritt Island	1,575	1,516	1,583	1,646	1,739
Students Generated by Previously Issued SCADL Reservations					
School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	85	93	101	101	101
Jefferson	28	37	45	45	45
Merritt Island	54	72	88	79	79
Cumulative Students Generated by Proposed Development					
School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	-	15	31	46	61
Jefferson	-	4	9	13	18
Merritt Island	-	9	18	26	35
Total Projected Student Membership (includes Cumulative Impact of Proposed Development)					
School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	726	737	766	799	794
Jefferson	638	710	765	791	798
Merritt Island	1,629	1,597	1,689	1,751	1,853
Projected Available Capacity = FISH Capacity - Total Projected Student Membership					
School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	25	14	(15)	(48)	(43)
Jefferson	216	144	89	63	56
Merritt Island	286	318	226	164	62

At this time, the concurrency service area for the elementary school level is projected to have insufficient capacity to accommodate the maximum potential residential development resulting from the Mission Estates Subdivision rezoning.

Because there is a shortfall of available capacity in the concurrency service area of the Mission Estates Subdivision, the capacity of adjacent concurrency service areas must be considered, per Interlocal Agreement Section 13.2(e). The adjacent Elementary School Concurrency Service Areas are those of Audubon Elementary and MILA Elementary. A table of capacities of the *Adjacent School Concurrency Service Areas* that could accommodate the impact of the Mission Estates Subdivision is shown.

FISH Capacity (including relocatables) from the Financially Feasible Plan Data and Analysis for School Years 2017-18 to 2021-22					
School	2018-19	2019-20	2020-21	2021-22	2022-23
Audubon	761	761	761	761	761
Projected Student Membership					
School	2018-19	2019-20	2020-21	2021-22	2022-23
Audubon	593	583	598	590	589
Students Generated by Previously Issued SCADL Reservations					
School	2018-19	2019-20	2020-21	2021-22	2022-23
Audubon	85	93	101	101	101
Cumulative Students Generated by Proposed Development					
School	2018-19	2019-20	2020-21	2021-22	2022-23
Audubon	-	15	31	46	61
Total Projected Student Membership (includes Cumulative Impact of Proposed Development)					
School	2018-19	2019-20	2020-21	2021-22	2022-23
Audubon	678	691	730	737	751
Projected Available Capacity = FISH Capacity - Total Projected Student Membership					
School	2018-19	2019-20	2020-21	2021-22	2022-23
Audubon	83	70	31	24	10

Considering the adjacent elementary school concurrency service areas, there is sufficient capacity for the total projected student membership to accommodate the Mission Estates Subdivision rezoning.

This is a **non-binding** review; a *Concurrency Determination* must to be performed by the School District prior to a Final Development Order and the issuance of a Concurrency Evaluation Finding of Nondeficiency by the Local Government.

We appreciate the opportunity to review this proposed project. Please let us know if you require additional information.

Sincerely,



David G. Lindemann, AICP
Manager Facilities Planning & Intergovernmental Relations

Enclosure: *Brevard County Public Schools Utilization 2016-17 to 2021-22*

Copy: Susan Hann, P.E., AICP, Director of Planning & Project Management
File CD-2018-01



Brevard County Public Schools

Financially Feasible Plan To Maintain Utilization Rates Lower than the 100% Level of Service Data and Analysis for School Years 2016-17 to 2021-22

School	Type	Grades	Utilization Factor	School Year 2016-17			School Year 2017-18			School Year 2018-19			School Year 2019-20			School Year 2020-21			School Year 2021-22		
				FISH Capacity	10/17/16 Member-ship	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization
Summary				88%	99%	100%	89%	99%	100%	90%	99%	100%	91%	99%	100%	92%	99%	100%	93%	99%	100%
Highest Utilization Elementary Schools:				88%	99%	100%	89%	99%	100%	90%	99%	100%	91%	99%	100%	92%	99%	100%	93%	99%	100%
Highest Utilization Middle Schools:				88%	99%	100%	89%	99%	100%	90%	99%	100%	91%	99%	100%	92%	99%	100%	93%	99%	100%
Highest Utilization Jr./Sr High Schools:				88%	99%	100%	89%	99%	100%	90%	99%	100%	91%	99%	100%	92%	99%	100%	93%	99%	100%
Highest Utilization High Schools:				88%	99%	100%	89%	99%	100%	90%	99%	100%	91%	99%	100%	92%	99%	100%	93%	99%	100%
Elementary School Concurrency Service Areas																					
Allen	Elementary	PK-5	100%	751	536	85%	751	667	89%	751	685	91%	751	707	94%	751	707	94%	751	684	92%
Anderson	Elementary	K-5	100%	884	704	79%	884	884	100%	884	884	100%	884	884	100%	884	884	100%	884	884	100%
Apple	Elementary	K-5	100%	902	205	23%	902	815	90%	902	850	94%	902	837	93%	902	837	93%	902	841	93%
Avon	Elementary	PK-5	100%	703	681	97%	703	684	97%	703	588	84%	703	692	99%	703	692	99%	703	722	100%
Audubon	Elementary	PK-6	100%	761	599	79%	761	583	77%	761	588	77%	761	580	76%	761	580	76%	761	589	77%
Cambridge	Elementary	PK-5	100%	765	558	73%	765	674	88%	765	694	91%	765	655	86%	765	655	86%	765	735	96%
Cape View	Elementary	PK-5	100%	548	421	77%	548	421	77%	548	413	75%	548	420	77%	548	420	77%	548	422	77%
Carroll	Elementary	K-6	100%	751	641	85%	751	554	74%	751	634	84%	751	652	87%	751	652	87%	751	632	84%
Challenger 7	Elementary	PK-5	100%	573	532	93%	573	554	97%	573	570	99%	573	570	99%	573	570	99%	573	583	100%
Columbia	Elementary	PK-5	100%	751	507	68%	751	538	72%	751	539	72%	751	524	70%	751	524	70%	751	540	72%
Coquina	Elementary	K-6	100%	1,154	936	81%	1,154	973	84%	1,154	1,001	87%	1,154	1,029	89%	1,154	1,029	89%	1,154	1,056	92%
Crofton	Elementary	PK-6	100%	795	615	77%	795	644	81%	795	669	84%	795	694	87%	795	694	87%	795	719	90%
Discovery	Elementary	PK-6	100%	980	634	65%	980	611	62%	980	611	62%	980	618	63%	980	618	63%	980	634	65%
Endeavour	Elementary	PK-6	100%	980	625	64%	980	619	63%	980	611	62%	980	618	63%	980	618	63%	980	634	65%
Enterprise	Elementary	PK-5	100%	990	892	90%	990	941	95%	990	940	95%	990	931	94%	990	931	94%	990	990	100%
Fairleigh	Elementary	K-6	100%	729	530	73%	729	459	63%	729	473	65%	729	473	65%	729	473	65%	729	543	74%
Ferguson	Elementary	PK-6	100%	753	707	94%	753	755	100%	753	819	109%	753	865	115%	753	865	115%	753	927	123%
Geimlin	Elementary	K-6	100%	711	418	59%	711	407	57%	711	384	54%	711	390	55%	711	390	55%	711	372	52%
Goikiew	Elementary	PK-6	100%	777	635	82%	777	650	84%	777	681	88%	777	707	91%	777	707	91%	777	741	94%
Harbor City	Elementary	PK-6	100%	829	401	48%	829	411	49%	829	427	51%	829	425	51%	829	425	51%	829	431	52%
Holland	Elementary	PK-6	100%	605	486	80%	605	462	76%	605	462	76%	605	462	76%	605	462	76%	605	539	89%
Imperial Estates	Elementary	K-6	100%	729	718	98%	729	729	100%	729	729	100%	729	729	100%	729	729	100%	729	743	102%
Indalantic	Elementary	K-6	100%	798	751	94%	798	735	92%	798	729	91%	798	729	91%	798	729	91%	798	743	93%
Jupiter	Elementary	PK-5	100%	930	793	85%	930	808	87%	930	827	89%	930	823	88%	930	823	88%	930	825	89%
Lockmar	Elementary	PK-5	100%	892	728	82%	892	743	83%	892	747	84%	892	753	85%	892	753	85%	892	746	84%
Longleaf	Elementary	PK-6	100%	790	700	89%	790	721	91%	790	720	91%	790	712	90%	790	712	90%	790	716	91%
Mannatee	Elementary	K-6	100%	954	854	89%	954	843	88%	954	853	89%	954	840	88%	954	840	88%	954	924	97%
McAuliffe	Elementary	PK-5	100%	918	785	85%	918	800	87%	918	783	85%	918	761	83%	918	761	83%	918	766	84%
Meadowlane Intermediate	Elementary	3-6	100%	1,114	1,010	91%	1,114	1,017	91%	1,114	1,038	93%	1,114	1,088	98%	1,114	1,088	98%	1,114	1,121	101%
Meadowlane Primary	Elementary	K-6	100%	824	748	91%	824	827	100%	824	883	107%	824	905	109%	824	905	109%	824	912	110%
Mila	Elementary	PK-5	100%	707	534	76%	707	554	78%	707	563	80%	707	571	81%	707	571	81%	707	596	84%
Mims	Elementary	PK-5	100%	725	485	67%	725	520	72%	725	569	78%	725	577	80%	725	577	80%	725	611	84%
Oak Park	Elementary	PK-5	100%	950	844	89%	950	868	91%	950	894	94%	950	1,029	109%	950	1,029	109%	950	1,047	110%
Ocean Breeze	Elementary	PK-5	100%	654	519	79%	654	509	78%	654	485	74%	654	483	74%	654	483	74%	654	475	73%
Palm Bay	Elementary	PK-5	100%	1,005	799	80%	1,005	822	82%	1,005	820	82%	1,005	810	81%	1,005	810	81%	1,005	791	79%
Pinewood	Elementary	PK-5	100%	551	530	96%	551	544	99%	551	535	97%	551	535	97%	551	535	97%	551	563	102%
Port Malabar	Elementary	PK-5	100%	552	521	94%	552	526	95%	552	526	95%	552	526	95%	552	526	95%	552	570	103%
Quest	Elementary	PK-6	100%	950	900	95%	950	900	95%	950	900	95%	950	900	95%	950	900	95%	950	900	95%
Riviera	Elementary	PK-6	100%	777	647	83%	777	655	84%	777	655	84%	777	655	84%	777	655	84%	777	655	84%
Roosevelt	Elementary	K-6	100%	599	359	60%	599	361	60%	599	361	60%	599	348	58%	599	348	58%	599	360	60%
Sabal	Elementary	PK-6	100%	785	550	70%	785	554	71%	785	569	72%	785	572	73%	785	572	73%	785	567	72%
Saturn	Elementary	PK-5	100%	976	733	75%	976	747	77%	976	726	74%	976	726	74%	976	726	74%	976	759	78%
Sea Park	Elementary	PK-5	100%	451	339	75%	451	322	72%	451	306	68%	451	312	69%	451	312	69%	451	306	68%
Shenwood	Elementary	PK-6	100%	609	495	81%	609	466	77%	609	459	75%	609	459	75%	609	459	75%	609	488	80%
Slumbers	Elementary	PK-6	100%	895	841	94%	895	849	95%	895	853	96%	895	853	96%	895	853	96%	895	895	100%
Surfside	Elementary	K-6	100%	785	657	84%	785	619	79%	785	609	78%	785	609	78%	785	609	78%	785	611	78%
Surfside	Elementary	PK-6	100%	523	475	91%	523	469	90%	523	469	90%	523	469	90%	523	469	90%	523	513	98%
Tropical	Elementary	K-6	100%	910	787	86%	910	787	86%	910	787	86%	910	787	86%	910	787	86%	910	841	92%
University Park	Elementary	PK-6	100%	874	636	73%	874	655	75%	874	640	73%	874	640	73%	874	640	73%	874	624	71%
University Park	Elementary	PK-6	100%	811	546	67%	811	544	67%	811	544	67%	811	544	67%	811	544	67%	811	592	73%
Westside	Elementary	PK-6	100%	857	719	84%	857	723	84%	857	719	84%	857	719	84%	857	719	84%	857	744	88%
Williams	Elementary	PK-6	100%	715	581	81%	715	592	83%	715	596	83%	715	596	83%	715	596	83%	715	617	86%
Elementary Totals				41,095	33,850	81%	41,271	34,812	84%	41,557	35,346	85%	41,733	36,575	87%	41,909	38,575	90%	41,909	35,873	85%

School	Type	Grades	Utilization Factor	School Year 2016-17			School Year 2017-18			School Year 2018-19			School Year 2019-20			School Year 2020-21			School Year 2021-22		
				FISH Capacity	10/17/16 Member Ship	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization
001 (Concurrency Service Areas)																					
Georgia	Middle	8-Jul	90%	1,525	1,998	72%	1,525	1,129	74%	1,525	1,213	80%	1,525	1,325	87%	1,525	1,391	91%	1,525	1,354	88%
DeKalb	Middle	8-Jul	90%	941	703	75%	941	728	77%	941	740	79%	941	774	82%	941	759	82%	941	757	80%
Hooder	Middle	8-Jul	90%	659	508	77%	659	515	78%	659	493	75%	659	456	69%	659	474	72%	659	484	73%
Jackson	Middle	8-Jul	90%	654	584	89%	654	566	87%	654	613	94%	654	636	97%	654	635	97%	654	514	79%
Jefferson	Middle	8-Jul	90%	854	605	71%	854	610	71%	854	688	81%	854	711	83%	854	733	86%	854	735	86%
Johnson	Middle	8-Jul	90%	1,000	791	79%	1,000	791	79%	1,000	802	80%	1,000	810	81%	1,000	833	83%	1,000	889	89%
Kennedy	Middle	8-Jul	90%	813	632	78%	813	633	78%	813	645	79%	813	679	84%	813	741	91%	813	767	94%
Marston	Middle	8-Jul	90%	743	444	60%	743	450	61%	743	460	62%	743	535	72%	743	595	80%	743	562	76%
McKain	Middle	8-Jul	90%	611	455	75%	611	455	75%	611	443	73%	611	471	77%	611	461	76%	611	468	77%
Southwest	Middle	8-Jul	90%	1,177	890	75%	1,177	892	76%	1,177	895	76%	1,177	987	84%	1,177	1,041	89%	1,177	995	85%
Score	Middle	8-Jul	90%	1,013	339	33%	1,013	300	29%	1,013	841	83%	1,013	877	87%	1,013	1,025	99%	1,013	1,059	105%
Midatl Totals				9,990	7,542		9,990	7,569		9,990	7,807		9,990	8,259		10,010	8,708		10,039	8,651	
9th School Concurrency Service Areas																					
Cocoa	Jr/Sr High	Pk-7-12	90%	1,782	1,572	88%	1,782	1,599	90%	1,782	1,724	97%	1,782	1,958	100%	1,782	2,007	100%	1,782	2,147	100%
Cocoa Beach	Jr/Sr High	12-Jul	90%	1,466	1,064	73%	1,466	1,017	69%	1,466	976	67%	1,466	959	66%	1,466	961	66%	1,466	956	65%
Spice Coast	Jr/Sr High	12-Jul	90%	1,812	1,319	73%	1,812	1,520	84%	1,812	1,465	81%	1,812	1,556	86%	1,812	1,590	88%	1,812	1,505	83%
Jr/Sr High Totals				5,060	4,155		5,060	4,136		5,060	4,165		5,128	4,353		5,285	4,552		5,420	4,709	
School Concurrency Service Areas																					
Easton	High	12-Sep	95%	1,446	1,132	79%	1,446	1,124	78%	1,446	1,128	78%	1,446	1,158	80%	1,446	1,233	85%	1,446	1,314	91%
Gayton	High	12-Sep	95%	2,235	1,712	77%	2,235	1,684	75%	2,235	1,633	73%	2,235	1,697	76%	2,235	1,705	76%	2,235	1,789	80%
East Gable	High	9-12	95%	2,186	1,612	74%	2,186	1,639	75%	2,186	1,733	79%	2,186	1,784	82%	2,186	1,854	84%	2,186	1,900	87%
Heritage	High	12-Sep	95%	2,314	1,865	81%	2,314	1,784	77%	2,314	1,728	75%	2,314	1,769	76%	2,314	1,848	80%	2,314	1,928	83%
McIntosh	High	12-Sep	95%	2,317	2,304	99%	2,317	2,300	99%	2,317	2,374	100%	2,317	2,471	100%	2,317	2,465	100%	2,317	2,602	100%
McIntosh Island	High	9-12	95%	1,915	1,574	82%	1,915	1,575	82%	1,915	1,516	79%	1,915	1,583	83%	1,915	1,646	86%	1,915	1,739	91%
Palmetto	High	9-12	95%	2,613	1,637	63%	2,613	1,635	63%	2,613	1,639	63%	2,613	1,786	68%	2,613	1,820	70%	2,613	1,897	73%
Palmetto Day	High	12-Sep	95%	1,689	1,460	87%	1,689	1,470	87%	1,689	1,515	90%	1,689	1,522	90%	1,689	1,689	100%	1,689	1,689	100%
Rockledge	High	9-12	95%	1,516	1,366	90%	1,516	1,325	88%	1,516	1,345	89%	1,516	1,332	88%	1,516	1,357	90%	1,516	1,404	93%
Sandwich	High	12-Sep	95%	1,872	1,994	107%	1,872	1,395	75%	1,872	1,437	77%	1,872	1,429	77%	1,872	1,429	77%	1,872	1,488	79%
Titusville	High	9-12	95%	2,253	2,117	94%	2,253	2,150	95%	2,253	2,188	97%	2,253	2,235	99%	2,253	2,235	99%	2,253	2,337	100%
High Totals				22,356	18,213		22,356	18,081		22,404	18,363		22,489	18,765		22,459	19,097		22,736	19,855	
9c (Not Concurrency Service Areas)																					
Freedom 7	Elementary	K-6	100%	475	409	86%	475	414	87%	475	414	87%	475	414	87%	475	414	87%	475	414	87%
Stevenson	Elementary	K-6	100%	589	484	82%	589	508	86%	589	506	86%	589	508	86%	589	508	86%	589	508	86%
West McIntosh	Elementary	K-5	100%	618	550	89%	618	552	89%	618	552	89%	618	552	89%	618	552	89%	618	552	89%
Edgewood	Jr/Sr High	12-Jul	90%	1,072	948	88%	1,072	950	89%	1,072	950	89%	1,072	950	89%	1,072	950	89%	1,072	950	89%
West Shore	Jr/Sr High	12-Jul	90%	1,284	965	75%	1,284	966	75%	1,284	956	75%	1,284	956	75%	1,284	956	75%	1,284	956	75%
Schools of Choice				3,998	3,346		3,998	3,360		3,998	3,380										
Broward Totals				32,459	27,106		32,459	27,034													

Notes

- FISH Capacity is the sum of the forecasted permanent capacity and the forecasted relocatable capacity. Permanent and relocatable capacities for 2016-17 are reported from the FISH database as of December 13, 2016.
- Student Membership is reported from the Fall Final Membership Count (10/17/16).
- Davis Demographics SchoolSite Enrollment Forecasting Extension for AOGIS estimates future student populations by analyzing the following data:
 - Development Projections from Broward County Local Government Jurisdictions
 - Broward County School Concurrency Student Generation Multipliers (SGM)
 - Fall Membership student addresses and corresponding concurrency service areas
 - Student Mobility Rates / Cohort Survival
- Davis Demographics estimates are then adjusted using the following factors:
 - PK (Pre-K/Kindergarten) and Art (daycare for students with infants) enrollment number are assumed to be constant
 - From program to alternative patterns are assumed to remain constant.
 - Unassigned student addresses are assumed to continue in their attendance schools.
 - Charter School Growth.
- In order to maintain utilization rates lower than the 100% level of Service, Relocatable Classrooms are assumed to add future student stations as necessary.
 - Primary relocatable classrooms (Grades K-3) = 18 student stations, Intermediate (Grades 4-6) relocatable classrooms = 22 student stations, and High School (Grades 9-12) relocatable classrooms = 25 student stations
 - Intermediate relocatable classrooms are proposed to be added at Atlanta Elementary, Challenger 7 Elementary, Fairburn Elementary, Meadowlawn Intermediate, Meadowlawn Primary, Oak Park Elementary, Pinewood Elementary, Quiet Elementary, Riviera Elementary, and Stone Middle (total of 38 Classrooms).
 - High school relocatable classrooms are proposed to be added at McIntosh High, Cocoa Jr/Sr High, and Viera High (Total of 32 Classrooms)

Ritchie, George C

From: Ritchie, George C
Sent: Monday, February 05, 2018 3:54 PM
To: Mahaney, Regina R; Sweeney, Michael; christie.mcnamara@flhealth.gov; Scates, Franklin B; Calkins, Tad; Holmes, Andrew; Mcgee, Darcie A; Wheeler, Harvey; Stoms, Terrence K; Alward, Keith A; Gumm, Corrina; Helmer, Jim E
Cc: Ragain, Rebecca; Sterk, Erin; Jones, Jennifer
Subject: Comments for a new PUD development - Tranquility Estates
Attachments: 17PZ00009 Application.pdf

Good afternoon everyone,

I have been presented a preliminary development plan for the development of a new PUD in Merritt Island located on the northeast end of Hall Road (Tax Acct # 2318755). Please review the proposal from the standpoint of your agency's responsibilities and respond to me by February 16, 2018. While the project will still require Site Plan approval, the Board of County Commissioners and the applicant should be advised of potential compliance issues. Staff is looking for major issues that would keep the project from being approved as proposed; site plan review analysis is not sought for this specific review. Thank you for your assistance.

