

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

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

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

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

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

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



# Beachcaster

Your Official City Newsletter

October 1999

## Annexation Special Edition

### *PAFB South Housing Area To Be Privately Owned*

## Referendum for City Voters on November 2

Over the past year, your City Council and staff have been engaged in an ongoing dialogue with United States Air Force (USAF), Patrick Air Force Base (PAFB), State of Florida, and Brevard County officials concerning USAF's decision to privatize (i.e., sell to private owners) the PAFB South Housing Area. With this large area adjoining our City's northern boundary, such a change can greatly impact our City and our quality of life. Because of this, we have considered it crucial that we participate as fully as possible in shaping plans for the future of this neighboring area.

Plans for privatization are moving steadily forward. In past editions of the *Beachcaster*, we have tried to keep our residents informed about this project, and future editions will continue to provide updates. However, to determine more clearly what our future involvement in this process should be, we now need our residents to tell us whether we should pursue annexing the South Housing Area into our City if the opportunity arises. ***This is the question we will be asking voters in a referendum on November 2.*** To facilitate your informed decision, this special edition will explain the privatization effort and the impact annexation can be expected to have on our City.

### The Decision To Go Private

The concept of privatization was approved by Congress as a method to supplement traditional ways of building military housing. Its main objective is making housing available more quickly and effectively than is possible through the cumbersome federal appropriations process. Its main results are new military housing built to market standards and significant stretching of limited Defense Department funds.

In 1997, the Secretary of Defense directed all military services to "revitalize, divest through privatization, or demolish all substandard housing by the year 2010." PAFB's South Housing was selected for privatization for two reasons: [1] built in the 1950s, it is in poor condition and considered substandard; [2] it is geographically separated from the main base. USAF states categorically that

privatizing South Housing does not stem from any planned base closure or reduction in force for PAFB.

In addition, this project meets the Defense Department's financial criteria for converting federal land to private use. Over a 50-year period, for every \$1 a developer spends to redevelop South Housing, it would cost USAF \$9.30. This is because USAF must pay salaries, material, and relocation of AF personnel while homes are fixed up, as well as benefits and other expenses.

PAFB has 1,549 existing housing units—300 in North Housing (built in 1995), 250 in Central Housing (built in 1997), and 999 substandard units in South Housing. Consistent with the Secretary's directive, privatization financial criteria, and PAFB's current and projected need for only 1,102 units, USAF has decided to privatize South Housing in order to acquire as quickly and economically as possible the 552 new units it needs in that area.

## The Privatization Plan

Situated on 310 acres of land, the South Housing area also contains the following community facilities: chapel, youth center, athletic fields, emergency response facility, and shoppette.\* USAF will sell a total of 274 acres of this land and all of the housing units to a developer, making the property private and taxable.

Current redevelopment plans for South Housing envision the following four components:

➤ Residential for USAF Personnel. The developer will renovate or build 552 rental military-housing units (covering 90 acres) and operate, maintain, and manage them for PAFB-referred personnel for a period of 50 years.

- The developer cannot sell individual units to investors, because USAF is looking for a long-term ownership and management arrangement.

- Those referred by PAFB will be military members and their families in grades E-5 through O-7, who will have the right of refusal (PAFB will not guarantee occupancy). Rent will be paid directly by the military member by allotment, with rent and utilities not exceeding the member's housing allowance.

- If referrals are insufficient for full occupancy, vacant units may be rented to other tenants, based on active, retired, reserve or federal-employment status. If vacancies exist after these categories, units may be rented to the general public. All of these rentals will be at market value.

➤ \*USAF Community Facilities. USAF will retain ownership of the 36 acres containing the above-mentioned community facilities, which it will keep for the exclusive use of its personnel.

➤ Residential for Public at Large. 159 acres will be redeveloped in a manner compatible with the military housing area, with a maximum of 447 private housing units to be built and sold to the public.

➤ Commercial Center. A total of 25 acres will be allocated to a neighborhood commercial center for retail, office, child-care, and other compatible uses. It will be pedestrian/bicycle-oriented and accessible by sidewalks, bike paths, and greenways from the surrounding residential areas.

The developer will be selected on a "Best Value" basis, not low bidder. "Best Value" is defined as "the proposal offering military families affordable housing with outstanding quality designs, construction, and real estate management services, in a secure and well-planned community and yielding the highest return on the Government's investment."

