



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.1.

12/7/2023

Subject:

Waiver Request, Re: Waiver of Parking Area Design Criteria for Fortenberry Road Apartments (23WV00010 and 23WV00009) (23SP00009)(District 2)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

The applicant is requesting that the Board of County Commissioners grant the following waivers: 1) a waiver of Section 62-3206(c)(13) to allow for surface parking and eliminate the need to construct one level of parking within the principle habitable structures proposed for the redevelopment of the subject parcels; 2) a waiver of Section 62-3206(d)(26) and 62-3206(d)(2) to allow for reduced parking count requirements from 708 to 647 spaces.

Summary Explanation and Background:

For the first waiver, Section 62-3206(c)(13) states all properties located within a residential zoning classification where building height exceeds 45 feet, one level of parking shall be required to be located within the area defined by the exterior walls of the principal habitable structure. The subject project site is currently within a Residential Planned Unit Development zoning classification with five total proposed multifamily apartment buildings to be built to 60 feet.

The applicant, through waiver 23WV00010, seeks to utilize the density incentives that the Brevard County Comprehensive Plan establishes to encourage redevelopment within the Merritt Island Redevelopment Area. According to the applicant the placement of these residential units are to occur within the building envelop using wood construction that becomes non-engineerable at the increased heights that one ground level of structured parking would consume. The applicant has stated that the County Code required parking underneath the already proposed 60-foot habitable structures would be deemed infeasible due to cost.

The current site shows most of the wetland consist of Brazilian Pepper, Florida's most widespread nonnative invasive plant species per the Florida Fish and Wildlife Conservation Commission. Since the applicant has stated the first level of parking would be deemed infeasible due to cost, investigations to use on-site wetlands and pursue mitigation to off-set these costs would be proposed in seeking additional site acreage to accommodate more units. This conflicts with the applicant's on-site wetland preservation initiative.

For the second waiver, Section 62-3206(d)(2) requires 1.75 spaces per unit while section 62-3206(d)(26)

requires one space per 200sf private clubhouse floor area. The proposed 370-multifamily unit development and 11,947sf clubhouse would per code require a total of 708 parking spaces. The applicant, through waiver 23WV00009, is requesting an overall 8.6% reduction of this total to provide only 647 total spaces. The applicant ensures that the parking study provided concludes that there will be more than adequate parking for the anticipated residents and visitors of the proposed development. The applicant states that the parking demand is anticipated to be somewhat reduced for the development due to its location near a mix of uses and attractions within walking and/or biking distance, such as Veterans Memorial Park, Merritt Square Mall, other retail outparcels, banks, and nearby public bus transit.

In conclusion, since these waivers deviate from the county's development standards to result in a reduction of the available parking areas and number of spaces, staff is deferring to the Board for approval. Staff's analysis of the request did not indicate any adverse effects of granting the waivers. The applicant has committed to providing the parking needed for this development as surface parking to support the preservation of on-site wetland areas and in hopes to put investment towards the neighboring Fortenberry Stormwater Pond. Board approval of this waiver does not relieve the developer from obtaining all other necessary jurisdictional permits and is subject to staff's approval of the parking design depicted on site plan 23SP00009.

Clerk to the Board Instructions:



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

December 8, 2023

M E M O R A N D U M

TO: Tad Calkins, Planning and Development Director

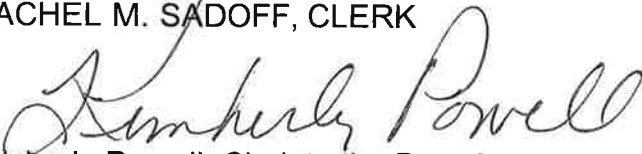
RE: Item F.1., Waiver Request for Parking Area Design Criteria for Fortenberry Road Apartments (23WV00010 and 23WV00009)

The Board of County Commissioners, in regular session on December 7, 2023, granted a waiver of Section 62-3206(c)(13) to allow for surface parking and eliminate the need to construct one level of parking within the principle habitable structures proposed for the redevelopment of the subject parcels; and granted a waiver of Section 62-3206(d)(26) and 62-3206(d)(2) to allow for reduced parking count requirements from 708 to 647 spaces.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/ns

MEMORANDUM

To: Desiree Jackson, MBA
Brevard County Associate Planner

From: James M. Taylor P.E.
Kimley-Horn and Associates, Inc.