Address Assignment – Regina Mahaney, 911 Database/Addressing Coordinator or Natasha Petrie
County Surveyor - Mike Sweeney, PSM
Environmental Health Services – Christie McNamara or Scott Bauman
Fire Rescue - Frank Scates, Fire Marshal or Douglas Carter, Assistant Fire Marshal
Land Development – Tad Calkins, Assistant Director for Planning and Development
Land Development – Andrew Holmes, Engineering Manager
NRM – Darcie McGee, Special Projects Coordinator IV
NRM – Harvey Wheeler, Construction Coordinator
Parks and Recreation -Terry Stoms, Special Projects Coordinator III
Public Works/Road & Bridge – Keith Alward, Area Manager
Transportation – Corrina Gumm, P.E., Engineer III
Utilities Services Department –Jim E. Helmer, Director

This office can only provide zoning and comprehensive plan information. You may wish to contact other County agencies to fully determine the development potential of this property. This letter does not establish a right to develop or redevelop the property and does not constitute a waiver to any other applicable land development regulations. At the time of development, this property will be subject to all such regulations. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

George C. Ritchie, Planner III, Zoning Office
Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way Bldg. A-114
Viera, FL 32940

Ritchie, George C

From: Ritchie, George C
Sent: Monday, February 05, 2018 5:00 PM
To: Reagan, Mark
Cc: Hurley, Tammy L; Kean, Don; Dugan, Andrew; Francis, Jared; Helmer, Jim E; Sterk, Erin
Subject: RE: Comments for a new PUD development - Tranquility Estates

Right now it's just generalized concerns. If the zoning is approved, we will see site plans and subdivision plats for the development of this site.

From: Reagan, Mark
Sent: Monday, February 05, 2018 4:59 PM
To: Ritchie, George C
Cc: Hurley, Tammy L; Kean, Don; Dugan, Andrew; Francis, Jared; Helmer, Jim E; Sterk, Erin
Subject: RE: Comments for a new PUD development - Tranquility Estates

I wouldn't anticipate any problems, but of course we haven't seen the details and I don't know whether the proponent has either.

From: Ritchie, George C
Sent: Monday, February 05, 2018 4:47 PM
To: Reagan, Mark
Cc: Hurley, Tammy L; Kean, Don; Dugan, Andrew; Francis, Jared; Helmer, Jim E; Sterk, Erin
Subject: RE: Comments for a new PUD development - Tranquility Estates

Thanks Mark. Does that mean no major issues... or are there capacity issues? Anything I need to place into my zoning comments that will be heard by the various review Boards and the BCC?

From: Reagan, Mark
Sent: Monday, February 05, 2018 4:25 PM
To: Ritchie, George C
Cc: Hurley, Tammy L; Kean, Don; Dugan, Andrew; Francis, Jared; Helmer, Jim E
Subject: RE: Comments for a new PUD development - Tranquility Estates

Hi George,
Sanitary sewer and reclaimed water are generally available to serve this site.
Thanks,
Mark

From: Helmer, Jim E
Sent: Monday, February 05, 2018 4:08 PM
To: Hurley, Tammy L; Reagan, Mark; Kean, Don
Subject: FW: Comments for a new PUD development - Tranquility Estates

Please review

From: Ritchie, George C
Sent: Monday, February 05, 2018 3:55 PM
To: Mahaney, Regina R; Sweeney, Michael; christie.mcnamara@flhealth.gov; Scates, Franklin B; Calkins, Tad; Holmes, Andrew; Mcgee, Darcie A; Wheeler, Harvey; Stoms, Terrence K; Alward, Keith A; Gumm, Corrina; Helmer, Jim E

Cc: Ragain, Rebecca; Sterk, Erin; Jones, Jennifer
Subject: Comments for a new PUD development - Tranquility Estates

Good afternoon everyone,

I have been presented a preliminary development plan for the development of a new PUD in Merritt Island located on the northeast end of Hall Road (Tax Acct # 2318755). Please review the proposal from the standpoint of your agency's responsibilities and respond to me by February 16, 2018. While the project will still require Site Plan approval, the Board of County Commissioners and the applicant should be advised of potential compliance issues. Staff is looking for major issues that would keep the project from being approved as proposed; site plan review analysis is not sought for this specific review. Thank you for your assistance.

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George C. Ritchie, Planner III, Zoning Office
Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way Bldg. A-114
Viera, Fl 32940

Phone # (321)633-2070 ext 52657
Fax # (321)633-2152

Ritchie, George C

From: Mahaney, Regina R
Sent: Tuesday, February 06, 2018 11:30 AM
To: Ritchie, George C
Cc: Assignment, Address; Dorman, Carla
Subject: RE: Comments for a new PUD development - Tranquility Estates
Attachments: 17PZ00009 Application.pdf

George,

Address Assignment will require 5 street name choices to be submitted for review and approval. Also, in 9-1-1 records, the main intersecting roadway with the project is named as (E. Hall Road) versus East Hall Road.

No other major issues from our perspective have been noted.

If you have any questions or our office can be of further assistance, please let us know.

Thank you.

Regina R. Mahaney
9-1-1 Addressing Coordinator
Brevard County E9-1-1 Administration
2725 Judge Fran Jamieson Way
Building A, Suite 120
Viera, FL 32940-6022
Office: (321) 690-6846 Ext. 1
Fax: (321) 690-6842
address.assign@brevardfl.gov

NOTICE: Receiving an address does not guarantee a property is buildable or that any permits can be issued!
Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

 Please consider the environment before printing this E-mail.

From: Ritchie, George C
Sent: Monday, February 05, 2018 3:55 PM
To: Mahaney, Regina R; Sweeney, Michael; christie.mcnamara@flhealth.gov; Scates, Franklin B; Calkins, Tad; Holmes, Andrew; Mcgee, Darcie A; Wheeler, Harvey; Stoms, Terrence K; Alward, Keith A; Gumm, Corrina; Helmer, Jim E
Cc: Ragain, Rebecca; Sterk, Erin; Jones, Jennifer
Subject: Comments for a new PUD development - Tranquility Estates

Good afternoon everyone,

I have been presented a preliminary development plan for the development of a new PUD in Merritt Island located on the northeast end of Hall Road (Tax Acct # 2318755). Please review the proposal from the standpoint of your agency's responsibilities and respond to me by February 16, 2018. While the project will still require Site Plan approval, the Board of County Commissioners and the applicant should be advised of potential compliance issues. Staff is looking for major issues that would keep the

project from being approved as proposed; site plan review analysis is not sought for this specific review. Thank you for your assistance.

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NRM – Harvey Wheeler, Construction Coordinator
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Utilities Services Department –Jim E. Helmer, Director

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George C. Ritchie, Planner III, Zoning Office
Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way Bldg. A-114
Viera, Fl 32940

Phone # (321)633-2070 ext 52657
Fax # (321)633-2152

Ritchie, George C

From: Gumm, Corrina
Sent: Thursday, February 08, 2018 2:48 PM
To: Ritchie, George C
Cc: Swanson, Devin A; Stanford, Ashley
Subject: Fw: Comments for a new PUD development - Tranquility Estates

George,

Traffic Engineering has no concerns to report.

Thanks,

Corrina Gumm, P.E.
Traffic Operations Manager

From: Stanford, Ashley
Sent: Tuesday, February 6, 2018 8:29 AM
To: Gumm, Corrina; Swanson, Devin A
Subject: RE: Comments for a new PUD development - Tranquility Estates

Corrina,

It appears Mission Estates has been renamed to this project, Tranquility Estates. We received the TIS methodology for Mission Estates from LTG on 1/8/18. I had no comments on the methodology. This project is in North Merritt Island so it will be interesting to see if this increase of density is approved.

Thank you,
Ashley

From: Gumm, Corrina
Sent: Tuesday, February 6, 2018 8:11 AM
To: Stanford, Ashley; Swanson, Devin A
Subject: FW: Comments for a new PUD development - Tranquility Estates

This looks familiar, like it was in Accela recently. Please take a look and let me know if we have any major concerns.

Thanks,

Corrina Gumm, P.E.
Traffic Operations Program Manager
Brevard County Public Works
(321) 633-2077

From: Ritchie, George C

Sent: Monday, February 05, 2018 3:55 PM

To: Mahaney, Regina R; Sweeney, Michael; christie.mcnamara@flhealth.gov; Scates, Franklin B; Calkins, Tad; Holmes, Andrew; McGee, Darcie A; Wheeler, Harvey; Stoms, Terrence K; Alward, Keith A; Gumm, Corrina; Helmer, Jim E

Cc: Ragain, Rebecca; Sterk, Erin; Jones, Jennifer

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2725 Judge Fran Jamieson Way Bldg. A-114
Viera, FL 32940

Phone # (321)633-2070 ext 52657

Fax # (321)633-2152

Ritchie, George C

From: Stoms, Terrence K
Sent: Friday, February 16, 2018 11:11 AM
To: Ritchie, George C
Subject: RE: Comments for a new PUD development - Tranquility Estates

George,

I have reviewed the Tranquility Estates PUD plans and they show that the recreations requirements will be met. Let me know if you need any further information.

Terry Stoms

Special Projects Coordinator III
Brevard County Parks and Recreation
2725 Judge Fran Jamieson Way
Viera, FL 32940
(321) 633-2046

From: Ritchie, George C
Sent: Monday, February 5, 2018 3:55 PM
To: Mahaney, Regina R; Sweeney, Michael; christie.mcnamara@flhealth.gov; Scates, Franklin B; Calkins, Tad; Holmes, Andrew; McGee, Darcie A; Wheeler, Harvey; Stoms, Terrence K; Alward, Keith A; Gumm, Corrina; Helmer, Jim E
Cc: Ragain, Rebecca; Sterk, Erin; Jones, Jennifer
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2725 Judge Fran Jamieson Way Bldg. A-114
Viera, FL 32940

Phone # (321)633-2070 ext 52657
Fax # (321)633-2152

Ritchie, George C

From: Ritchie, George C
Sent: Thursday, February 22, 2018 4:35 PM
To: Mahaney, Regina R; Sweeney, Michael; christie.mcnamara@flhealth.gov; Scates, Franklin B; Calkins, Tad; Holmes, Andrew; Mcgee, Darcie A; Wheeler, Harvey; Stoms, Terrence K; Alward, Keith A; Gumm, Corrina; Helmer, Jim E
Cc: Ragain, Rebecca; Sterk, Erin; Jones, Jennifer
Subject: RE: Comments for a new PUD development - Tranquility Estates

I would like to thank those department representatives which have remitted comments regarding this proposed zoning action. I am compiling those comments for the upcoming advisory boards and BCC meetings to be held in April and May, 2018. If you would like to attend the meetings, they will be held in Merritt Island @ 6PM on April 12, 2018 for the North Merritt Island Dependent Special District Board; in Viera @ 3PM on April 23, 2018 for the Local Planning Agency and before the Board of County Commissioners on May 3, 2018 @ 5PM.

George C. Ritchie, Planner III, Zoning Office
Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way Bldg. A-114
Viera, FL 32940

Phone # (321)633-2070 ext 52657
Fax # (321)633-2152

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Sent: Monday, February 05, 2018 3:54 PM
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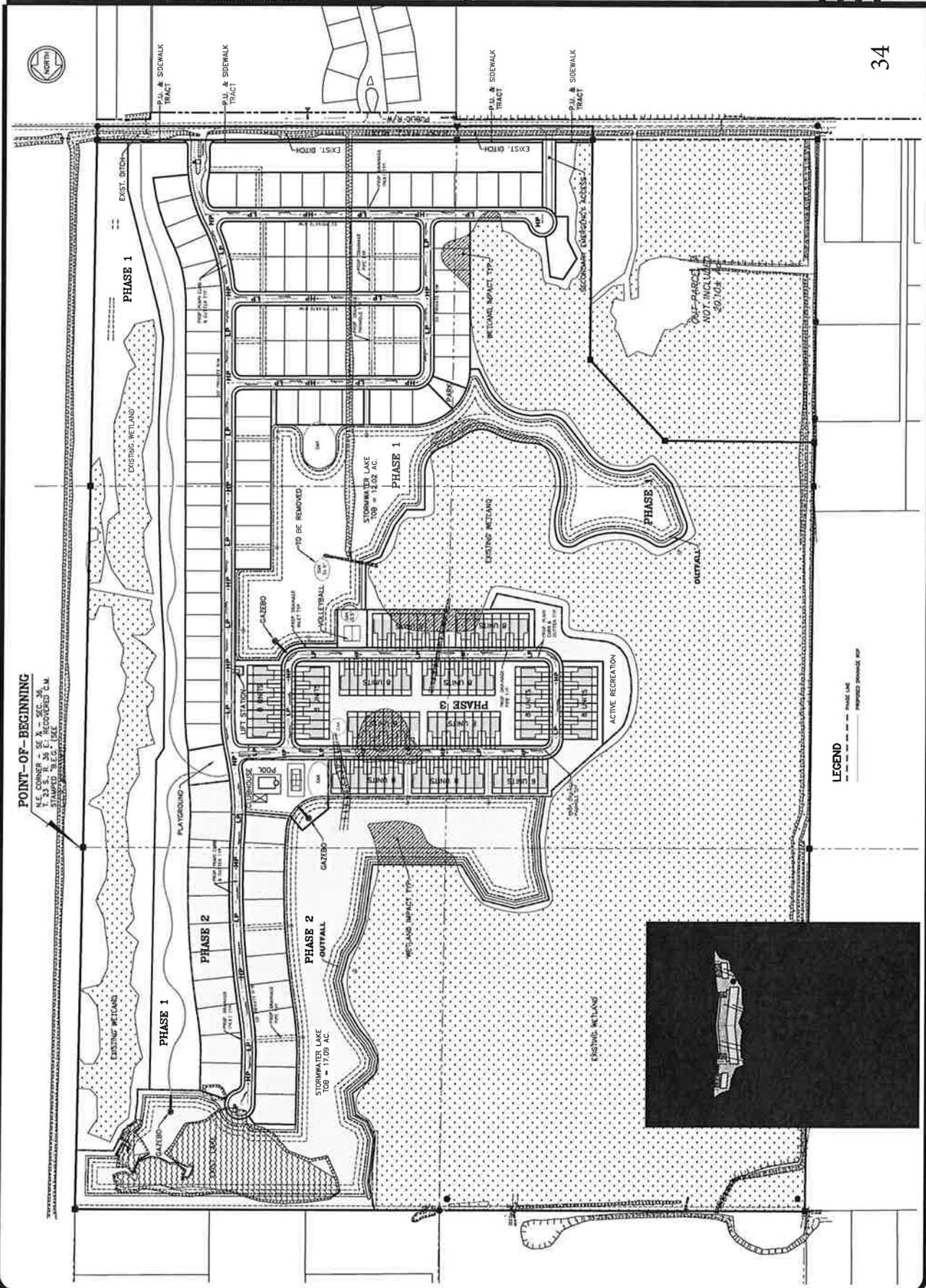
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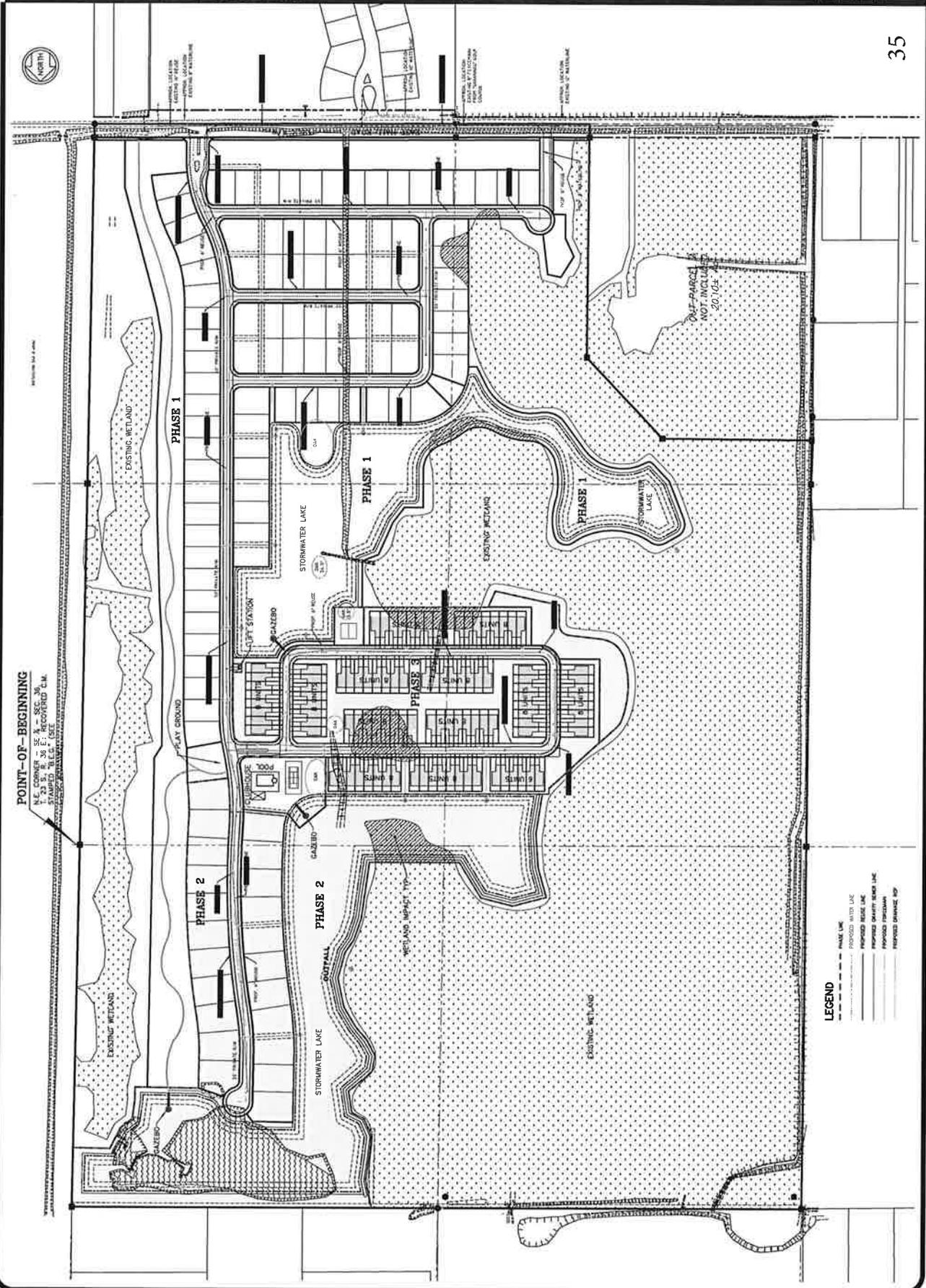
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POINT-OF-BEGINNING
 B.E.S. CORNER 35. SEC. 36,
 STAMPED TO B.E.S. (SEE
 ATTACHED SHEET 34)

LEGEND

---	PHASE LINE
---	PROPOSED WETLAND
---	PROPOSED BULKHEAD
---	PROPOSED SHARPT BULKHEAD
---	PROPOSED FILLWALL
---	PROPOSED SHARPT FILLWALL

NOTICE OF INFORMATIONAL MEETING

March 7, 2018

Horizon Title Company, Inc. has submitted a Rezoning Application to Brevard County Planning and Development. Horizon Title is proposing a zoning change for 221.51 acres of land located at the East End of Hall Road from an existing RES 1 - AU Zoning to RES 1 - PUD in order to resurrect a defunct development by providing a variety of marketable housing options. The property address is known as 890 E. Hall Road, Merritt Island, Florida, Parcel Id is 23-36-36-00-4, formerly known as Mission Estates Community Association.