### *Initial Timetable for Privatization*

① USAF issues RFP ➡	Aug 99
② Developers submit qualifications ➡	Oct 99
③ Developers submit proposals ➡	Jan 00
④ USAF evaluates proposals ➡	May 00
⑤ USAF awards project/Closing ➡	Jul 00
⑥ Developer begins construction ➡	Nov 00
⑦ Complete construction (estimated) ➡	May 04

## The New Community

\* Recognizing the unique qualities of the site and the barrier-island environment, the overall community plan will provide for the following:

- A design which enhances the character, appearance, and livability of the community; provides compatibility with existing and planned land uses in the surrounding areas; and presents an appearance as pleasing and interesting as other quality residential developments in the area.
- An optimum balance of structures, and avoidance of excessive uniformity among smaller units.
- Underground utilities.
- Efficient vehicular and pedestrian traffic patterns, designed to encourage pedestrian use.
- Recreation areas.
- Common green spaces with native landscaping and ornamental highlights.
- Street lighting designed to protect sea turtles during nesting season.

\* All construction will conform to local and State building codes and industry standards and practices, and the project will comply with applicable local and State planning, environmental, and zoning requirements, as well as the applicable City or County Comprehensive Plan.

\* The military housing will contain a mixture of two, three, and four-bedroom single-family and multi-family (duplex and townhouse) units, with aesthetically pleasing elevations and a focus on energy efficiencies. There will be no stacked units (no dwelling unit above another).

\* The total number of units will not exceed the existing number of 999, and average density for the area will not exceed 3.43 units per acre. Density in the military housing will not exceed 6 to 8 units per acre, and private housing densities will be 2 to 5 units per acre.

## Annexation—Preparations and Impacts

Because privatization contemplates redevelopment of almost the entire South Housing Area, it will inevitably impact our City in substantive ways, whether the area becomes part of our City through annexation or it simply remains our neighbor—as private property located within unincorporated Brevard County, instead of federal property associated with PAFB. (Because the area is situated outside the boundaries of any municipality, upon transfer from federal to private ownership, it automatically becomes part of unincorporated Brevard County, unless it is annexed into our City.) Clearly, annexation would bring the most significant impacts, including delivery of our high-quality services to a broader area, greater housing selections (including new homes) for our residents, the ability to ensure that development and residential density in this nearby area meet our standards, and a tax-base increase of more than 25% with which to fund City services in the future.

To stay ahead of impending changes, City Council, staff, and volunteers have been working diligently over the past year to identify and plan for the impacts we can expect. The following summarizes their activities to prepare for annexation if it becomes feasible.

- **City Council.** Over the past year, City Council has:

- [1] Participated in several meetings with USAF, State, and County officials to develop a mutual understanding of privatization and annexation issues and objectives.
- [2] Directed that a referendum be held to determine the will of our residents regarding annexation.
- [3] Directed City staff to fully prepare for the possibility of annexation.

- **City Staff.** All Department Heads were directed to evaluate the impact annexation would have on their departments and the services they provide. The bottom line of their analysis is that revenues from the increased tax base would significantly exceed the cost of additional services required. (*See table on page 4 for summary of financial impacts.*)

- **Comprehensive Planning Advisory Board (CPAB).** As federal land, the South Housing Area has never been included in any local (City or County) Comprehensive Plan. Regardless of whether it becomes part of our City or defaults into unincorporated Brevard County, the applicable Comprehensive Plan must be amended to provide for redevelopment of this area. Our citizen CPAB has taken the following initial steps to position us for annexation:

- [1] Began informal interaction with applicable USAF and State agencies to prepare for the formal Comprehensive Plan amendment process.
- [2] Approved the concept of Planned Unit Development (PUD) zoning for the South Housing Area, which would allow mixed residential/commercial development and prevent the number of residential units from exceeding the current number (999) in the PUD area.
- [3] Unanimously recommended annexation of the South Housing Area to City Council.

### The Annexation Process

This *Beachcaster* has described the preparations our City is making for annexation *if it becomes feasible*. Feasibility can occur, and City Council can be ready to act, when the following conditions have been fulfilled:

- ① The proposed development concept must be consistent with our City's Comprehensive Plan.

- ② Under State law, annexation can occur only if the area to be annexed is contiguous to the annexing municipality (*it is—see map insert*), and both sides agree to annexation. As owner of the land, USAF could request annexation before the area is sold, but federal officials have opted not to do this. Consequently, the earliest that annexation could be requested is after the developer acquires the land (and the issue could be deferred indefinitely if the developer chooses to pass this decision to the residents of the new community).