Date: October 30, 2023

Subject: Merritt Island Apartments – Parking Analysis (Revised)



This document has been digitally signed and sealed by James M. Taylor, P.E., on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

cn=James M Taylor, c=US,
o=KIMLEY-HORN AND
ASSOCIATES INC,
email=james.taylor@kimley
horn.com
2023.10.30 14:51:14 -
04'00'

Introduction

Kimley-Horn and Associates, Inc. has been retained to review and analyze the anticipated parking needs for a proposed multifamily apartment project located on the south side of Fortenberry Road, west of Harbor Woods Boulevard, and north of Landings Way in Brevard County, Florida. The proposed Merritt Island Apartments development on the 15.26-acre property is comprised of +/-370 multifamily dwelling units (DU) and a cumulative parking supply of 647 spaces, including spaces for housing and the clubhouse.

This parking study was performed in general accordance with Section 62-3206 – Parking and loading requirements of Brevard County land development code. The study compares code-required parking for the site, data from similar sites, and data from ITE's latest parking demand rates evaluation. **Attachment A** provides the working conceptual site plan for the project.

A waiver is being requested to allow a 5.6% parking space reduction for the 370-unit multifamily project. This would reduce the 648 spaces (1.75 spaces per unit x 370 units) required to a proposed 612 spaces (36 less spaces). Additionally, a waiver is requested to allow a 41.7% parking space reduction for the 11,947 square-foot clubhouse serving the apartment project. This would reduce the 60 spaces (11,947 sf x 1 space / 200 sf) required to a proposed 35 spaces (25 less spaces). The 35 spaces would be provided as follows: 22 spaces at the clubhouse and 13 spaces marked "Visitor Only" located past the gate to serve as overflow parking for the clubhouse. Cumulatively, the site would provide 647 spaces (1.75 spaces/DU), which is a 8.6% reduction of the 708 spaces (648 spaces + 60 spaces) required by code.

Project Description

The proposed multifamily is composed of 370 dwelling units (DU) with the following unit mix:

- 1 Bedroom (BR): 170 units
- 2 Bedrooms (BR): 150 units
- 3 Bedrooms (BR): 50 units

Parking demand is anticipated to be somewhat reduced at the project due to its location near a mix of uses and attractions within walking and/or biking distance, such as Veterans Memorial Park, Merritt Square Mall, and retail outparcels, banks, and other nearby retail. The project site is adjacent to a transit



line. Space Coast Area Transit provides a route along Fortenberry Road (Route #3 - Merritt Island), which connects Merritt Square Mall to Venetian Way just south of A1A. Route #3 overlaps with Route #4 – SR 520 Connector. The nearest bus stop is approximately 600 feet east of the project site on Fortenberry Road. **Attachment B** provides the transit route map.

Code Parking Requirements

Chapter 62, Article VII, Section 62-3206 of the Brevard County Code of Ordinances defines the parking requirements for multifamily developments in the County to be 1.75 parking spaces per unit and 1 space per 200 square feet of clubhouse floor area. Based upon these requirements, the site parking requirements are the following:

- Apartments: 1 BR – 1.75 spaces per unit x 370 units = 648 spaces
- Clubhouse: 11,947 square feet x 1 space per 200 square feet = 60 spaces

Based on Brevard County's code, a parking supply of 708 spaces, or approximately a cumulative 1.91 spaces per dwelling unit ratio, is required to serve the proposed development.

ITE's Parking Generation Manual, 5th Edition Evaluation

The anticipated parking demand was calculated using data published by the Institute of Transportation of Engineers' (ITE) *Parking Generation Manual 5th Edition*. For each land use defined in this publication, empirical parking data collected on sites throughout the Country is compiled to develop rates and/or equations to estimate parking demand at similar sites. ITE statistics include the 85th-percentile peak parking demand for each land-use code that has sufficient empirical data available. The Urban Land Institute (ULI) *Shared Parking 3rd Edition* generally recommends the 85th-percentile parking demand as the appropriate demand to provide parking supply for.