We will be holding an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the Developer and its representatives.

This meeting is not part of the County public hearings.

The meeting to discuss this development proposal will be held:

DATE: Thursday, March 22, 2018

TIME: 6:30 p.m. to 8:00 p.m.

LOCATION: Merritt Island Redevelopment Agency
2575 N. Courtenay Parkway
Meeting Room – 2nd Floor
Merritt Island, FL 32953

Contact Kim Rezanka, Esq. at (321) 639-1320 for further information.

REZANKA, Kim
Cantwell & Goldman

AGRILLO, THEODORE
AGRILLO, KATHERINE
PO BOX 541258
MERRITT ISLAND FL 32954-1258

BARRS, SCOTT VAN DYKE
BARRS, SUMIKO SHIN
4400 SEA ISLAND LANE
MERRITT ISLAND FL 32953-

BISHOP, GEOFFREY
3400 SUNSET RIDGE DRIVE
MERRITT ISLAND FL 32953-

BROMSTAD, MARJORIE R LIFE ESTATE
BROMSTAD, PAUL O
4290 SAVANNAHS TRL
MERRITT ISLAND FL 32953-

CONDON FAMILY TRUST
4944 HUNTER'S LN
MERRITT ISLAND FL 32953-7539

DELEO, JOHN
DELEO, SHANNA
4914 HUNTERS LN
MERRITT ISLAND FL 32953-7539

FISHER, FRANK S
4540 WOOD DUCK LANE
MERRITT ISLAND FL 32953-

FISHER, FRANK S
4540 WOOD DUCK LN
MERRITT ISLAND FL 32953-

GARDNER, RONALD C
GARDNER, NANCY J
4270 SAVANNAHS TRAIL
MERRITT ISLAND FL 32953-

HESHMATI, HEIDAR
HESHMATI, NIMA
861 ENVIRON LN
MERRITT ISLAND FL 32953-

HESHMATI, NIMA
PO BOX 542054
MERRITT ISLAND FL 32954-2054

HESHMATI, NIMA
HESHMATI, HEIDAR
PO BOX 542054
MERRITT ISLAND FL 32954-2054

HORIZON TITLE COMPANY INC
2301 NW 87TH AVE STE 501
MIAMI FL 33172-

KABBOORD PROPERTIES INC
3201 ATLANTIC AVE N
COCOA BCH FL 32931-

KNAPPMAN, JOHN W
KNAPPMAN, TANYA M
2255 CHASE HAMMOCK RD
MERRITT ISLAND FL 32953-

KRAMER, DONALD D
KRAMER, CYNTHIA L
4600 WHITE IBIS LANE
MERRITT ISLAND FL 32953-

MC LEOD, MARTHA G
PO BOX 540686
MERRITT ISLAND FL 32954-0686

MOEHLE, CHARLES F
65 COUNTRY CLUB RD
COCOA BEACH FL 32931-2001

RIGHI, ALAN G
RIGHI, NANCY L
4940 ALYSIAN LN
MERRITT ISLAND FL 32953-7718

ROMAN, ALBERTO L
ROMAN, BIVIANA B
2385 CHASE HAMMOCK RD
MERRITT ISLAND FL 32953-7522

ROSA, RAMON
ROSA, LEIDA
2235 CHASE HAMMOCK ROAD
MERRITT ISLAND FL 32953-

RYLAND, DAVID F
RYLAND, HELENITA A
4980 N COURTENAY PKWY
MERRITT ISLAND FL 32953-7928

SAVANNAHS AT SYKES CREEK
HOMEOWNERS ASSOC INC, THE
PO BOX 541194
MERRITT ISLAND FL 32954-1194

SAVANNAHS AT SYKES CREEK
HOMEOWNERS, ASSOC INC THE
PO BOX 541194
MERRITT ISLAND FL 32954-1194

SPENCER, SAMUEL J TRUSTEE
4275 SAVANNAHS TRAIL
MERRITT ISLAND FL 32953-

SULLIVAN, ROBERT MARX
2205 ATLANTIC AVENUE S
COCOA BCH FL 32931-

TEEN MISSIONS INTERNATIONAL INC
885 EAST HALL RD
MERRITT ISLAND FL 32953-

TOLEDO, OSCAR
TOLEDO, SUZANNE C
3542 TERRAMORE DRIVE
VIERA FL 32940-

kirez500
Page2

UNITED STATES GOVT
PO BOX 366
TITUSVILLE FL 32781-0366

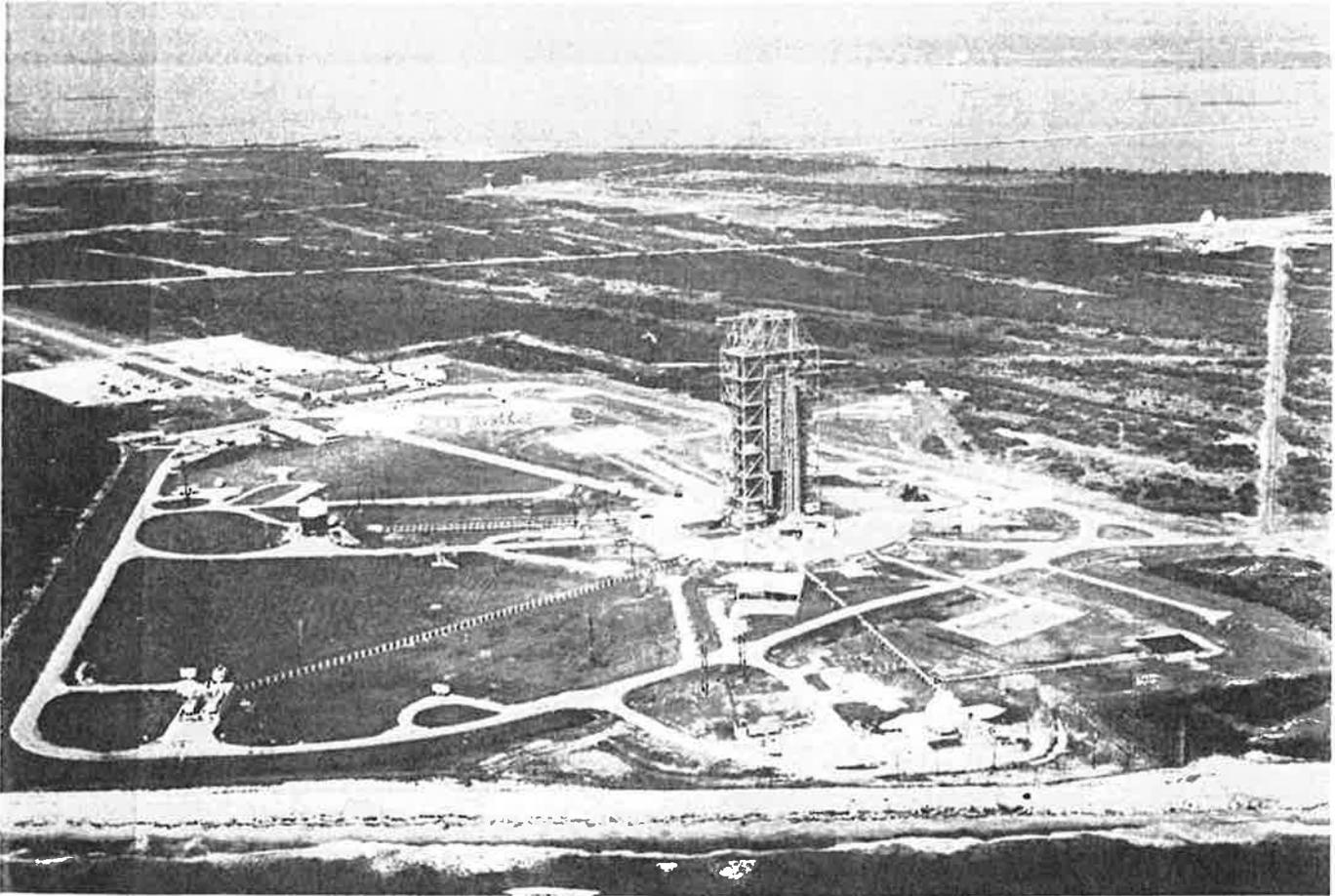
VIRGINIA M PLUMLEY REVOCABLE
TRUST
2295 CHASE HAMMOCK RD
MERRITT ISLAND FL 32953-7520

WATKINS, GERALD W
4265 SAVANNAHS TRL
MERRITT ISLAND FL 32953-8608

YOSSIFON, DEREK
4280 SAVANNAHS TRL
MERRITT ISLAND FL 32953-8604

FYI
18PZ00009
Horizon Title Co. Inc.
(Submitted by NMI board member 04-12-18)

SOIL SURVEY OF Brevard County, Florida



COMPLIMENTS OF:
BREVARD SOIL & WATER
CONSERVATION DISTRICT
& BOARD OF COUNTY COMMISSIONERS

UNITED STATES DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
3695 LAKE DRIVE
COCOA FL. 32926-4210



United States Department of Agriculture
Soil Conservation Service
In cooperation with
University of Florida
Agricultural Experiment Stations

Issued November 1974



SOIL ASSOCIATIONS
SOILS OF THE SAND RIDGES

- 1 Paola-Pomello-Astatula association: Nearly level to strongly sloping, excessively drained and moderately well drained soils, sandy throughout
- 2 Canaveral-Palm Beach-Wekaha association: Nearly level to gently sloping, moderately well drained to excessively drained soils, sandy throughout

SOILS OF THE BROAD GRASSY FLATS

- 3 Pompano association: Nearly level, poorly drained soils, sandy throughout

SOILS OF THE FLATWOODS

- 4 Myakka-EauGallie-Immokalee association: Nearly level, poorly drained soils, sandy throughout, or sandy to a depth of 40 inches and loamy below
- 5 Pineda-Wabasso association: Nearly level, poorly drained soils, sandy to a depth of 20 to 40 inches and loamy below

SOILS OF THE HAMMOCKS AND LOW RIDGES

- 6 Myakka-Bradenton, shallow variant-CapeLand association: Nearly level, poorly drained and very poorly drained soils, some sandy throughout and others sandy to a depth of less than 20 inches and loamy below
- 7 CapeLand-Wabasso association: Nearly level, very poorly drained and poorly drained soils, sandy to a depth of less than 40 inches and loamy below

SOILS OF THE ST. JOHNS RIVER FLOOD PLAINS

- 8 Felda-Floridana-Winder association: Nearly level, poorly drained and very poorly drained soils, sandy to a depth of less than 40 inches and loamy below
- 9 Floridana-Chebee-Felda association: Nearly level, poorly drained and very poorly drained soils, some loamy throughout and others sandy to a depth of 20 to 40 inches and loamy below

SOILS OF THE SWAMPS AND MARSHES AND VERY WET AREAS

- 10 Montverde-Micca-Tomoka association: Nearly level, very poorly drained, organic soils, sandy and loamy material at a depth of more than 52 inches for some and within a depth of 16 to 40 inches for others
- 11 Swamp association: Nearly level, poorly drained and very poorly drained soils of variable texture
- 12 Tidal Marsh-Tidal Swamp association: Nearly level, very poorly drained, saline to brackish soils of variable texture

Compiled 1971

Exhibit A – PUD Zoning code

Subdivision V. - Planned Unit Developments^[2]

Sec. 62-1441. - PUD—Definitions and rules of construction.

For the purpose of this subdivision, certain words and terms used in this subdivision shall be defined as provided in this section. Words used in the present tense shall include the future tense, words used in the singular number shall include the plural number, and words used in the plural number shall include the singular number. The word "shall" is mandatory. The word "person" includes any individual, group of persons, firm, corporation, association or organization, and any legal public entity.

Common open space means a parcel or parcels of land, or a combination of land and water, within the site designated as a planned unit development, and designed and intended for the use or enjoyment of residents of the planned unit development. Common open space shall be integrated throughout the planned unit development to provide for a linked recreational/open space system. All common open space shall complement the residential uses and may contain compatible and complementary structures for the benefit and enjoyment of the residents of the planned unit development.

Development plan means the total site plan of the planned unit development drawn in conformity with the requirements of this subdivision. The development plan shall specify and clearly illustrate the location, relationship, design, nature and character of all primary and secondary uses, public and private easements, structures, parking areas, public and private roads and common open space.

Development schedule means a comprehensive statement showing the type and extent of development proposed and the order in which development is to be undertaken. A development schedule shall contain an exact description of the relative order of development of residential, non-residential, common open space and other improvements. The purpose of the development schedule is to assure that required open space is developed at a rate commensurate with the residential uses it supports, and that non-residential uses, where intended to serve residential uses within the project, are developed at a rate no faster than supporting residential uses.

Development of Regional Impact and DRI means a development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county. This term shall have the same meaning as defined in F.S. ch. 380.06. The DRI sub-designation of the PUD zoning classification is intended to implement the DRI land use designation of the county comprehensive plan for approved DRI projects with residential components. The classification and sub-designation may comprise some or all of a DRI.

Final engineered development plan means the engineered subdivision plan approved by the board of county commissioners and recorded with the clerk of the circuit court of the county according to the provisions of this subdivision, or the approved engineered site plan for any stage or tract within the PUD.

Planned unit development and PUD means an area of land developed as a single entity or in approved stages in conformity with a final development plan by a developer or group of developers acting jointly, which is totally planned to provide for a variety of residential and compatible uses and common open space.

Preliminary development plan means the development plan approved by the board of county commissioners and filed with approval by the county of a planned unit development zoning classification on the official zoning map of the county.

Preliminary development plan application means the application for zoning approval of the use of a site as a planned unit development and for approval of the required exhibits as specified in this subdivision.

Tract means an area delineated within a stage, except single-unit lots, which is separate unto itself, having a specific legal description of its boundaries. A tract will delineate all land uses such as common open space, recreational areas, residential areas (except single-unit lots), commercial areas and all other applicable areas.

(Code 1979, § 14-20.11(B); Ord. No. 95-48, § 1, 10-19-95; Ord. No. 03-52, § 1, 12-16-03)

Cross reference— Definitions generally, § 1-2.

Sec. 62-1442. - Same—Purpose and intent.

- (a) The planned unit development is a concept which encourages and permits variation in development by allowing deviation in development standards such as, but not limited to, lot size, bulk or type of dwellings, density, lot coverage and open space from that required in any one residential zoning classification under this article. The purpose of a planned unit development 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. It is recognized that only through ingenuity, imagination and flexibility can residential developments be produced which are in keeping with the intent of this subdivision while departing from the strict application of conventional use and dimension requirements of other zoning districts or other land development regulations in articles II, VI, VII, VIII, IX, or XIII of chapter 62 of the Brevard County Code.
- (b) This subdivision is intended to establish procedures and standards for planned unit developments within the unincorporated areas of the county, in order that the following objectives may be attained:
 - (1) Accumulation of significant areas of usable open spaces for the preservation of natural amenities.
 - (2) Flexibility in design to take the greatest advantage of natural land, trees, historical features and other features.
 - (3) Creation of a variety of housing types and compatible neighborhood arrangements that give the home buyer greater choice in selecting types of environment and living units.
 - (4) Allowance of sufficient freedom for the developer to take a creative approach to the use of land and related physical development, as well as utilizing innovative techniques to enhance the visual character of the county.
 - (5) Efficient use of land which may result in smaller street and utility networks and reduce development costs.
 - (6) Establishment of criteria for the inclusion of compatible associated uses to complement the residential areas within the planned unit development.
 - (7) Simplification of the procedure for obtaining approval of proposed developments through simultaneous review by the county of proposed land use, site considerations, lot and setback considerations, public needs and requirements, and health and safety factors.
- (c) In order to accomplish the objectives of this section, the applicant of a PUD may propose, and the county may consider, alternative development standards to any land development regulation in articles VI or VII of chapter 62 of the Brevard County Code. Where the PUD is part of a development of regional impact, the applicant may also propose alternative development standards to any land development regulation in articles II, VIII, IX, or XIII of chapter 62 of the Brevard County Code, in addition to those in articles VI or VII. The applicant shall justify the proposed alternative development standard(s) by describing how it promotes a development form facilitating the goals and objectives of article VI of this chapter and does not violate the purpose of this chapter for the protection of the public health, safety and welfare in the subdivision of land. The applicant shall specifically include the alternative development standard(s) in the preliminary development plan, and shall present its justification to the planning and zoning board and board of county commissioners in public hearing.

(Code 1979, § 14-20.11(A); Ord. No. 95-48, § 1, 10-19-95; Ord. No. 09-35, § 1, 12-15-09)

Sec. 62-1443. - Same—Permitted uses.

(a) 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. Rezoning to the PUD zoning classification shall be an entirely voluntary procedure to be pursued only at the option of the applicant. Approval of the PUD zoning classification rests with the board of county commissioners, based upon its determination that the proposed development is in the best interests of the county. However no nonresidential land uses shall be permitted within the PUD unless the following criteria area met:

(1) Nonresidential land uses accessory to planned residential uses may be requested within the PUD provided they meet one of the following locational criteria.

a. Where the proposed nonresidential use is located consistent with the future land use map series; or

b. Where the proposed nonresidential use is completely internal and accessory to the proposed development and the developer demonstrates to the satisfaction of the board of county commissioners that the land uses proposed demonstrates a rational development scheme, interrelated to the development as a whole, which promotes the goals of the PUD zoning classification found in section 62-1442.

(2) Nonresidential land uses which are not permitted uses in the BU-1 zoning classification must be specified in the preliminary development plan (PDP) application. Proposed uses, setbacks, building heights, buffers and signs shall be submitted with the PDP along with a narrative justification of how these elements help meet the goals of the PUD zoning classification found in section 62-1442.

(3) Parks and public recreational facilities.

(4) Institutional uses such as, but not limited to schools, churches or other public or nonprofit uses as specifically designated on the preliminary development plan.

(5) Uses designated and permitted as part of a DRI development order.