- ③ For our part, our City Charter provides that annexation approval must be obtained by referendum—and that brings us to November 2<sup>nd</sup>.

### The Referendum

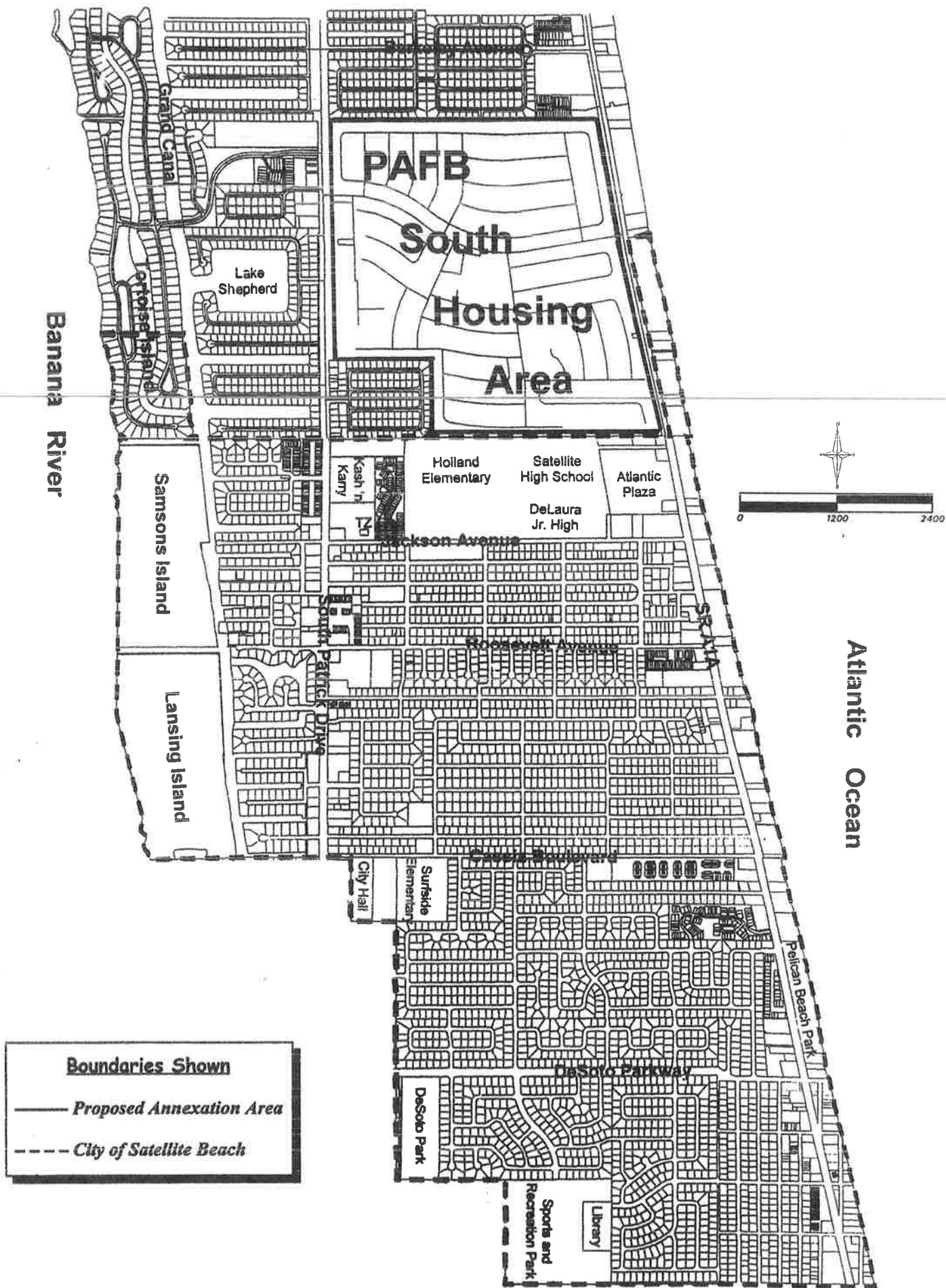
Next month on **Tuesday, November 2**, Satellite Beach residents will be asked to give our City Council the authority to pursue annexation when feasible, by answering the following question:

*Shall the City Council of the City of Satellite Beach have the authority to favorably consider the annexation of the Patrick Air Force Base South Housing Area into the City of Satellite Beach pursuant to the requirements of law, if requested by (a) the United States or any of its agencies and/or (b) the successful bidder for redevelopment of the Patrick Air Force Base South Housing Area?*

**VOTE ON TUESDAY, NOVEMBER 2<sup>ND</sup>**



# City of Satellite Beach & Proposed Annexation Area (PAFB South Housing)



The financial impacts our City could realistically expect from annexing the South Housing Area are both short-term (occurring during development) and long-term (recurring annually after the new community is built-out). Both of these are discussed in the City Manager's 8/24/99 report to City Council, which is available for review at both City Hall and the Reference Section of the Satellite Beach Public Library. The following table presents a bottom-line summary of the recurring annual impacts discussed in that report.