ITE's Land Use Code (LUC) 221 - Multifamily Housing (Mid-Rise) parking demand was used to determine the peak period parking demand for the proposed 370 dwelling units (DU). The data utilized for this LUC was generated by a parking supply equal to a site's 85th-percentile parking demand (provided in **Attachment C**). The recommended parking supply for multifamily is calculated as follows:

- Recommended Parking Supply = 1.47 spaces per DU x 370 DU = 544 spaces

Thus, the proposed cumulative parking supply of 647 spaces (1.75 spaces/DU) is greater than the recommended 85th-percentile design parking spaces of 544 spaces (1.47 spaces/DU).

Data Evaluation of Multifamily Parking Ratios

In addition to ITE data, Kimley-Horn reviewed multiple data sources in Central Florida to evaluate the anticipated parking requirements for similar multifamily uses. Parking data was gathered at seven (7) similar sites in Central Florida. The surveyed apartment complexes were approved by the Client to ensure similarity in product type (e.g., story height, building configuration, etc.). Cumulative parking demand data was collected on a typical weekday between 12:00 AM and 4:00 AM, which reflects the highest occupancy rates for multifamily apartments. Observed peak parking ratios range from 1.06 to 1.51 spaces per dwelling unit. All surveyed apartments included a clubhouse and/or similar amenity space with access to a pool. The clubhouse's gross square footage (GSF) was obtained from the property appraiser. Parking counts are provided in **Attachment D. Table 2** summarizes the parking data for the study sites.

Table 2: Study Sites Cumulative Parking Demand and Clubhouse Parking Supply

Apartment Complex	Cumulative Parking Demand							Clubhouse Parking Supply		
	Unit Mix		Total Units	Building Height (# stories)	Total Available Parking Spaces	Total Occupied Spaces	Parking Demand (Spaces per Unit)	Clubhouse Area (GSF)	Clubhouse Parking Spaces	Clubhouse Parking Ratio (spaces per 200 SF)
	1 BR/ Studio	2+ BR								
EOS Apartments (Orlando, FL)	168	128	296	4	507	372	1.26	2,230	N/A*	-
Village at Lake Lily (Maitland, FL)	250	205	455	4	727	508	1.12	**	N/A*	-
Weston Park (Longwood, FL)	106	102	208	4	393	220	1.06	**	N/A*	-
Pure Living (Heathrow, FL)	-	-	252	3	588	380	1.51	6,075	20*	0.658
Lake Nona Ariel (Orange County, FL)	-	-	348	3	639	524	1.51	8,839	9	0.204
Waterford Pointe Apts. (Orange County, FL)	120	120	240	3	479	334	1.40	3,319	12	0.723
Camden Waterford Lake Apts. (Orange County, FL)	138	162	300	3	470	388	1.30	9,120	7	0.154
Maximum Observed Parking Demand =							1.51	Avg. Parking Ratio =		0.435

* Estimated; parking spaces integrated with residential parking spaces

**Clubhouse is integrated with the building

As presented in **Table 1**, the highest observed cumulative peak parking demand ratio of 1.51 parking spaces per unit is less than the proposed cumulative parking supply of 1.75 parking spaces per dwelling unit.

In addition, clubhouses were observed to provide between 7 to 20 parking spaces. The average ratio of parking spaces supplied was observed to be 0.435 spaces per 200 square feet of clubhouse, which is substantially less than the clubhouse parking code of 1 space per 200 square feet. To address the County's concern that visitors at the apartment complex may not be able to utilize parking spaces near the clubhouse if availability is scarce, thirteen (13) visitor-only parking spaces will be designated within the residential spaces within the gate.

In summary, the proposed cumulative parking supply of 647 spaces (1.75 spaces per DU x 370 DU) is more than enough to meet the anticipated cumulative peak parking demand of 559 spaces (1.51 spaces per DU x 370 DU). This leaves a surplus of 88 parking spaces, which is more than enough for the clubhouse and the additional designated visitors-only parking demand.