(b) Permitted uses with conditions are as follows:

Group homes, level I development within any residential tracts, subject to the requirements set forth in section 62-1835.9.

Group homes, level II development within multi-family residential tracts, subject to the requirements set forth in section 62-1835.9.

Power substations, telephone exchanges and transmission facilities.

Preexisting use.

Resort dwellings.

(Code 1979, § 14.20.11(C); Ord. No. 95-47, § 48, 10-19-95; Ord. No. 95-48, § 1, 10-19-95; Ord. No. 96-16, § 51, 3-28-96; Ord. No. 2003-03, § 24, 1-14-03; Ord. No. 03-52, § 2, 12-16-03; Ord. No. 05-27, § 2, 5-19-05; Ord. No. 2007-59, § 27, 12-6-07)

Editor's note— Ord. No. 03-52, § 2, adopted December 16, 2003, enacted provisions designated as subsections (a)(4) and (a)(5). At the discretion of the editor, the provisions formerly designated as subsection (a)(4) have been redesignated as subsection (a)(6).

Sec. 62-1443.5. - Same—Accessory buildings and uses.

Accessory buildings or uses. Accessory buildings and uses customary to residential uses are permitted. Accessory uses customary to non-residential uses are permitted within non-residential tracts. (Refer to definition cited in section 62-1102 and standards cited in section 62-2100.5).

(Ord. No. 2002-49, § 30, 9-17-02)

Sec. 62-1444. - Same—Conditional uses.

Uses otherwise listed as conditional use permits in this division 5, subdivision III of this article may be specified as part of a preliminary development plan application process without the necessity to request a separate conditional use permit, as long as the requested use is consistent with the comprehensive plan. Owners of parcels within the PUD may request additional conditional use permits after the preliminary development plan is approved by undertaking the standard conditional use permit application process without applying for an amendment to the PUD preliminary development plan.

(Code 1979, § 14.20.11(D); Ord. No. 95-47, § 49, 10-19-95; Ord. No. 95-48, § 1, 10-19-95; Ord. No. 95-49, § 18, 1995)

Sec. 62-1445. - Same—Maintenance and operation of common facilities and common open space.

- (a) Common open space, drainage systems, private roads and other related common facilities shall be maintained for their intended purpose as expressed in the final development plan. One or a combination of the following methods shall be utilized for maintaining common facilities:
- (1) Maintenance may be provided for by public dedication to the county. This method is subject to formal acceptance by the county in its sole discretion.
 - (2) Maintenance may be provided for by establishment of an association or nonprofit corporation of all individuals or corporations owning property within the planned unit development to ensure the maintenance of all common facilities.
 - (3) Maintenance may be provided for by retention of ownership, control and maintenance of common facilities by the developer.
 - (4) The developer may also request or the county may require that the maintenance of common facilities be funded through a municipal service taxing or benefit unit as provided by F.S. § 125.01.
 - (5) Maintenance may be provided by a community development district or other non-profit, public or quasi-public agency whose stated purpose includes perpetual maintenance of such common facilities.
- (b) All privately owned common open space shall continue to conform to its intended use and remain as expressed in the final development plan through the inclusion in all deeds of appropriate restrictions to ensure that the common open space is permanently preserved according to the final development plan. Such deed restrictions shall run with the land and be for the benefit of present as well as future property owners and shall contain a prohibition against partition.

- (c) All common open space and recreational facilities shall be specifically included in the development schedule and be constructed and fully improved by the developer at an equivalent or greater rate than the construction of residential structures.
- (d) If the developer elects to administer common open space through an association or nonprofit corporation, the organization shall conform to the following requirements:
 - (1) The developer must establish the association or nonprofit corporation prior to the sale of any lots, parcels or tracts.
 - (2) Membership in the association or nonprofit corporation shall be mandatory for all residential property owners within the planned unit development, and the association or corporation shall not discriminate in its members or shareholders.
 - (3) The association or nonprofit corporation shall manage all common open space and recreational and cultural facilities that are not dedicated to the public, and shall provide for the maintenance, administration and operation of such land and any other land within the planned unit development not publicly or privately owned, and shall secure adequate liability insurance on the land.
 - (4) If the developer elects an association or nonprofit corporation as a method of administering common open space, the title to all residential property owners shall include an undivided fee simple estate in all common open space, or appropriate shares in the association.

(Code 1979, § 14-20.11(E); Ord. No. 95-48, § 1, 10-19-95; Ord. No. 03-52, § 3, 12-16-03)

Sec. 62-1446. - Same—Land use regulations.

- (a) *Minimum size.*
 - (1) The minimum size for a PUD shall be ten acres, except within the Merritt Island Redevelopment Area, where the minimum size for a PUD shall be seven acres.
- (b) *Maximum density.*
 - (1) The average density permitted in each PUD shall be established by the board of county commissioners, upon recommendation of the planning and zoning board. The criteria for establishing an average density include existing zoning, adequacy of existing and proposed public facilities and services, site characteristics, and the recommended density of any land use involving the area in question. In no case shall the overall number of dwelling units permitted in the PUD be inordinately allocated to any particular portion of the total site area.
 - (2) Where a developer elects to develop the property in stages, the cumulative density with each subsequent stage must be approximately the same as the overall density approved for the entire project in that such cumulative density shall not vary upward more than two units per acre, except in the PUD-DRI classification and sub-designation, where the approved DRI maximum density shall control. Upon completion of all stages, the final density shall not exceed the density approved in the preliminary development plan.
- (c) *Minimum common recreation and open space.* A portion of the gross site acreage shall be delineated as tracts for common recreation and open space to be weighted based upon the mixture of residential uses in the PUD according to the following schedule:

	Percent
Multifamily and single-family attached	25

Single-family and duplex with lots < ½ acre	10
Single-family with lots ≥ ½ acre	0

Gross site acreage, for the purpose of this section, shall be defined as the total acreage of the parcel designated PUD, less any portions that are designated for commercial, industrial or institutional use.

Regardless of the above, common recreation open space shall be provided at a minimum rate of 1.5 acres per 100 residential units, regardless of type. Required open space may be satisfied by either active recreation or passive recreation open space, as defined by section 62-1102.

Allocation of common recreation and open space facilities shall be determined utilizing the definition of the term "usable common open space" in section 62-1102.

(d) *Minimum lot area, frontage and setbacks; accessory uses.*

- (1) The minimum lot size for detached single-family structures shall be an area not less than 5,000 square feet and having a width of not less than 50 feet. The minimum lot size requirement may be waived by the board of county commissioners if the proposed lot or lots all have substantial relationship to the common open space (e.g., are directly adjacent to or abut a common open space area) and the arrangement of dwelling units provides for adequate separation of units and the living area of the dwelling unit or units is properly related to the configuration of the proposed lots.
- (2) Each dwelling unit or other permitted use shall have access to a public street, either directly or indirectly, via an approach private road, pedestrian way, court or other area dedicated to public or private use or common easement guaranteeing access. Permitted uses are not required to front on a publicly dedicated road. The county shall be allowed access on privately owned roads, easements and common open space to ensure the police and fire protection of the area to meet emergency needs, to conduct county services, and to generally ensure the health and safety of the residents of the PUD.
- (3) Setbacks and minimum distances between structures are as follows:
 - a. Single-family detached structures shall be set back not less than five feet from the side lot lines for lots less than 75 feet in width. Seven and one-half feet from the side lot lines for lots at least 75 feet but less than 100 feet in width, and ten feet from the side lot lines for lots at least 100 feet in width. Single-family detached structures shall be set back not less than 20 feet from the rear lot line, except that screened porches may be set back not less than ten feet. On a corner lot, the side street setback shall be not less than 15 feet. However, if a corner lot is contiguous to a key lot, then the side setback shall be in accordance with the front setback provided in subsection (d)(4) of this section. The board of county commissioners may reduce the required side setbacks and the distances between structures provided that proposed structures do not abut utility easements or otherwise affect the ability to provide and maintain utility service to each lot.
 - b. Separation between structures of two stories or less shall be 15 feet.
 - c. Separation between structures of three stories shall be 20 feet.
 - d. Separation between structures of four stories shall be 25 feet.
 - e. Separation between structures over four stories shall be five feet for each additional story.
 - f. Between structures of varying heights, the larger distance separation shall be required.

- (4) Except for single-family detached structures, setbacks required between the nearest part of any building wall and the edge of any public right-of-way or private street pavement shall be 25 feet unless waived by the board of county commissioners based on the recommendation of the planning and development services department and the public works department. For single-family detached structures on local public streets, the front setback shall be a minimum of 20 feet, except that an open porch attached to the residence may be set back a minimum of ten feet. On local private streets, the single-family detached structure shall be set back a minimum of 45 feet from the centerline of the private local street, except that an open porch may be set back a minimum of 35 feet from the centerline. A minimum 25-foot setback shall be maintained between the wall of any structure and the property line along the perimeter of the PUD unless waived by the board of county commissioners at the time the preliminary development plan is approved.
 - (5) On property bordering the ocean, a minimum of 30 percent of the ocean frontage shall be left open as breezeway/visual corridor. On property bordering a river, a minimum of 30 percent of the river frontage shall be left open as breezeway/visual corridor.
 - (6) On property bordering the ocean, setbacks from the ocean on oceanfront property shall be governed by the provisions of article XII of this chapter.
 - (7) Accessory structures shall be located behind the front building line of the principal structure. Accessory structures shall be set back not less than five feet from the side and rear lot lines for lots less than 75 feet in width, seven and one-half feet from the side and rear lot lines for lots at least 75 feet but less than 100 feet in width, and ten feet from the side and rear lot lines for lots at least 100 feet in width. On a corner lot, the side street setback shall be not less than 15 feet; however, if a corner lot is contiguous to a key lot, then the side setback shall be in accordance with the front setback provided in subsection (4), above.
 - (8) Nonresidential tracts shall be subject to the same development standards as are found in the BU-1-A, BU-1, BU-2 or industrial zoning classifications, as appropriate.
- (e) *Maximum height of structures.*
- (1) Where the property abuts any other land designated for single-family residential use or zoned for such use on the PUD preliminary or final development plan, the maximum height shall be 35 feet.
 - (2) Where the property abuts any other land designated for attached single-family or multifamily residential use or institutional use or zoned for such uses on the PUD preliminary or final development plan, the maximum height shall be 45 feet.
 - (3) Where the property abuts any other land designated for commercial use on the PUD preliminary or final development plan or zoned for commercial or industrial use, the maximum height shall be 60 feet.
 - (4) Where any structure or building exceeds 35 feet in height, all conditions enumerated in section 62-2101.5 as applicable shall be fully satisfied.
 - (5) Structures or buildings may not exceed the maximum height thresholds stated in this subsection unless otherwise permitted by section 62-2101.5.
- (f) *Minimum floor area per unit.*
- (1) Single-family dwellings, attached or detached: 900 square feet unless waived by the board of county commissioners.
 - (2) Duplex: 750 square feet per unit.
 - (3) Multifamily dwellings:
 - a. Efficiency: 400 square feet.
 - b. One bedroom: 500 square feet.

- c. Two bedrooms: 750 square feet.
- d. Three bedrooms: 900 square feet.
- (4) Hotel and motel units, where permitted: 300 square feet.
- (5) The internal design of the structure shall be compatible with the lot and adjacent single-family dwellings.
- (g) *Parking requirements.* Where the planned unit development consists of single-family detached dwellings on platted lots of less than 6,600 square feet, the developer may be required to provide an approved designated common area for the parking of campers, travel trailers, recreational trailers and vehicles, boats and boat trailers, and other similar vehicles.
- (h) *Underground utilities.* Within the PUD, all utilities, including telephone, television cable and electrical systems, shall be installed underground. Primary facilities providing service to the site of the PUD may be exempted from this requirement. Large transformers shall be placed on the ground and contained within pad mounts, enclosures or vaults. The developer must provide landscaping with shrubs and plants to screen all utility facilities permitted aboveground. The planning and zoning board may require that substations be screened by trees and shrubs or walls resembling a structure which is compatible with the design of the buildings within the PUD.
- (i) *Development standards.* The minimum construction requirement for streets or roads, sidewalks, sewer facilities, utilities and drainage shall be in compliance with the requirements of article VII of this chapter, pertaining to subdivisions. Design requirements with respect to streets, sidewalks and drainage may be waived by the county commission upon the recommendation of the planning and development services department and the public works department.

(Code 1979, § 14-20.11(F); Ord. No. 95-48, § 1, 10-19-95; Ord. No. 97-43, § 1, 11-20-97; Ord. No. 01-23, § 1, 5-22-01; Ord. No. 01-30, § 8, 5-24-01; Ord. No. 03-52, § 4, 12-16-03)

Sec. 62-1447. - Reserved.

Editor's note— Ordinance No. 95-48, § 1, adopted October 19, 1995, deleted § 62-1447 in its entirety. Formerly, such section pertained to classification of applications and derived from § 14-20.11(G) of the 1979 Code.

Sec. 62-1448. - Same—Approval of preliminary development plan and tentative zoning.

- (a) *Preapplication conference.* Before submission of a preliminary application for approval of a planned unit development zoning classification, the developer and his registered engineer, architects or site planner are encouraged to meet with the zoning official and such other personnel as necessary to determine the feasibility and suitability of his application. This step is encouraged so that the developer may obtain information and guidance from county personnel before entering into any binding commitments or incurring substantial expenses of site and plan preparation.
- (b) *Preliminary application.*
 - (1) *Generally.* A preliminary application shall be submitted to the county by the developer requesting approval of the site as a planned unit development zone. The preliminary application shall contain the name of the developer, the surveyor and the engineer who prepared the development plan and topographic data map, and the name of the proposed planned unit development per the nomenclature provided in section 62-1447. (See PUD illustrations concerning the level of detail required.)
 - (2) *Exhibits; contents of development plan.* The following exhibits shall be attached to the preliminary application:

- a. A vicinity map indicating the relationship between the planned unit development and its surrounding area, including adjacent streets and thorough- fares.
- b. A development plan that shall contain but not be limited to the following information:
 1. The proposed name or title of the project, and the name of the engineer, architect and developer.
 2. North arrow, scale (one inch equals 200 feet or larger), date and legal description of the proposed site.
 3. The boundaries of the tract shown with bearings, distances, closures and bulkhead lines, all existing easements, section lines, and all existing streets and physical features in and adjoining the project, and the existing zoning.
 4. The name and location of adjoining developments and subdivisions.
 5. Proposed parks, school sites or other public or private open space.
 6. Vehicular and pedestrian circulation systems, including off-street parking and loading areas, driveways and access points.
 7. Site data, including tabulation of the total number of gross acres in the project, the acreage to be devoted to each of the several types of primary residential and secondary nonresidential uses, and the total number of dwelling units.
 8. Proposed common open space, including the proposed improvements and any complementary structures and the tabulation of the percent of the total area devoted to common open space. Areas qualifying for common open space shall be specifically designated on the site plan.
 9. Delineation of specific areas designated as a proposed stage.
 10. A general statement, including graphics, indicating proposed corridors of drainage and their direction, natural drainage areas, specific areas which are to function as retention lakes or ponds, anticipated method for accommodating runoff (curb and gutter, swales or other method), and treatment methods for discharge into area waterways for the site to ensure conformity with natural drainage within the vicinity area or with the drainage plan established within the vicinity area.
 11. The general location within the site of each primary residential and secondary nonresidential use, and the proposed amount of land to be devoted to individual ownership.
 12. The proposed method of dedication and administration of proposed common open space.

(3) *Submittal.*

- a. The PUD zoning application and preliminary development plan shall be submitted concurrently to the county.
- b. The application shall include 18 black or blue line prints of the development plan of the proposed planned unit development, and the required exhibits.

(4) *Review procedure.*

- a. The preliminary development plan shall be reviewed formally by the county zoning office and such other departments of county government as necessary to determine the consistency of the plan with county plans and policies prior to the submission of the PUD zoning application to the planning and zoning board of the county. The planning and zoning board shall then review the preliminary plan.

- b. Upon completion of its review, the planning and zoning board shall recommend to the board of county commissioners the approval, approval subject to conditions, or disapproval of the preliminary development plan application.
- (5) *Review criteria.* The decision of the planning and zoning board on the preliminary development plan application shall include the findings of fact that serve as a basis for its recommendation. In making its recommendation, the planning and zoning board shall consider the following facts:
- a. Degree of departure of the proposed planned unit development from surrounding residential areas in terms of character and density.
 - b. Compatibility within the planned unit development and relationship with surrounding neighborhoods.
 - c. Prevention of erosion and degrading of surrounding area.
 - d. Provision for future public education and recreation facilities, transportation, water supply, sewage disposal, surface drainage, flood control and soil conservation as shown in the preliminary development plan.
 - e. The nature, intent and compatibility of common open space, including the proposed method for the maintenance and conservation of the common open space.
 - f. The feasibility and compatibility of the specified stages contained in the preliminary development plan to exist as an independent development.
 - g. The availability and adequacy of water and sewer service to support the proposed planned unit development.
 - h. The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed planned unit development.
 - i. The benefits within the proposed development and to the general public to justify the requested departure from the standard land use requirements inherent in a planned unit development classification.
 - j. The conformity and compatibility of the planned unit development with any adopted development plan of the county.
 - k. The conformity and compatibility of the proposed common open space, primary residential and secondary nonresidential uses with the proposed planned unit development.
- (6) *Action by board of county commissioners.* Upon receiving the recommendation of the planning and zoning board, the board of county commissioners shall, at a regularly scheduled public meeting, review the recommendation and preliminary development plan, and either approve, approve subject to conditions, or disapprove the preliminary development plan application. Approval of the preliminary development plan indicates approval of the PUD zoning subject to acceptance of the final development plan. The decision of the board of county commissioners shall be based upon a consideration of the facts specified as review criteria for the planning and zoning board in subsection (b)(5) of this section.
- (7) *Record of preliminary application.* If the preliminary development plan application is approved by the board of county commissioners, a copy of the application and required exhibits shall be maintained within the zoning division of the county.
- (c) *Amendment to approved preliminary development plan.* If, after the initial approval of the PUD preliminary development plan, should the owner or applicant or his successors desire to make any changes to the preliminary development plan, such changes shall first be submitted to the county. If the zoning official deems there is a substantial change or deviation from that which is shown on the preliminary development plan, the owner or applicant shall be requested to return to the board of county commissioners where it is determined that the public interest warrants such procedure. For purposes of this subsection, a substantial change shall be defined as any change which increases the density or intensity of the project or decreases the amount of buffer areas from adjacent property

or decreases the amount of common open space. The zoning official shall have the authority to approve minor changes not determined by the director to be substantial as defined in this subsection.

- (d) *Developments of regional impact (DRI).* any preliminary development plan approved under this section on a parcel that also constitutes some or all of a development of regional impact pursuant to F.S. ch. 380 shall be consistent with the provisions of this section as well as the provisions of the DRI development order and accompanying master plan. Approval of the DRI development order and master plan, including subsequent changes to such approved plan, shall constitute approval of, or changes to, the preliminary development plan, and shall not require separate action on the preliminary development plan. Any such project shall be designated as PUD-DRI on the official zoning maps.

(Code 1979, § 14-20.11(H); Ord. No. 95-48, § 1, 10-19-95; Ord. No. 97-49, § 7, 12-9-97; Ord. No. 03-52, § 5, 12-16-03)

Sec. 62-1449. - Same—Approval of final development plan; site plans.