<b>Summary of Financial Impacts of Annexation on Satellite Beach</b>		
	<b><i>SOURCE</i></b>	<b><i>ANNUAL INCREASE</i></b>
<b><i>Revenues</i></b>	Property Taxes	559,308
	State Shared Revenues	173,500
	Stormwater Utility Tax	40,000
	Franchise Fees	106,000
	Utility Taxes	78,800
	<b><i>Total Recurring Revenues</i></b>	<b><i>\$ 957,608</i></b>
<b><i>Expenses</i></b>	Administration/Finance	11,000
	Police Department	275,760
	Fire Department	19,546
	Building and Zoning	25,000
	Public Works	122,500
	25% Contingency	113,452
	<b><i>Total Recurring Expenses</i></b>	<b><i>\$ 567,258</i></b>
	<b><i>Revenues Exceeding Expenses</i></b>	<b><i>\$ 390,350</i></b>

NOTE: The Recreation Department is not included in this table because annexation will cause no changes in our recreation services. This is because ❶ our recreation services will be available to the new community's residents regardless of whether they reside in the County (paying non-resident fees) or in our City; ❷ a major expansion of our recreation facilities is already in progress (at the Teen Zone property and the Sports and Recreation Park); and ❸ even without annexation, the developer must still provide five acres of recreation/green space (per Brevard County's Comprehensive Plan).

**Referendum → November 2<sup>nd</sup> → VOTE!**

This special edition of the *Beachcaster* was prepared by Lorraine Gott, based on information obtained from USAF, Brevard County, and City of Satellite Beach public documents.



September 11, 2001

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

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

Dear Mr. Stansbury:

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

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

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

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

Sincerely,



Susan Carlson, Chairman  
Brevard County Board of County Commissioners

encl.

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



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

Once the Air Force announced their intention of the...

### COUNTY DEED


THIS DEED, made this 20 day of March, 2012 by the BREVARD COUNTY, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, party of the first part, and the CITY OF SATELLITE BEACH, a Florida municipal incorporation, whose address is 565 Cassia Boulevard, Satellite Beach, Florida 32937-3116, party of the second part.

WITNESSETH that the said party of the first part, for and in consideration of the sum of \$10.00 to it in hand paid by the party to the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its successors and assigns forever, the land described in Exhibit "A", attached hereto and made a part of this Deed, said land lying and being in Brevard County, Florida, and commonly referred to as land within Pelican Beach Park.

The property described in Exhibit "A" (the "Property") is to be used solely as a public beach park and for purposes providing public recreational use and related activities. Any user fees required by the City must be applied uniformly with no differential in amount charged to the public. A minimum of 157 parking spaces shall be available to the public. In the event this Property is not used or ceases to be used for the stated purpose and under the stated conditions, then all right, title and interest in the Property shall revert to the party of the first part which shall thereafter have the right to reenter and repossess the Property conveyed herein. The foregoing shall be deemed to be a restrictive covenant which shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of said Board, the day and year aforesaid.

ATTEST:

  
\_\_\_\_\_  
Mitch Needelman, Clerk

(SEAL)

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

By:   
\_\_\_\_\_  
Chuck Nelson, Chairman

As approved by the Board 3-20-12

**Exhibit A  
Pelican Beach Park**

**Township 27, Range 37, Section 01, Sub.00, Parcels 258, 258.1, 259, 260**

**Parcel 258.1:**

**The North 50 feet of the South 300 feet of government Lot 1, Lying East of State Road AIA, in Section 1, Township 27 South, Range 37 East, Brevard County, Florida.**

**Parcels 258, 259 and 260:**

**The South 250 feet of government Lot 1, lying East of State Road AIA, and the North 673.45 feet of Government Lot 2, lying East of State Road AIA, in Section 1, Township 27 South, Range 37 East, Brevard County, Florida.**

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

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