Conclusion

The documentation herein demonstrates that it is appropriate to implement an on-site parking reduction from County code parking requirements for the project. Based on the analysis above, the proposed parking supply is more than adequate to serve anticipated parking demand.

A waiver is being requested to allow a 5.6% parking space reduction for the 370-unit multifamily project. This would reduce the 648 spaces (1.75 spaces per unit x 370 units) required to a proposed 612 spaces (36 less spaces). Additionally, a waiver is requested to allow a 41.7% parking space reduction for the 11,947 square-foot clubhouse serving the apartment project. This would reduce the 60 spaces (11,947 sf x 1 space / 200 sf) required to a proposed 35 spaces (25 less spaces). The 35 spaces would be provided as follows: 22 spaces at the clubhouse and 13 spaces marked "Visitor Only" located past the gate to serve as overflow parking for the clubhouse. Cumulatively, the site would provide 647 spaces (1.75 spaces/DU), which is a 8.6% reduction of the 708 spaces (648 spaces + 60 spaces) required by code.

The proposed cumulative parking supply ratio of 647 spaces (1.75 spaces/DU) is above both the ULI recommended 85th-percentile parking supply (1.47 spaces/DU) and above the highest observed cumulative peak parking demand from seven (7) similar sites (1.51 spaces/DU). Furthermore, the proposed development is anticipated to provide adequate parking for the clubhouse parking demand, including overnight visitors, when cumulative demand for the use is at its peak. At 1.51 spaces/DU, peak parking demand is 559 spaces (1.51 spaces/DU x 370 DU). A proposed parking supply of 647 spaces provides a surplus of 88 spaces (647 parking spaces provided – peak parking demand of 559 spaces) available for clubhouse parking demand, including overnight visitors.

Data from similar sites show the average ratio of parking spaces supplied at the clubhouse was 0.435 spaces per 200 square feet of clubhouse, which is substantially less than the clubhouse parking code of 1 space per 200 square feet. The sites ranged in clubhouse parking supply between 7 to 20 parking spaces. The proposed parking supply of the project is 35 spaces, including 22 spaces at the clubhouse plus the 13 spaces marked "Visitor Only" to serve as overflow parking for the clubhouse as needed.

ATTACHMENT A

Conceptual Site Plan

SITE DEVELOPMENT DATA

[illegible][illegible][illegible]

TRIP GENERATION			
	100 USC	Units	Trips Generated
Land Use	22	120	2,640
8,000-25,000 sq. ft. (20-40)			
Total generated trips			
	100 USC	Units	Trips Generated
Land Use	20	210	4,200
Medium-Density (20-40)			
Total generated trips			
	100 USC	Units	Trips Generated
Land Use	20	300	6,000
Medium-Density (20-40)			
Total generated trips			

10

2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415
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Year	Number of people (millions)
1980	18
1990	22
2000	26
2020	32

LINE TABLE (DESCRIBED)
LINE TABLE (PREF. 1)

2008	18	11	36	1	23	11
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100

ATTACHMENT B
Space Coast Bus Route Map

Download the App and Get a FREE 1-Ride Pass!



View your bus on it's
route with real time
arrival information.



Use your camera to scan me



EFSC STUDENTS RIDE FOR FREE!



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Security Office to get your FREE Student
ID Sticker to RIDE FREE!

SECURITY OFFICE LOCATIONS

Cocoa Campus	Building 1 Lobby	321.403.5907
Melbourne Campus	Building 1 Room 107	321.403.5909
Titusville Campus	Building 4 Room 109	321.403.4200
Palm Bay Campus	Building 1 Room 112	321.403.5911

321Transit.com/RideFree

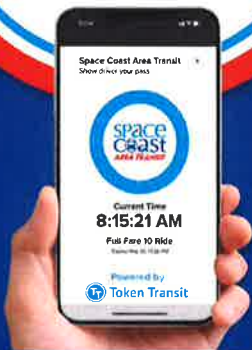
Show your ID to the bus driver to RIDE FREE.
Stickers must be updated annually.