- (a) *Time limits.* The developer shall have three years from the date of the approval of the preliminary development plan for a planned unit development classification in which to file a final development plan application for the entire property or any stage thereof. However, where a preliminary development plan approved under this section also constitutes some or all of a development of regional impact pursuant to F.S. Ch. 380, such preliminary development plan shall have the same lifetime as prescribed in the development order of the DRI. At the request of the developer, the zoning official may extend the period required for filing of such application for successive periods of one year each unless and until the comprehensive plan has been amended causing the preliminary development plan to become inconsistent with the comprehensive plan.
- (b) *Approval procedure; required submittals; recording of final development plan.*
- (1) *Approval procedure.*
- a. *Preapplication conference; coordination with county agencies.*
1. Reserved.
 2. The other county departments and agencies which should be contacted for guidance prior to submittal of a final development plan are the zoning office, public safety, the public works department and environmental health services. The applicant should have the PZ Form 100 initialed by each department and division contacted.
- b. *Reserved.*
- (2) *Scope and contents of final development plan; recording of final development plan; site plans.* The final development plan application may request approval for the entire planned unit development or any stage designated in the preliminary development plan containing a minimum of ten acres. A final development plan, in addition to containing the exhibits, schedule, information and documents required in subsection (b)(2)a of this section, shall conform to the requirements for site plans.
- a. *Exhibits; required information.* The following exhibits shall be attached to the final development plan application:
1. *Development plan.* The location and dimensions of each primary residential, secondary nonresidential and open space/recreational tract, including each tract's points of ingress and egress. The legal description of each of such tracts and the specific number of units, including the range of unit types to be constructed within each tract, shall be specified. These items will be affixed to the original linen drawing for recording purposes.

2. *Development schedule.* The development schedule shall contain the following information:
 - i. The order of construction of the tracts and blocks as delineated in the preliminary development plan.
 - ii. The proposed schedule for the construction and improvement of residential, non-residential, common open space, and other improvements relative to one another for the purpose described in the definition of "development schedule" as shown in section 62-1441.

(Code 1979, § 14-20.11(I); Ord. No. 95-48, § 1, 10-19-95; Ord. No. 97-49, § 8, 12-9-97; Ord. No. 03-52, § 6, 12-16-03)

Sec. 62-1450. - Same—Review of physical layout and amenities.

The county shall have the right to evaluate the physical layout, and amenities of the planned unit development and to suggest changes or modifications designed to create compatibility and conformity in the variety of uses within the development to ensure, protect and promote the health, safety and general welfare of the property owners of the planned unit development and the residents of the county.

(Code 1979, 14-20.11(J); Ord. No. 95-48, § 1, 10-19-95)

Sec. 62-1451. - Reserved.

Editor's note— Ordinance No. 95-48, § 1, adopted October 19, 1995, deleted § 62-1451 in its entirety. Formerly, such section pertained to issuance of building permits and derived from § 14-20.11(K) of the 1979 Code.

Sec. 62-1452. - Reserved.

Editor's note— Ordinance No. 95-48, § 1, adopted October 19, 1995, deleted § 62-1252 in its entirety. Formerly, such section pertained to bonds and derived from § 14-20.11(L) of the 1979 Code.

Sec. 62-1453. - Same—Termination of PUD zone.

Failure to submit final development plan. Failure of the developer to submit a final development plan for the entire development or a stage within the time periods specified in section 62-1449 shall cause approval of the complete preliminary development plan to be considered inactive pending reapplication by the applicant or administrative action by the board of county commissioners pursuant to section 62-1152.

(Code 1979, § 14-20.11(M); Ord. No. 95-48, § 1, 10-19-95)

Sec. 62-1454. - Reserved.

Editor's note— Ordinance No. 95-48, § 1, adopted October 19, 1995, deleted § 62-1454 in its entirety. Formerly, such section pertained to enforcement and derived from § 1420.11(N) of the 1979 Code.

Sec. 62-1455. - Same—Transfer of development rights.

Where a developer owns more than one tract or parcel of land within the unincorporated area of the county, and each such tract or parcel meets the minimum size requirement of ten acres, or five acres in the South Beach areas of the county, the uses permitted in a planned unit development may be transferred from one tract or parcel of land to the other tract or tracts of land provided the following conditions are met:

- (1) The transfer of such uses must be justifiable as enhancing the use or nonuse of land in the public interest. The protection and preservation of some area of environmental concern is a prime example of the intent of this provision.
- (2) The tracts of land need not be contiguous; however, they shall be in close proximity to each other.
- (3) The activities and proposed uses of each tract must complement and be an integral part of the development of the other tract or tracts of land.
- (4) The transfer of uses from one parcel to the other shall not increase the overall density permitted for the total acreage involved.
- (5) When a use has been transferred from one tract of land to another, then the transfer shall be noted in the PUD file maintained by the county zoning office, and such designations and transfer of land shall become a binding condition on the use of the land for the developer and all subsequent owners of the property.
- (6) The transfer of the land uses may include a transfer of primary residential uses, secondary nonresidential uses, motel and hotel units and restaurants; provided, however, the transferred motel and hotel units may only be transferred to a tract or parcel of land that meets the minimum size requirement of 20 acres.

(Code 1979, § 14-20.11(O); Ord. No. 95-48, § 1, 10-19-95; Ord. No. 97-49, § 9, 12-9-97)

State Law reference— Regulations authorizing transfer of development rights encouraged, F.S. § 163.3202(3).

Secs. 62-1456—62-1460. - Reserved.

Secs. 62-1471—62-1480. - Reserved.



PROFESSIONAL RESUME

EDUCATION: University of Central Florida
 Bachelor of Science Degree in Civil Engineering -1982

EXPERIENCE: Bussen-Mayer Engineering Group, Inc. - 09/82 to present
 Other consulting firms - 2 years

QUALIFICATIONS: 34 years experience as Civil Design Engineer in Florida
 Florida Registered Professional Engineer #36836 (1986)

ENGINEERING EXPERIENCE:

Since 1990, CEO of a civil engineering, environmental and surveying firm located in Merritt Island, FL. Responsible for all technical operations and administrative functions of the firm.

As Principal Engineer, Mr. Mayer is responsible for coordinating all major design aspects of the project. Mr. Mayer has more than 30 years of project design experience with expertise in the areas of stormwater design, utilities design, subdivision and site plans, roadway and drainage projects, permitting site cost analysis, specifications and plan preparation, and construction management services.

SPECIFIC PROJECT EXPERIENCE (Partial Listing):

- | | |
|---|---|
| <ul style="list-style-type: none"> • Egret's Landing Subdivision • River Grove on the Trail Subdivision • Honeymoon Hill Subdivision • Fay Boulevard Widening Project • Veteran's Park Expansion Project • Pineda Crossing Subdivision • Barnes Boulevard Widening Project • Fortenberry Regional Stormwater Mgmt. System • Lake Dr. Drainage Improvements Project (3 phases) • Griffis Landing • Merritt Island Airport Stormwater Improvements • South Tropical Trail Sewer Extension | <ul style="list-style-type: none"> • South Tropical Trail Waterline Relocation • Deer Lakes Subdivision • South Atlantic Avenue Watermain Replacement • Melbourne Harbor/Crane Creek Dredging Project • Fortenberry/Plumosa Intersection Improvements (JPA) • S-10 Lift Station Replacement • Mitchell Ellington Park • Hall Road/SR 3 Intersection Improvements • US 1 20" Watermain Extension, Edgewater (JPA) • Rose Street Improvements Project (JPA) • N. Tropical Trail/S.R. 520 Realignment (JPA) • Health First Viera Hospital Site • Health First Viera Medical Office Building |
|---|---|



RELEVANT EXPERIENCE

Project Panel, Performance Based Management of Traffic Signals, National Cooperative Highway Research Program (NCHRP) Project 03-112, Transportation Research Board: Mr. Ramirez is serving on the project panel to develop guidance that enables agencies to incorporate a performance-based approach to the management of their signal systems. The guidance will be scalable to fit various agencies in terms of their staffing, equipment, and policies. It will also identify what performance metrics and operational improvement strategies are available based on the current maturity of an agency's systems.

Engineer of Record, Signal System Timing Study, Palm Bay Road, Palm Bay, FL: Using data collected by the City of Palm Bay, developed coordinated signal system timing plans for three time periods, deployed the plans, observed the corridor and conducted final changes. The signal system consisted of eighteen intersections along two major arterials (Palm Bay Road and Minton Road) and included the Palm Bay Road/I-95 interchange ramps. SYNCHRO was utilized to optimize the cycle lengths, offsets, and splits and TSPP was used to evaluate progression and to conduct travel-time runs. ATMS.Now was used to evaluate controller coordinator problems and to deploy and adjust the timings.

Engineer of Record, Traffic Signal Warrant Studies, FL: Mr. Ramirez has conducted numerous Signal warrant studies throughout Brevard County. Responsibilities included evaluating volume count data, conducting warrant analyses in accordance with MUTCD guidelines, conducting site visits, preparing the reports, and presenting the reports to residents, senior management, and the County Commissioners.

Engineer of Record, St. Andrews/Brisbane Blvd. Connection Travel Time Analysis, Suntree, FL: Responsible for conducting the data collection, analysis, and presentation. The purpose of this study was to determine if completing the connection of the two roadways would cause a significant shift in traffic through the Suntree PUD. The floating vehicle analysis indicated that travel times to major destinations through and around the PUD were comparable and therefore no significant shift in traffic volume was anticipated. A traffic count one year after the opening of the roadway proved the analysis accurate.

Engineer of Record, Transportation Capacity Analyses, Brevard County, FL: Mr. Ramirez has conducted several detailed roadway capacity analyses using the LOSPLAN and ARTPLAN software developed by FDOT to establish the Level of Service thresholds and Maximum Allowable Volume for freeway, arterial, and collector roadways.

Engineer of Record, Stop Sign Warrant Studies, Brevard County, FL: Mr. Ramirez has conducted numerous Stop Sign Warrant studies throughout Brevard County. Responsibilities included evaluating volume count data, conducting warrant analyses in accordance with MUTCD guidelines, conducting site visits, preparing the reports, and presenting the reports to residents, senior management, and the County Commissioners.

Engineer of Record, Speed Limit Change Studies, Brevard County, FL: Mr. Ramirez has conducted numerous Speed Limit Change studies throughout Brevard County. Responsibilities included evaluating speed/volume count data, conducting analyses in accordance with MUTCD guidelines, conducting site visits, preparing the reports, and presenting the reports to residents, senior management, and the County Commissioners.

OVERVIEW

Mr. Ramirez brings over 18 years of design, project management and traffic operations experience on a variety of projects. Through his government background Mr. Ramirez has acquired a thorough knowledge of FDOT policies, procedures, and specifications and has become proficient in the use of various software packages, including: Highway Capacity Software, Synchro, TSPP, AutoCAD, Atlas, Mastarm, ArtPLAN, and many others.

EDUCATION

Florida Institute of Technology,
B.S.C.E., Civil Engineering (2000)

REGISTRATIONS

Registered Professional Engineer,
Florida P.E. No. 62600
FDOT Intermediate MOT
Certification
IMSA Traffic Signals Level II Technician

AFFILIATIONS

International Municipal Signal Association
ITS Florida

YEARS EXPERIENCE

18

YEARS WITH LTG

5

Engineer of Record, Mid-Block Crosswalk Studies, Brevard County, FL: Mr. Ramirez has conducted numerous Mid-Block Crosswalk studies throughout Brevard County. Responsibilities included evaluating speed/volume count data, collecting pedestrian data, conducting analyses in accordance with MUTCD guidelines, conducting site visits, preparing the reports, and presenting the reports to residents, senior management, and the County Commissioners.

Engineer of Record, School Zone and Crossing Guard Needs Studies, Brevard County, FL: Mr. Ramirez has conducted several School Zone and Crossing Guard Needs studies throughout Brevard County. Responsibilities included evaluating speed/volume count data, collecting pedestrian data, conducting analyses in accordance with MUTCD guidelines, FDOT and ITE recommendations, conducting site visits, preparing the reports, and presenting the reports to residents, senior management, and the County Commissioners.

Engineer of Record, Traffic Management Center Conceptual Demand Analysis, Brevard County, FL: Responsible for conducting the data collection, analysis, report, and concept plans for the future Brevard County Traffic Management Center and Traffic Operations facilities. The project included using the Florida Standard Urban Transportation Model Structure (FSUTMS) and ArcGIS tools to predict the number of signalized intersections to be constructed within a 25 year horizon, estimate the design-year operations and maintenance needs, and size a facility to house the anticipated resources.

Traffic Review Engineer, City of Palm Bay, FL: Mr. Ramirez assisted the City of Palm Bay staff in ensuring the City's traffic impact study guidelines, access management criteria, transportation concurrency system, and impact fee provisions were properly addressed during site and subdivision permit applications.

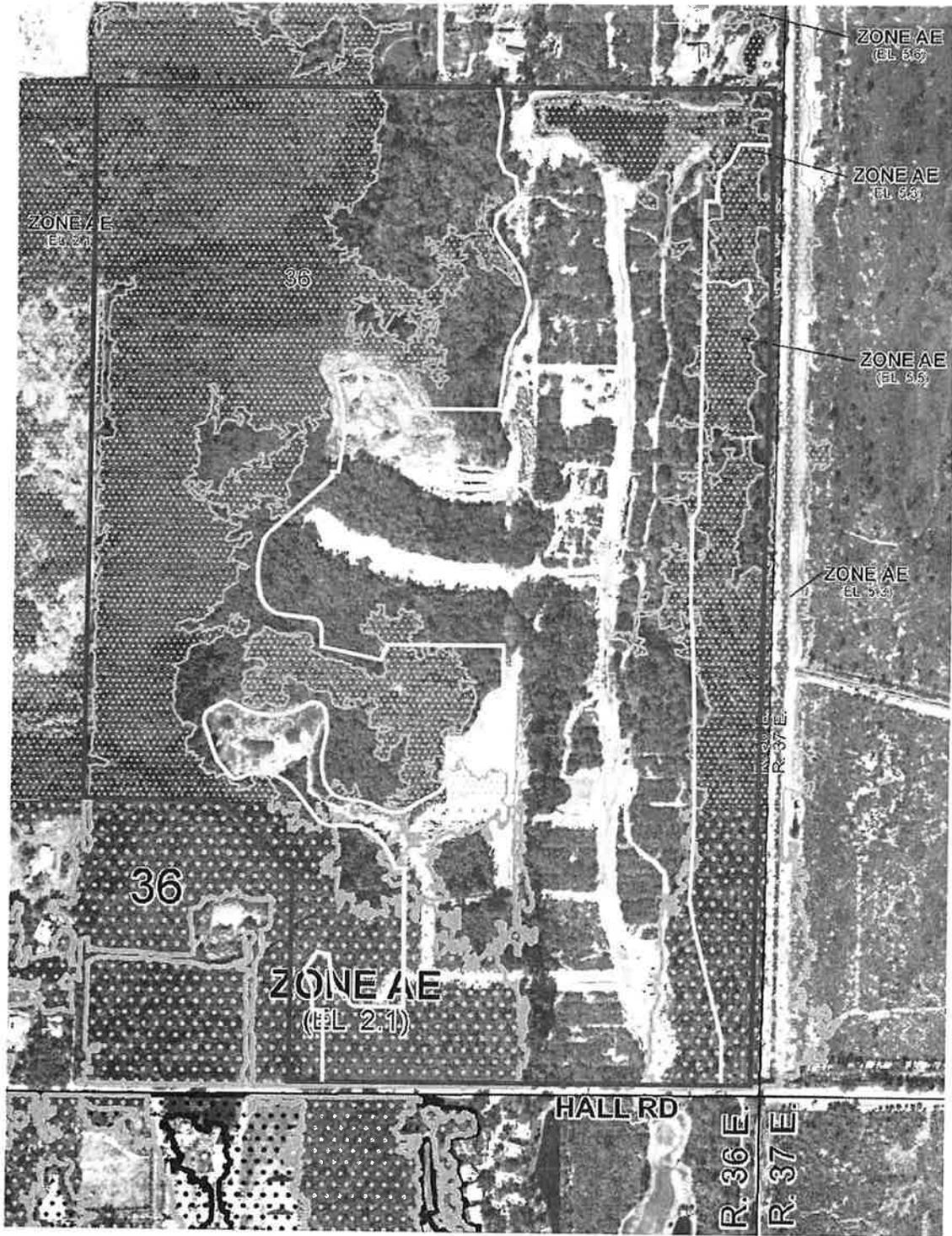
Traffic Review Engineer, City of New Smyrna Beach, FL: Mr. Ramirez assisted the City of New Smyrna Beach staff in ensuring the City's traffic impact study guidelines, access management criteria, transportation concurrency system, and impact fee provisions were properly addressed during site and subdivision permit applications.

Traffic Operations Manager, Brevard County, FL: Mr. Ramirez conducted traffic impact study and plans reviews to ensure the County's traffic impact study guidelines, access management criteria, transportation concurrency system, and impact fee provisions were properly addressed during site and subdivision permit applications.

Traffic Operations Manager, Brevard County Advanced Traffic Management System Expansion (ATMS) and Wickham Intelligent Transportation System (ITS) Phase II, Brevard County, FL: Provided support and technical assistance with the deployment, integration, validation, and final testing of an ITS expansion project which deployed CCTV, travel-time, vehicle detection, and adaptive traffic signal control technologies to 112 intersections on 11 corridors in Brevard County, and interconnected them through fiber-optic cabling and Ethernet compliant network devices to two Brevard County management centers, and the City of Melbourne management center.

The project included:

- Underground and overhead 72 SM fiber-optic trunk cabling and 12 SM drop cabling
- Juniper and ITS Express layer 2 and layer 3 networking devices
- Bosch Closed Circuit Television (CCTV) Cameras
- Sensys Networks wireless Vehicle Detection Systems
- Sensys Networks Archive, Proxy, and Statistics (SNAPS) server
- BlueTOAD Travel Time System
- Naztec, Inc. Advanced Traffic Control (ATC) traffic signal controllers
- Trafficware, Inc. SynchroGreen traffic adaptive server software



C:\Dwg\Eng\344013 Tranquility Estates\344013 Maps\dwg\344013 Flood.dwg, 4/23/2018 8:25:07 AM, Cad-6



Flood Insurance Rate Map
TRANQUILITY ESTATES

04/23/18
1"=400'
344013

From: [Henry Minneboo](#)
To: [Jones, Jennifer](#)
Subject: Re: FW: Thank you letter to Chairman Henry Minneboo
Date: Wednesday, April 25, 2018 12:02:33 PM

Jenn, thank you so much we never see that. Thanks again.

Here is what I would like to do. Next board meeting put it in my package to read to all of the members and staff. Also, please send it to all the commissioners before there meeting on this issue.

This is not about me but all the people that work so hard to inform the public but listen to what they have to say. Thank you so much. Henry

On Wed, Apr 25, 2018, 11:54 AM Jones, Jennifer <jennifer.jones@brevardfl.gov> wrote:

From: darlene hillers [<mailto:darzy415@yahoo.com>]
Sent: Wednesday, April 25, 2018 11:51 AM
To: Jones, Jennifer
Subject: Thank you letter to Chairman Henry Minneboo

Dear Mr. Minneboo,

I attended the Planning & Zoning Board meeting on Monday, April 23, 2018. I would like to thank you, the board and your staff for listening to the residents on North Merritt Island who spoke concerning the request of a change of classification from AU to PUD by Horizon Title for their proposed development for 219 residences - about half single family houses and half townhouses. I appreciate your recommendation to Horizon Title to rethink their plan to instead build 110 single family homes and eliminate the townhouses. I understand this property will eventually be developed but if it can be done so in a responsible and sustainable manner it would be a much better plan for all. I also am concerned with the density issue as expressed by you and other board members. And as I said when I spoke I am also concerned with the traffic issue being Hall Road is only a two lane road with one way in and one way out.

Again thank you for listening and being a voice of reason.

Darlene Hillers

4645 Seminole Trail
Merritt Island, FL 32953

"Under Florida Law, email addresses are Public Records. If you do not want your e-mail address released in response to public record requests, do not send electronic mail to this

entity. Instead, contact this office by phone or in writing."

18PZ-009: Horizon Title Company, Inc. – Rezoning to PUD
(verbally presented at P & Z on 4/23/18)

Preliminary Development Plan

Sec. 62-1448 (5). Review criteria. The decision of the planning and zoning board on the **preliminary development plan** application shall include the findings of fact that serve as a basis for its recommendation. In making its recommendation, the planning and zoning board shall consider the following facts:

a. Degree of departure of the proposed planned unit development from surrounding residential areas in terms of character and density.

FLU density is one unit to the acre, and this PDP is consistent with FLU. Additionally, this PDP is consistent with the only nearby neighborhood of the Savannah's which was platted at one unit to the acre, but has lots size of .26 to .29 acres, or 3 to 4 units to the acre. Tranquility has 219 proposed units, Savannahs has 288.

The Character of the area is defined by the Savannah's PUD. It was initially 265.63 acres, 288 lots, 90 x 120 but some 92 x 65, even 86 x 79. Now, PUD only 97.56 acres since County owns 168.07 of PUD for Golf Course. Now 2.95 units to the acre. **See Savannah's PUD, attached.**

b. Compatibility within the planned unit development and relationship with surrounding neighborhoods.

Internal phasing is compatible because it keeps the Townhomes centralized, with larger lot sizes and homes to the north where larger residential parcels exist.

c. Prevention of erosion and degrading of surrounding area.

All construction will be per County and State codes and requirements. Substantial buffering along boundaries of property will not allow erosion or degradation of surrounding area.

d. Provision for future public education and recreation facilities, transportation, water supply, sewage disposal, surface drainage, flood control and soil conservation as shown in the preliminary development plan.

Development will pay substantial impact fees, including school impact fees. Potential for walking trail to be public, but it does not connect to any other trails to the north. PDP has provided for recreation, transportation, water, sewer,

drainage, flood control and soil conservation – to the extent required at this stage of the process. This will be further defined during the final development plan and construction drawings.

e. The nature, intent and compatibility of common open space, including the proposed method for the maintenance and conservation of the common open space.

Substantial open space is provided in the PDP. All of the common open space will be maintained by a HOA. Most if not all of wetland will be placed in a conservation easement with maintenance responsibilities by HOA.

f. The feasibility and compatibility of the specified stages contained in the preliminary development plan to exist as an independent development.

Each phase can stand on its own, since Phase I requires the greatest amount of infrastructure improvements, and Phase II is to the north of beginning infrastructure. As mentioned, each Phase will meet the common open space and recreation requirements of the Code.

g. The availability and adequacy of water and sewer service to support the proposed planned unit development.

Both are available and adequate and are part of the PDP. Utility Services Director Helmer provided this information in response to request for comments.

h. The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed planned unit development.

The County Transportation Department reported that it had no concerns. The Transportation Concurrency Analysis opined that the trips generated by change of zoning “does not demonstrate that the impact on N. Courtenay Parkway creates a deficiency in the level of service and the corridor still remains under capacity.”

i. The benefits within the proposed development and to the general public to justify the requested departure from the standard land use requirements inherent in a planned unit development classification.

This PDP does not seek a departure from land use requirements; it is consistent with the FLU and PUD land use regulations. PUD's encourage planned residential neighborhoods with a full range of residence types. Sec. 62-1442(a). PUD's objectives include: significant areas of useable open spaces for the preservation of natural amenities, flexibility in design to take

advantage of natural land, variety of housing types to give home buyer great choice, efficient use of land.

Per the open space subdivision ordinance, clustering of development is permitted to encourage the efficient use of land, smaller lot sizes and interconnected open spaces.

Many new jobs coming to this area, and new and various housing options are needed in Central Brevard.

j. The conformity and compatibility of the planned unit development with any adopted development plan of the county.

This PDP/PUD conforms to the FLU of the County, and is consistent with the Savannah's PUD to the south.

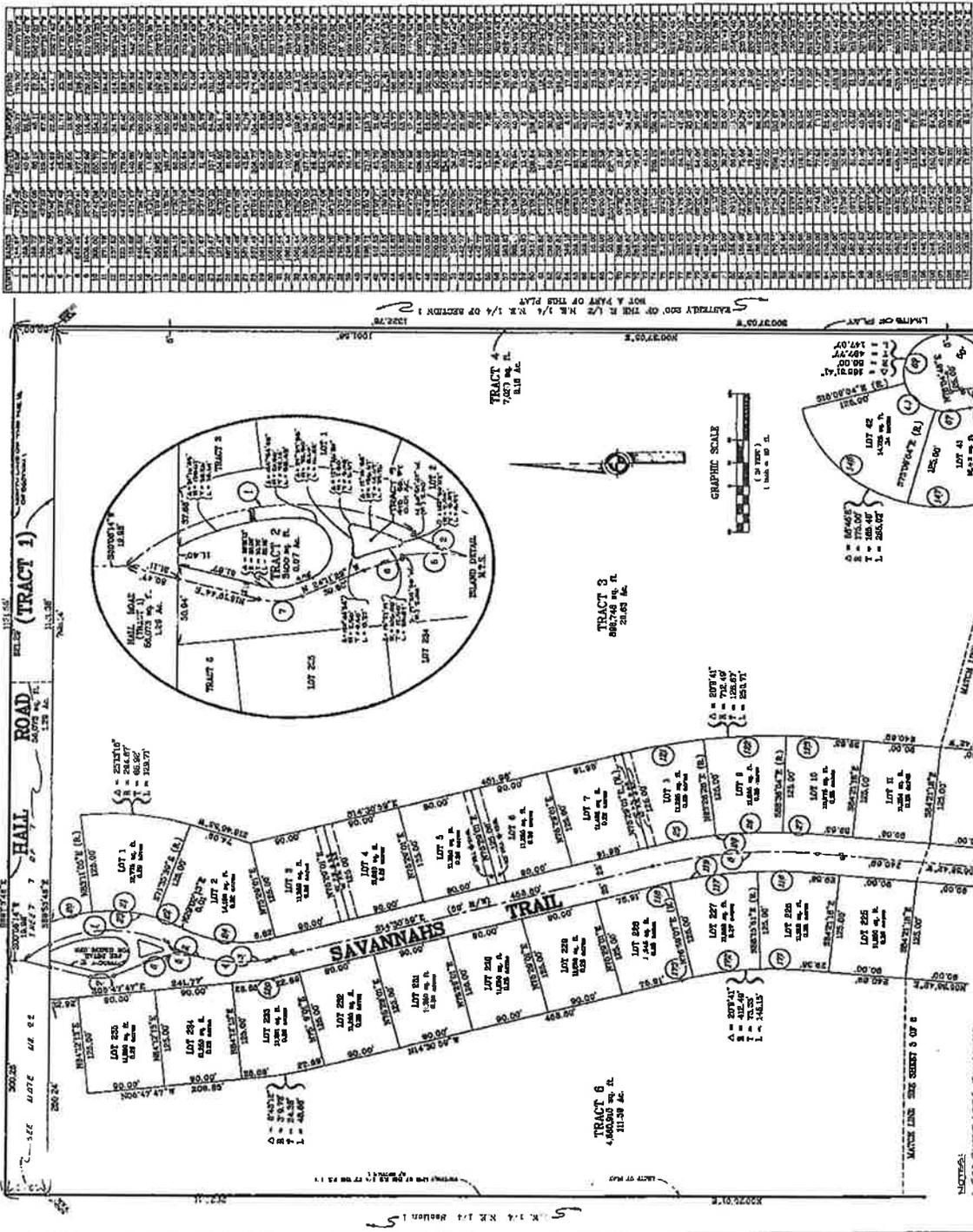
k. The conformity and compatibility of the proposed common open space, primary residential and secondary nonresidential uses with the proposed planned unit development.

The open spaces and residential uses are appropriate for the proposed PUD. It meets the land regulations for a PUD, and provides a variety of housing options and recreation, as anticipated by the PUD ordinances.

THE SAVANNAHS P.U.D.

A Subdivision lying in Sections 1 and 12, Township 24 South, Range 36 East, of Brevard County, Florida

PLAT BOOK 35 PAGE 57
SHEET 2 OF 7
SECTION 33 E. TWP. 24 S., RANGE 36 E.

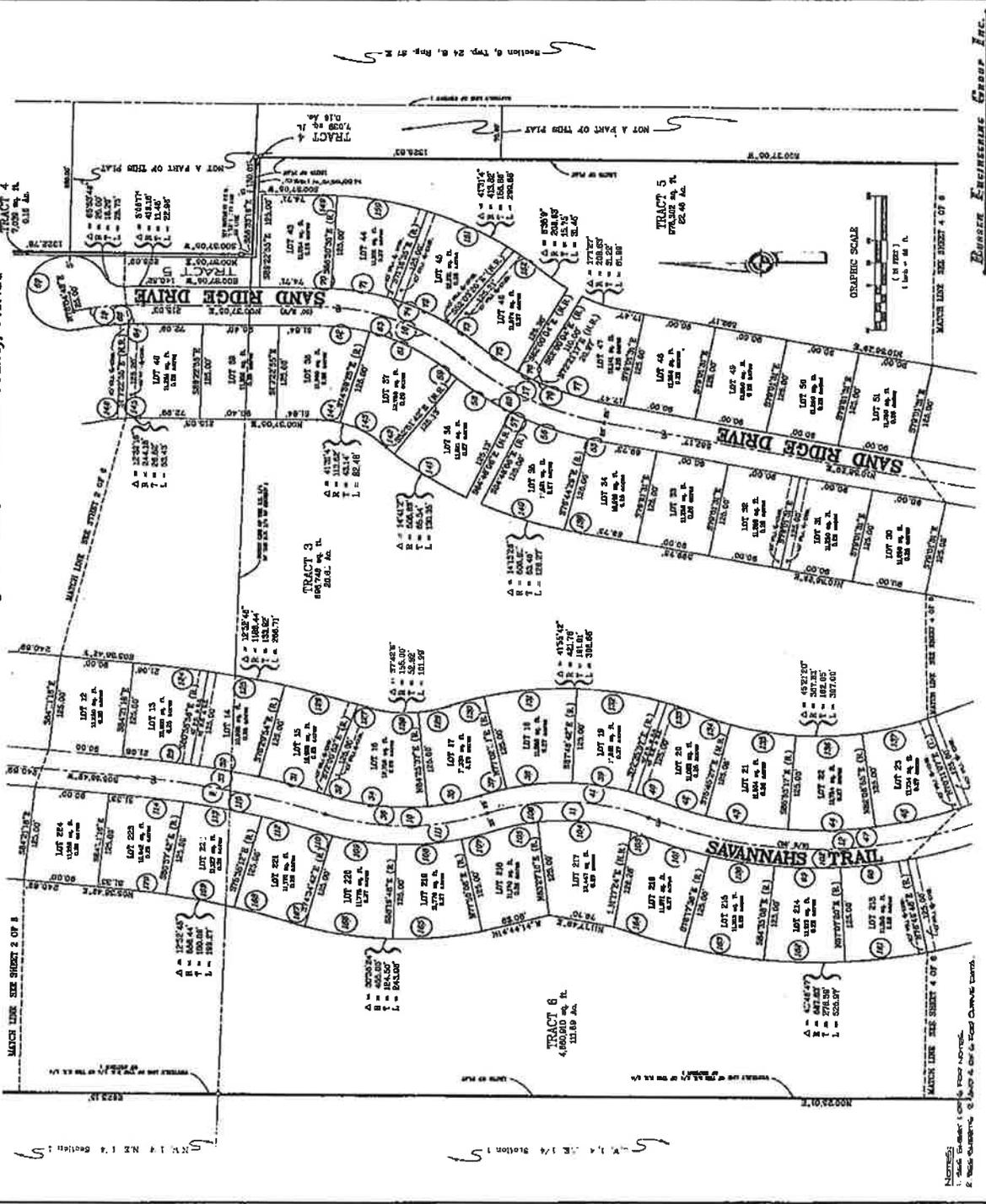


TRACT	AREA (AC)	REMARKS
TRACT 1	120.00	...
TRACT 2	120.00	...
TRACT 3	120.00	...
TRACT 4	120.00	...
TRACT 5	120.00	...
TRACT 6	120.00	...

ENGINEERING GROUP, INC.
REGISTERED PROFESSIONAL ENGINEERS
FLORIDA LICENSE NO. 12345
12345
12345
12345

THE SAVANNAHS P.U.D.

A Subdivision lying in Sections 1 and 12, Township 24 South, Range 36 East, of Brevard County, Florida

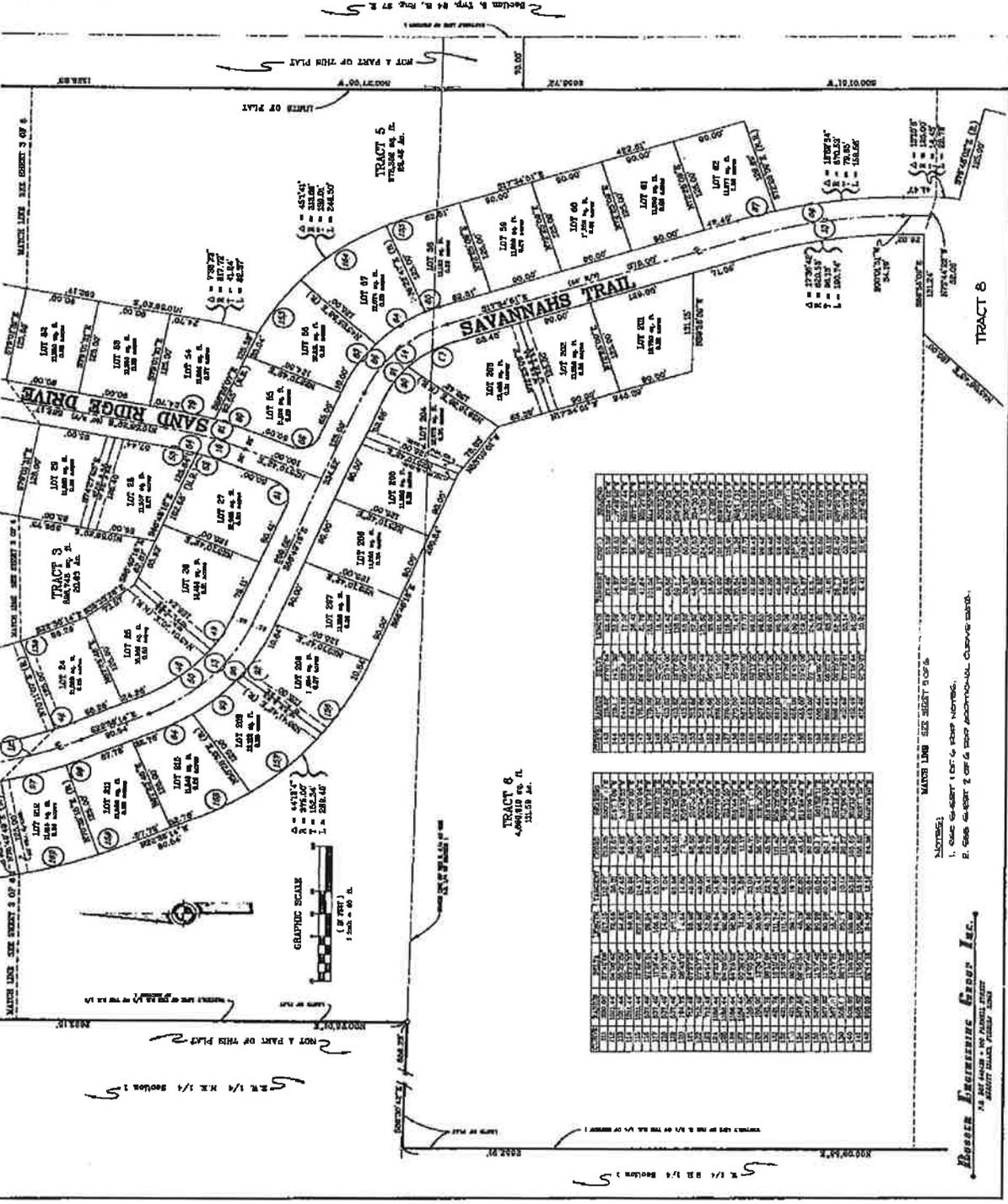


ENGINEERING GROUP, INC.
 P.L. 202 SOUTH - 100 PALM BEACH DRIVE
 WEST PALM BEACH, FLORIDA 33411

Notes:
 1. See Tract 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

THE SAVANNAHS P.U.D.

A Subdivision lying in Sections 1 and 12, Township 24 South, Range 38 East, of Brevard County, Florida



MAINTENANCE SEE SHEET 1 OF 7

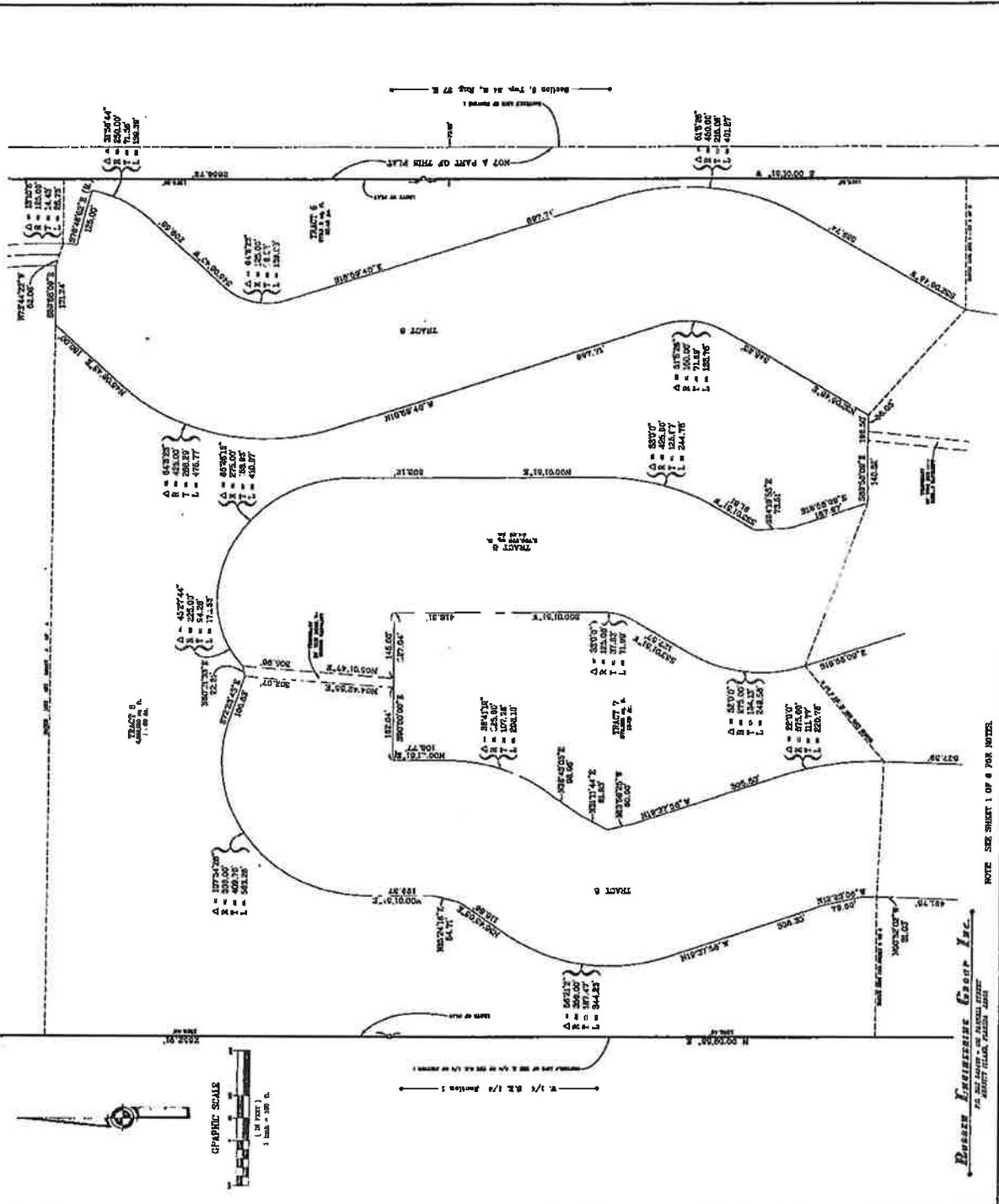
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3	10,000	111.11	1.11
4	10,000	111.11	1.11
5	10,000	111.11	1.11
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97	10,000	111.11	1.11
98	10,000	111.11	1.11
99	10,000	111.11	1.11
100	10,000	111.11	1.11

NOTES:
 1. SEE SHEET 1 OF 7 FOR NOTES.
 2. SEE SHEET 2 OF 7 FOR ADDITIONAL CURVE DATA.

ROSSER ENGINEERING GROUP, Inc.
 100 N.W. 4th Ave. - 10th Floor, Miami, Florida 33136
 (305) 571-1111

THE SAVANNAHS P.U.D.

A Subdivision lying in Sections 1 and 12, Township 24 South, Range 36 East, of Brevard County, Florida



Burns Engineering Group, Inc.
 215 SOUTH HILTON, PALM BEACH, FLORIDA 33480
 PHONE 561-833-1111

NOTE: SEE SHEET 1 OF 8 FOR NOTES.

GOAL, OBJECTIVES AND POLICIES

GOAL

TO MANAGE GROWTH IN BREVARD COUNTY IN A MANNER THAT ENHANCES NATURAL AND MAN-MADE SYSTEMS AND MEETS THE PUBLIC'S SOCIAL AND ECONOMIC NEEDS.

RESIDENTIAL LAND USES

Objective 1

Brevard County shall facilitate the development of residential neighborhoods that offer the highest quality of life to the citizenry through the implementation of policies that accomplish the following:

Criteria:

- A. Ensure the compatibility of new development with its surroundings;
- B. Ensure the delivery of services that meet or exceed established levels of service;
- C. Discourage the occurrence of inefficiencies inherent in urban sprawl as defined by Florida Statutes;
- D. Strive to decrease identified hurricane evacuation deficiencies;
- E. Produce neighborhoods that complement adjacent land uses;
- F. Permit mixed use developments which, through the application of appropriate performance standards, juxtaposes neighborhood services and employment centers with residential uses in order to promote efficient use of land; and
- G. Encourage open space within residential developments and promote interconnectivity with surrounding land uses through innovative land regulations and bonus incentives.

Residential Land Use Designations

Policy 1.1

The residential land use designations adopted as part of the Future Land Use Map represent maximum density thresholds. Approved densities may be lower than the maximum allowed by a residential land use designation as a result of one or more of the following:

Criteria:

- A. Environmental constraints identified in applicable objectives and policies of the Conservation Element which impose more stringent density guidelines;
- B. Land use compatibility pursuant to Administrative Policy 3;
- C. Unavailability or inadequacy of public facilities and services, including educational facilities, to accommodate adopted density allowances, as set forth in Policy 1.2 and the policies found in the 'Service Delivery, Concurrency and Growth' section of this Element as well as related objectives and policies in the Capital Improvements Element;

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 CHHA.

Residential 1 (maximum of 1 unit per acre)

Policy 1.9

The Residential 1 land use designation permits low density residential development with a maximum density of up to one (1) unit per acre, except as otherwise may be provided for within this element. The Residential 1 land use designation may be considered for lands within the following generalized locations, unless otherwise limited by this Comprehensive Plan:

Criteria:

- A. Areas adjacent to existing Residential 1 land use designation; or
- B. Areas which serve as a transition between existing land uses or land use designations with density greater than one (1) unit per acre and areas with lesser density; or
- C. Unincorporated areas which are adjacent to incorporated areas and may be considered a logical transition for Residential 1.
- D. Up to a 25% density bonus to permit up to 1.25 dwelling units per acre may be considered with a Planned Unit Development 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 by properties within the CHHA.

Residential 1:2.5 (maximum of 1 unit per 2.5 acres)

Policy 1.10

The Residential 1:2.5 land use designation, which establishes the lowest density of all the residential future land use designations, permits a maximum density of up to one (1) unit per 2.5 acres, except as otherwise may be provided for within this element. Development in the Residential 1:2.5 land use designation should seek to maximize the integration of open space within the development and promote inter-connectivity with surrounding uses. The Residential 1:2.5 land use designation may be considered for lands within the following generalized locations, unless otherwise limited by this Comprehensive Plan:

Criteria:

- A. Areas adjacent to existing Residential 1:2.5 land use designation; or

Brevard County shall maintain zoning regulations as part of its Land Development Regulations to establish adequate zoning classifications for residential development in terms of allowing for a variety of housing types while providing residents with choices in terms of residential locations.

General Zoning Regulations Criteria

Policy 14.1

Zoning regulations shall adhere to the following criteria:

Criteria:

- A. Residential zoning classifications shall be designated for single family, multi-family, and mobile home developments to meet the housing needs demonstrated in the Housing Element of this Comprehensive Plan.
- B. The densities of these classifications, as applied, shall not exceed those established for each residential designation as adopted on the Future Land Use Map, unless otherwise provided for by this Element.
- C. Proposed locations for residentially-zoned lands should be consistent with the residential designations shown on the Future Land Use Map and consistent with this Comprehensive Plan.
- D. At a minimum, residential zoning classifications shall provide for a variety of minimum lot sizes, minimum floor areas, setbacks, and residential land use mixes that allow for choice in housing types, designs and price levels. These residential zoning classifications shall provide for both urban and rural residential environments.

Zoning Regulations to Promote Creative Utilization of Land

Policy 14.2

Zoning regulations should continue to provide for flexibility regarding development patterns and land use mix. The County encourages implementation of innovative residential and commercial development patterns and lot layout techniques which achieve efficient use of public resources, reduced land consumption, and preservation of interconnected open spaces. These techniques include:

Criteria:

- A. The Planned Unit Development concept, where appropriate, to encourage creativity in development design, provision of connected open spaces, protection of environmental features, and an integrated mix of residential and non-residential land uses and employment opportunities.
- B. The use of zero-lot line residential development patterns, shared driveways and reduced setbacks, where appropriate, to encourage more compact subdivision layouts and to generally provide increased flexibility in the design and use of the lot area.

- C. Designed integration of residential, employment and commercial uses as permitted in the context of this Element, to promote compact mixed use development patterns within a single structure or complex of structures.
- D. Mixed use developments to promote efficient use of land and public resources by integrating neighborhood support services and employment centers with residential uses. Mixed use patterns should be implemented and achieved through the use of performance standards and other mitigating techniques to ensure compatibility between land uses.
- E. Creative clustering of residential and commercial lots and streets which preserve undisturbed vegetative corridors and consolidate cleared land areas. Innovative techniques may include reduced lot sizes, shared driveways and other design features. In furtherance of the County's Master Plan of Linear Open Spaces, clustered development schemes which permanently preserve interconnected networks of open space within subdivisions and link same with adjacent subdivisions and parks will be considered for density bonuses or other development incentives (Figure 2 in the Appendix depicts an example of a clustered land development technique in comparison with a conventional subdivision layout).

CONSISTENCY WITH COMPREHENSIVE PLAN, ZONING AND LAND DEVELOPMENT REGULATIONS

Objective 15

Brevard County shall eliminate inconsistencies between the Comprehensive Plan and the zoning regulations of the Land Development Regulations, and thereafter, shall reduce the number of existing land uses which are non-conforming to the Comprehensive Plan.

Authority to Initiate Administrative Actions

Policy 15.1

Brevard County retains the authority to initiate appropriate administrative actions, such as administrative rezonings.

Administrative Rezonings for Consistency with the Future Land Use Map

Policy 15.2

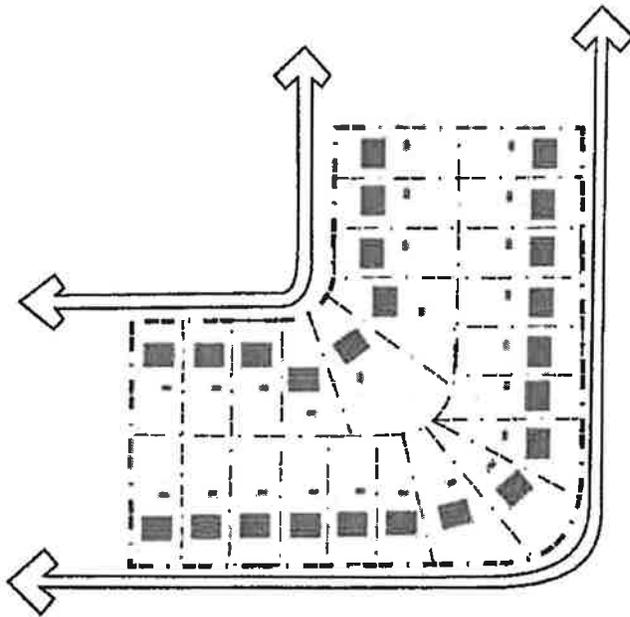
County staff may initiate administrative rezonings for those properties that are found to be inconsistent with the Future Land Use Map at the time of a development permit application.

Criteria:

- A. Determination of appropriate zoning classifications for these properties shall be pursuant to the policies and criteria which govern the Future Land Use Map and future land use designations established in this element.

FIGURE 2
COMPARATIVE DEPICTION OF
CONVENTIONAL VS. CLUSTERING LAND DEVELOPMENT TECHNIQUES

(See Policy 14.2.E)



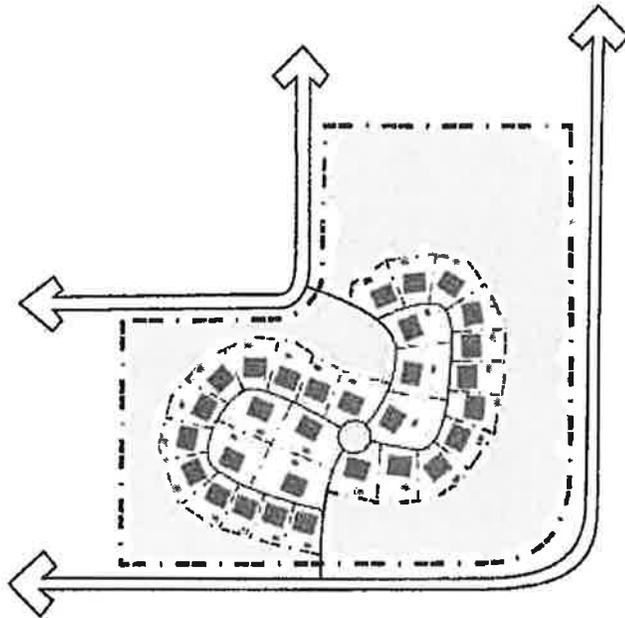
Example of a Parcel with a Conventional large Lot Subdivision

Residential Lot Yield	24
Non Residential Lot Yield	0
Open Space Preservation	0%

Example of the Same Parcel with a Clustered, Mixed Use Subdivision

Residential Lot Yield	28*
Non Residential Lot Yield	2
Open Space Preservation	50%

* assumes a theoretical density bonus for creation and clustering of smaller lots; integration of non-residential uses; connection of undisturbed linear open spaces.





StreetSide Developments Blog

10 Benefits of Townhome Living

POSTED ON JANUARY 27, 2017



When it comes to condo living, most people think of apartment style condos rising high across the cityscape. Fortunately, there is another great condo type for the urban dweller. Many developers build townhome style condominiums that merge all the perks and benefits of condo living with the features of a single-family home.

This style of condo strikes the perfect balance between a low-maintenance lifestyle and the luxuries of private home ownership. Here's our list of ten great benefits townhome living offers homeowners.

1. Greenspace

One of the joys of detached home living is personal property. Whether you enjoy hosting backyard barbecues or simply like space to tinker around, outdoor space is something that's universally appreciated.

Most townhomes have plots of land that are owned by the unit holder. It gives you ample room for children and pets to play and even for some gardening, should you wish to really maximize your space. If you're looking to cut back on seasonal yard work but still want the benefit of outdoor space, townhome living could be exactly what you're looking for.

2. Balconies

Beyond some added green space, townhome living often features other outdoor spaces just for you. Many townhomes have walk-out balconies or verandas, perfect for sipping your morning coffee or relaxing with a book.

3. Patios

Some townhomes also include patios in the yard space, possibly with natural gas hook-ups for summertime grilling. When it comes to urban living, this is a nice feature to have.

4. Garage Space

Let's be honest, those two and three car garages are often filled with more "stuff" than cars. Some townhomes have tandem garage space that protects your vehicle while giving you some extra storage space. When it comes to downsizing, things like garage space are typically the first to go. If you're thinking about condo living, townhomes offer the perfect compromise.

5. Minimal Maintenance

Aside from the above-mentioned features, townhomes still offer nearly maintenance-free living. In many townhome communities, homeowner's associations or condo corporations are responsible for all exterior maintenance work and seasonal yard care.

Condo fees contribute to hiring teams that take care of everything from snow shoveling to lawn care, to exterior painting and gutter cleaning, leaving homeowners responsible for the interior of their homes and nothing more.

6. Multi-Level Living

Contrary to apartment style condo living, one of the benefits of townhome living is the multi-level floor plans. Like single-family homes, townhomes provide plenty of space for everyone, with bedrooms upstairs, spacious living rooms and kitchens, and the option of a fully finished basement.

7. Close Community

Living side-by-side, you're bound to bump into your neighbours now and again. Whether you're the neighbourly type or not, there are benefits to living in a close-knit community. That extra cup of sugar is



just steps away, and when you head out of town for a few days there's always someone to keep an eye on your home while you're away.

8. Urban Convenience

Townhomes were designed for convenient living. They are typically located in urban communities with amenities, entertainment destinations and the staples of everyday life located nearby.

For many urban dwellers, public transit is an important consideration and good builders will often seek to build in areas that provide easy access to the city.

Townhome living is made for people that

are always on the go. With seasonal yard care services and maintenance teams caring for your property, coming and going is truly worry free.

9. More Cost Friendly

This final point is pretty straightforward. Townhomes are generally less expensive than single-family, detached homes. With smaller square footage, lower utility bills and fewer out-of-pocket maintenance costs, townhome living simply costs less.

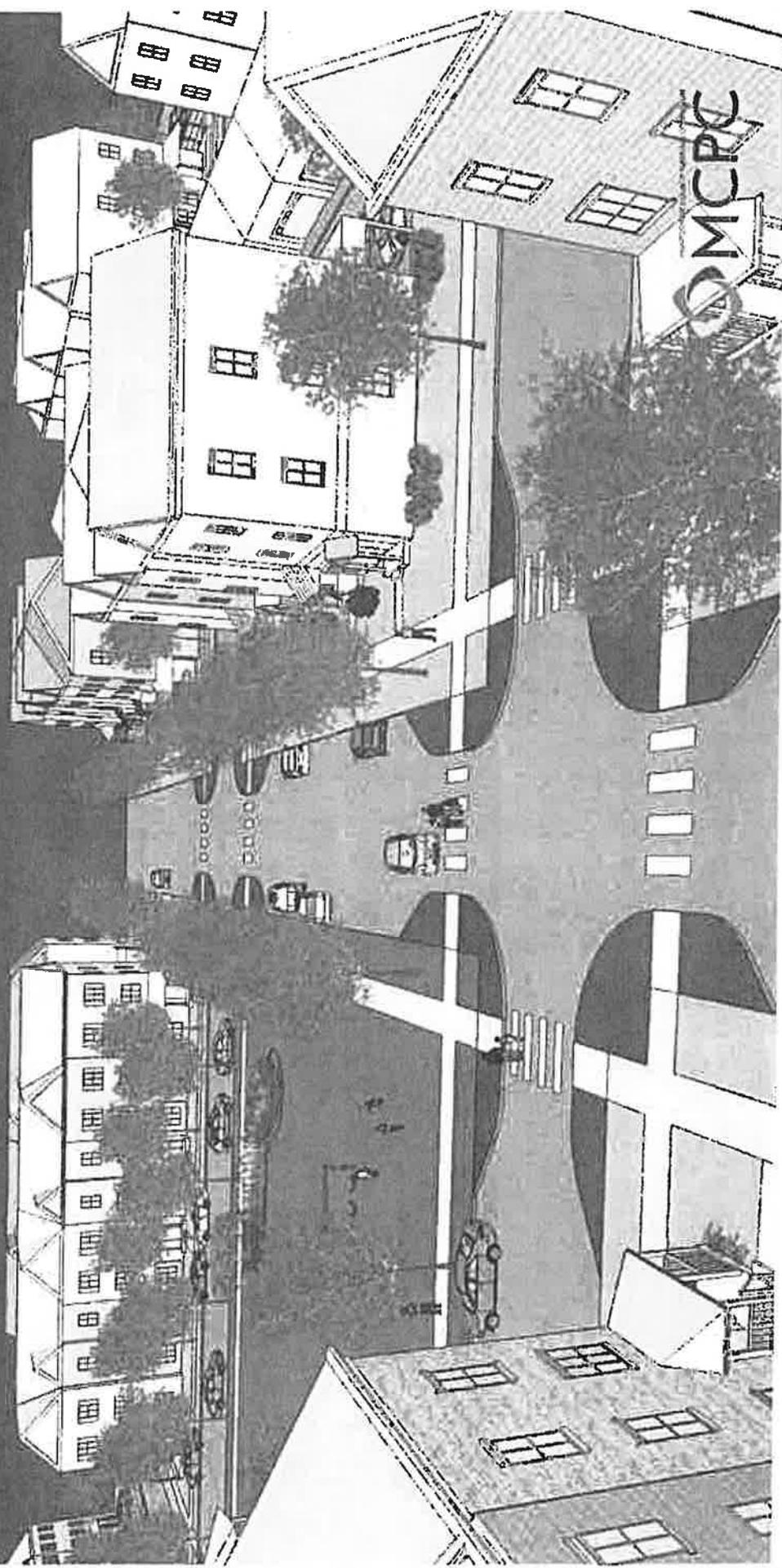
With more and more people moving into cities and urban communities becoming denser, townhome living provides a convenient and affordable alternative to detached home living, with a lot of added perks!

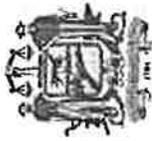
10. Consider Your Options

In considering the differences between apartment condos, townhomes and attached bungalows, you should be able to decide what's best for you. In a fast-paced world where convenience is coveted, townhome living offers a nice mix of detached home features with the flexibility of condo living.

Whether it's your first home-buying experience, or you think it's time to downsize, you may find a townhome is your solution. If low-maintenance living is high on the priority list, but sacrificing too much space is a concern, a townhome can be the perfect in-between.

BUILDING BETTER TOWNHOUSE COMMUNITIES





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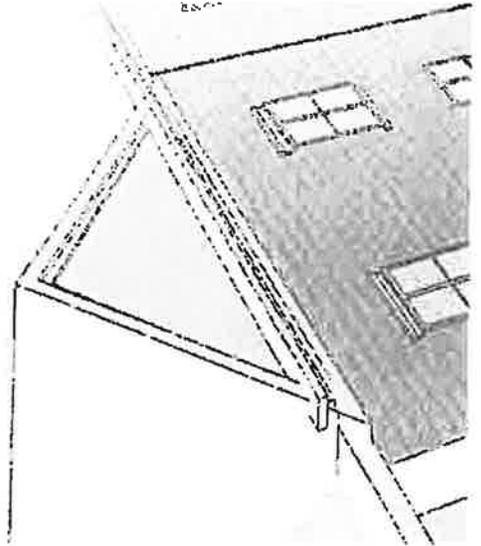
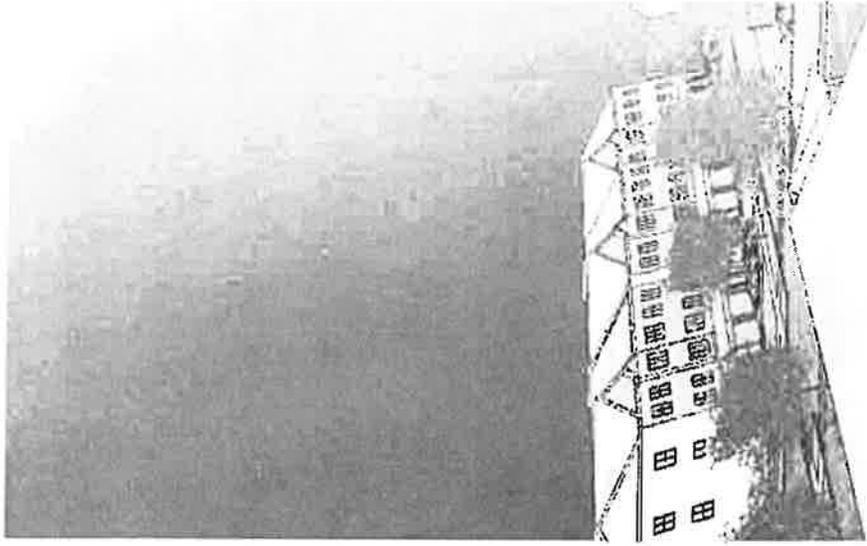


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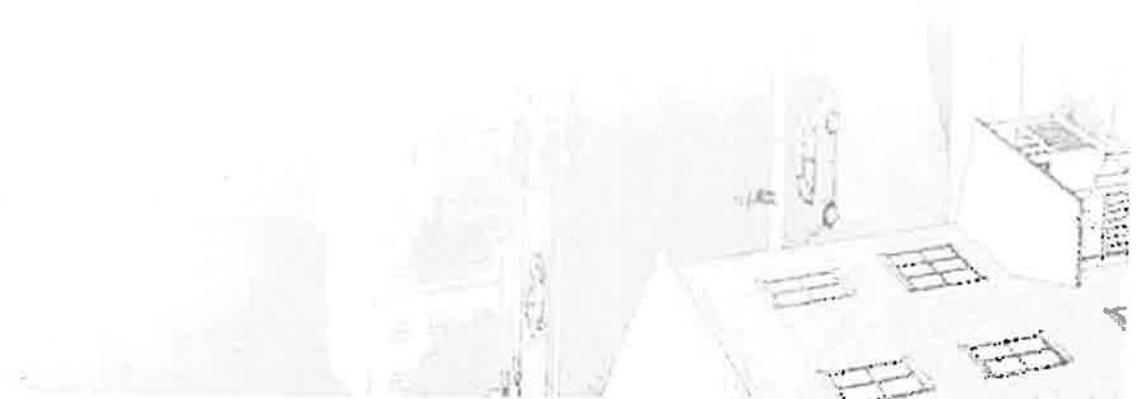
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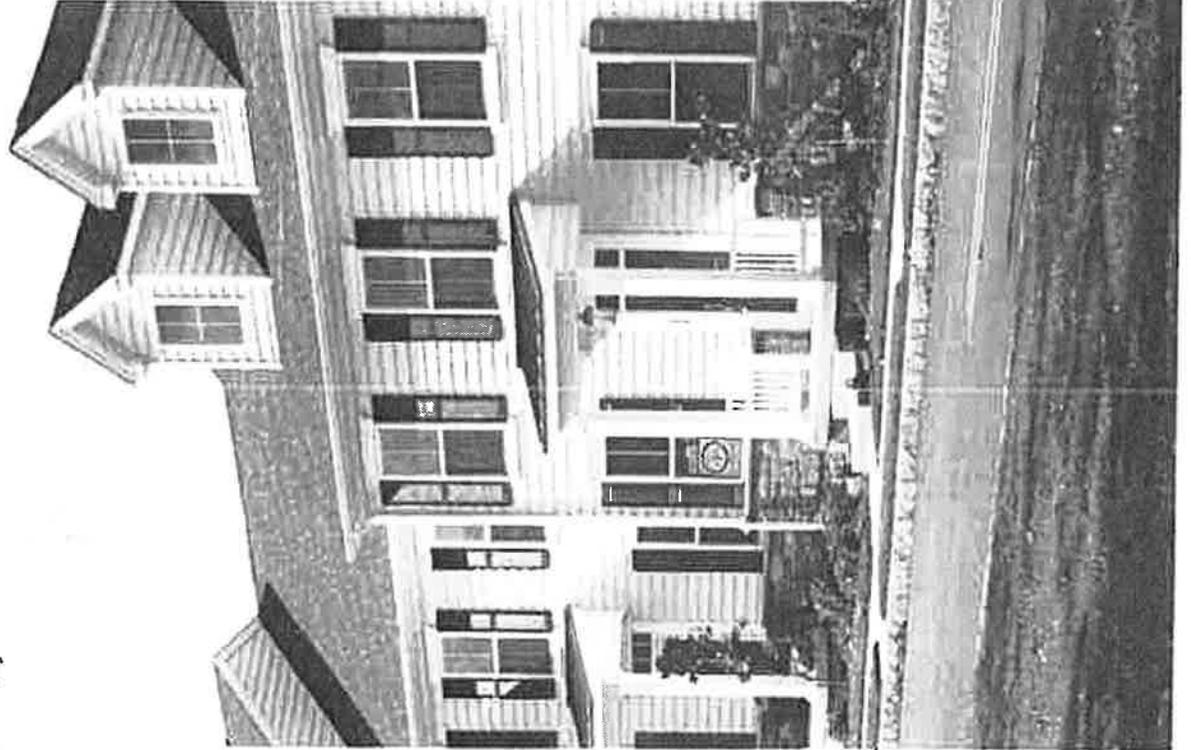
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INTRODUCTION

Townhouse developments are a common housing type in Montgomery County, both as higher density infill projects in older boroughs as well as large-scale new development in suburban townships. Townhouses are an attractive housing choice for many. They can be more affordable than single-family detached homes in the same community and have reduced home maintenance responsibilities. As predominant trends in townhouse development have evolved and as townhouses have become an important housing choice within the county, recent developments have provided valuable examples of how design features and amenities make townhouse neighborhoods desirable places to live.

Creating great townhouse communities involves smart design choices and successful integration into the surrounding neighborhoods. All townhouse developments, regardless of size or location, benefit from careful attention to site planning, design, and architecture to ensure successful projects that meet the needs of residents and provide long-term value to the community. The Montgomery County Planning Commission (MCPC) has prepared

this design guidebook to focus attention on good townhouse design and to make recommendations on how municipalities can adopt solutions to create vibrant, healthy communities that address the goals established in *Montico2040: A Shared Vision*, Montgomery County's comprehensive plan. The goals established in the plan, adopted in 2015, form the basis for this publication. The Montico 2040 plan recognizes sustainable places as a key theme with supporting

goals focused on providing diverse housing choices and the need to enhance community character and protect neighborhoods. It also recognizes connected communities and vibrant economy as important goals to connect places with trails and focus development. Recommendations in this publication are consistent with other design guides and model ordinances prepared by MCPC and were developed based upon numerous site visits to townhouse communities in Montgomery County and surrounding communities. The findings from these visits were discussed with other planners, developers, architects, and municipal officials to gain a deeper understanding and appreciation of the realities of designing and constructing townhouse communities.

Connected Communities

GOALS

- Trails and greenways connecting multiple places
- Vibrant downtowns and destinations accessible by everyone

GOALS

- Opportunities for healthy lifestyles
- Diverse housing choices
- Enhanced community character

Sustainable Places

GOALS

- Focused development
- Flexibly adopting to changing market conditions

Vibrant Economy

New townhouse communities are being built within the framework of the plan. The plan is the foundation for the future.

Evolution of the townhouse

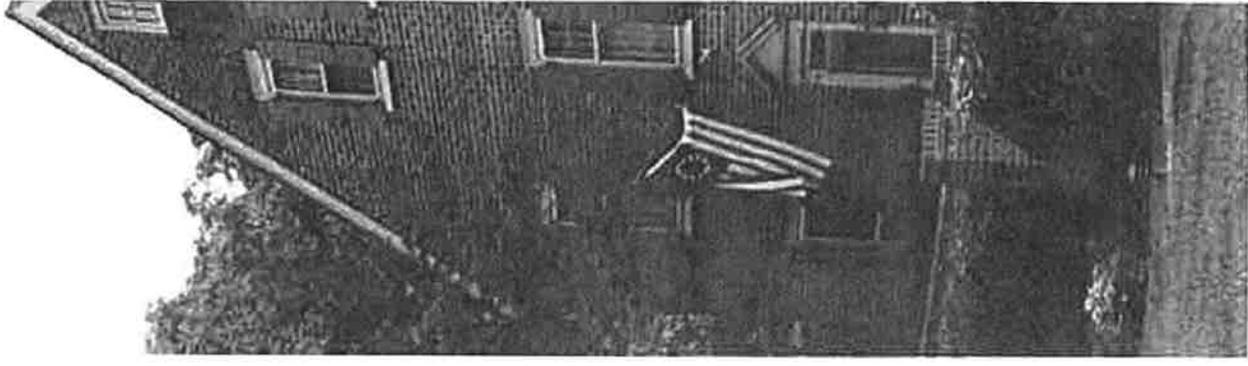
The term "townhouse" is derived from the style of attached housing units maintained by members of the upper class in eighteenth-century London. Families owned homes in the city in addition to their estate homes in the country—literally a "town" house.¹ These homes were distinct from other attached housing in cities of the time by their size and grandeur and were meant to serve as a single-family home rather than house multiple tenants. This style of housing made its way to North American cities and took on different terms depending on the city location, building material, and size or quality of home. Attached homes are referred to as "brownstones" in places like New York and Baltimore, derived from the dominant building material used, and as "row houses" in places like Philadelphia, as a reference to the long rows of attached homes that occupy entire city blocks. In the latter half of the twentieth-century, the term "townhouse" became a marketing concept to describe uniquely designed suburban forms

of horizontally attached housing built in multi-unit complexes increasingly found in suburban communities.

The defining distinctions between townhouses and other attached or multifamily forms of housing is that townhouses consist of multiple floors and have their own outside door as opposed to having only one level and/or having access from a common hallway. Townhouses, especially in suburban settings are typically limited to between 3 and 8 units in a building row whereas rowhomes can sometimes extend across entire city blocks without a break in the façade. Most townhouses are individually owned, and the property can either be limited to just the home itself where the lawn area is owned and maintained by a homeowners' association (similar to a condominium form of ownership) or the property could also include the lawn area belonging to that lot. Even when lotted into private lots, homeowners' associations often have responsibility for landscaping

the public and private lawn areas to ensure uniform maintenance. Newer townhouse developments favor unlotted housing units while some older townhouse communities give homeowners full responsibility for the maintenance of their lots. In the suburbs, townhouse communities have acquired a recognizable design style that blends features original to the urban setting with traditional single-family detached residential developments. In early townhouse communities, parking was often established in common parking lots near each unit. Later townhouse developments incorporated separated blocks of detached garages or carports that homeowners could also purchase. By the 1990s, it became common to provide separate driveways for each unit and increasingly almost all developments included an attached one- or two-car garage. The inclusion of attached garages has also meant that many new townhouses have increased in height from 2 stories to 3 stories.

¹ Stewart, Rachel. *The Townhouse in Georgian London*





to 2005 when the average number of proposed attached housing units per year was just under 1,000—half that of detached housing units.

While townhouses often have been a more affordable housing choice, with pricing between single-family detached homes and multifamily units, over the past two decades a strong luxury townhouse market has grown with units in price ranges comparable to larger single-family detached homes. In 2016, the median price for new attached housing units was greater than the median price for existing single-family detached units.

Impacts of townhouse communities

For municipalities, townhouse developments are potentially advantageous because of their limited impact on municipal infrastructure

and resulting fiscal demand compared to single-family detached developments. Though every residential development is different, most of the common infrastructure in many townhouse communities, including roads and stormwater management

facilities, is maintained by the homeowners' association and is not the responsibility of the municipality.

The fiscal impact on the local school district also can be attractive. The average townhouse unit accounts for fewer school children than the single-family detached home, although existing townhouses tend to have more children per unit than new townhouses. This increase may be because many new construction units are purchased by people over 35 or by young couples with no school-aged children. A typical new single-family detached unit will have more children per unit than an existing single-family unit. This is because existing single-family detached units are more likely to have empty nesters, while new single-family detached units are more likely to draw families with school-aged children.

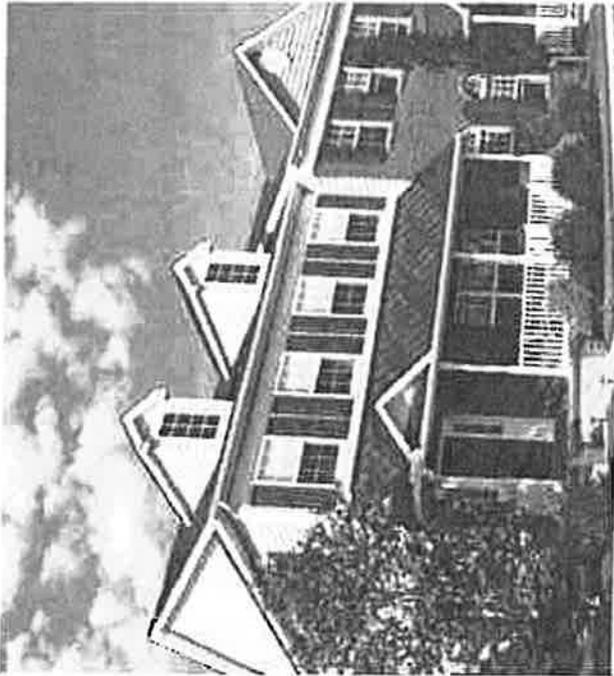
Comparison of Attached versus Detached Housing Units



TOWNHOUSE DESIGN ELEMENTS

The following section describes common design elements in townhouse communities in Montgomery County. Though townhouse communities may be different, each of the design elements are integral to the overall site design. The reader will come away with a thorough understanding of how design trends, zoning requirements, and site-specific considerations influence the final housing product, overall site design, and general feel of the community. The following elements and their impacts on the appearance and function of the development are reviewed:

- > Street pattern
- > Open space and recreation
- > Pedestrian circulation
- > Parking
- > Garages and driveways
- > Landscaping and street trees
- > Front yard areas
- > Architecture and building massing



Open space and recreation

Open spaces and parkland can play an important role in the lifestyle of the townhouse resident and serve as the recreation and play areas for homes with limited to no private lawn. Many municipalities require a percentage of the tract area to be set aside as open space. Typically, this open space requirement is met through perimeter buffer areas, stormwater facilities, or environmentally sensitive areas such as stream corridors, steep slope areas, or wooded areas where development is restricted. More active types of open space in townhouse developments include walking trails, gathering spaces, central greens, recreation areas, and playgrounds.



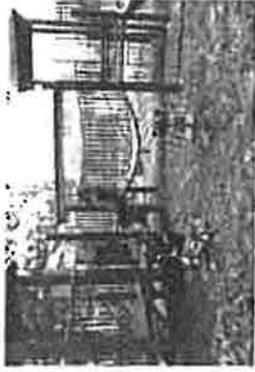
Walking trails

With an increasing emphasis on walking as a healthy lifestyle habit, walking trails are a popular feature in all types of developments. Trail networks, especially through naturalized open space areas, provide a respite from the urban form and provide on-site recreational opportunities for walking, jogging, or even biking. Typically, these are paved with widths of 6 feet or wider. If trails are to be used for bicycles, they are generally 8 feet or wider. Trails can serve as part of the townhouse development's pedestrian circulation system and also connect with other trails and sidewalks within the surrounding community.



Gathering spaces

Gathering spaces are often placed in the development at prominent locations near intersections and focal points, such as around shared mailboxes or in central greens surrounded by houses. These spaces include improvements, such as seating areas and gazebos, and feature attractive landscaping. Grills, outdoor picnic facilities, or dog parks may be included in gathering areas.



Recreation areas and playgrounds

Many townhouse developments have playground facilities for children. A few developments contain other forms of active recreation such as tennis courts and swimming pools, although this is increasingly less common in newer development proposals.



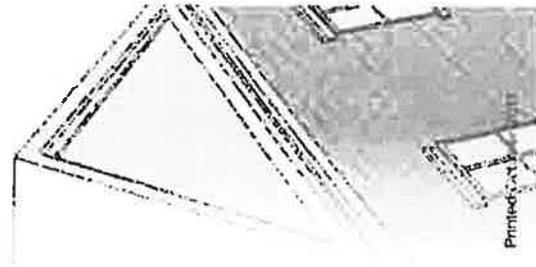
Central greens

Central greens serve many purposes depending on their size, topography, and density and types of plantings. Large, flat, mowed fields, often times placed prominently in a development, can provide space for informal sports or for dog walking. Heavily planted or landscaped greens can serve as a focal point within a development and enhance views from adjoining houses, particularly if little or no landscaping is present in front of individual homes. Central greens are often found in courtyard-style developments, and guest parking is often provided around the green space.



Natural areas

Larger, more naturalized open space areas are often reserved along stream corridors and in wooded areas. They help to provide stormwater management and serve as buffers between adjoining land uses.



Montgomery County Planning Commission
PO Box 311 • Norristown, PA 19404-0311
www.montcopa.org/planning

Donna Scott

From: Jones, Jennifer <jennifer.jones@brevardfl.gov>
Sent: Thursday, May 03, 2018 10:14 AM
To: Mascellino, Carol; Iliff, Bethany; Furr, Christine; Prasad, Billy; Woodard, Patrick; Valliere, Jennifer; Stern, Danielle; Luebker, Vic
Cc: Lewis, Sally A; Christine Mulligan-Willey; Deborah Thomas; Donna Scott; Kimberly Powell; Tammy Rowe
Subject: FW: Horizon Title, LLC (18PZ -009) - Commission Meeting tonight

FYI for tonight's agenda. Item IV.D., Horizon Title Co.

From: Calkins, Tad
Sent: Thursday, May 03, 2018 10:09 AM
To: Jones, Jennifer
Subject: FW: Horizon Title, LLC (18PZ -009) - Commission Meeting tonight

FYI

From: Kimberly Rezanka [<mailto:kim@cfglawoffice.com>]
Sent: Thursday, May 3, 2018 9:03 AM
To: Commissioner, D2; Alward, Elizabeth M
Cc: Sterk, Erin; Calkins, Tad; joe@bmeg.net; patty@cfglawoffice.com
Subject: Horizon Title, LLC (18PZ -009) - Commission Meeting tonight

Dear Commissioner and Liz,

Thank you for meeting with us yesterday. My client has agreed to remove the townhomes and proceed with 50 foot lots instead. We will be seeking a continuance tonight to the 5/24/18 County Commission meeting to revise the PDP and finalize the traffic study (based upon the reduced number of units).

Sincerely,

Kimberly Bonder Rezanka, Esq.



96 Willard Street, Suite 302
Cocoa, FL 32922
321-639-1320 ext. 123
Fax 321-639-9950

Kim@cfglawoffice.com
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