TITUSVILLE CAMPUS Route 5 - Titusville/Minis
COCOA CAMPUS Route 6 - Cocoa/Rockledge
MELBOURNE CAMPUS Route 29 - Melbourne/Viera
MELBOURNE CAMPUS Route 28 - North Melbourne
PALM BAY CAMPUS Route 23 - West Palm Bay

321Transit.com

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Featuring Contactless
Mobile Ticketing



321Transit



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BREVARD COUNTY SYSTEM MAP



April 1, 2023

321Transit.com

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on all Fixed Route Buses!**

Holiday Schedules

Generally, the following holidays operate on modified schedules:
New Year's Day, Martin Luther King Day, Memorial Day, Independence
Day, Labor Day, Veterans Day, Thanksgiving Day, the day after
Thanksgiving, Christmas Eve, and Christmas Day. Easter Sunday
and Columbus Day operate on regular schedules. For updates, call
321.633.1878 or go to 321Transit.com/Holidays.

BUS FARE	FULL FARE	1-RIDE	10-RIDE	30 DAY PASS
FULL FARE	\$1.50	\$0.75	\$12.00	\$42.00
REDUCED FARE	\$0.75	\$0.38	\$6.00	\$21.00
REDUCED FARE, 1-RIDE	\$0.38	\$0.19	\$3.00	\$10.50
REDUCED FARE, 10-RIDE	\$3.00	\$1.50	\$12.00	\$42.00
REDUCED FARE, 30 DAY PASS	\$10.50	\$5.25	\$42.00	\$147.00

Eligibility For Reduced Fare

Those eligible for Reduced Fare include seniors (60+), disabled,
veterans, and students. All Reduced Fare riders must register for a
Reduced Fare ID Card at Space Coast Area Transit or on 321Transit.
com. There is no charge for children under the age of five (5), or
for transfers. EFSC students ride free with a valid EFSC Student ID.
Due to a grant from the City of Melbourne, no fare is charged on
Routes 21, 24, and 29 to Melbourne residents with valid ID who ride
within the Melbourne city limits.

Types Of Fares And How To Purchase

A new mobile ticketing system powered by Token Transit on
321Transit.com sends a 1-Ride, 10-Ride or 30-Day Pass directly
and instantly to a smartphone. Payment with a credit or debit
card is required. Download the Token Transit App at your device's
app store or at TokenTransit.com. Otherwise, 1-Ride fares are
paid when boarding. Exact change is required; the driver is not
equipped to make change. Fare specials include a 10-Ride and
a 30 Day Pass. Both must be purchased in advance. Additional
purchase options include:

- At Space Coast Area Transit, 401 S. Varr Ave., Cocoa, Florida,
32922, or 460 S. Harbor City Blvd., Melbourne, Florida, 32901,
and also at select Brevard County Libraries.
- Checks up to \$100.00, money orders, and credit cards are
accepted by mail.
- Visa, MasterCard, and Discover cards are also accepted on
321Transit.com or by calling 321.635.7815, option 2 or
321.952.4561, option 1.

How to Use the Route Maps and Schedules

The route maps and schedules are color coordinated. The
numbered stops on the map match the numbered locations
listed on the schedule. To determine what time a bus will stop
at a specific location, read across. To determine how long it will
take you to get from one location to another, read down. Transfer
points indicate designated stops at which you may transfer to
other routes. When transferring, check the schedule of the route
you are transferring to for exact times and return trip availability.

How to Ride

- The safety of our passengers is our #1 priority.
- Please limit packages to those you can personally carry on
the bus by yourself.
- Be at the stop at least 5 minutes prior to the scheduled
arrival time.
- Do not approach a moving bus.
- Have exact fare or pass ready prior to boarding the bus.
Drivers cannot make change.
- Leave seats near the front for elderly or disabled riders,
moving promptly to the next available seat.
- Only use audio devices with head phones activated.
- Eating, drinking, smoking, electronic cigarettes, and any
materials that are flammable are not allowed on buses.
- Service animals are the only animals allowed.
- If available, use the stop bar or pull cord to signal your stop
one block in advance. If one is not available, alert your driver
at least one block in advance.
- Do not leave your seat until the bus is fully stopped.
- All buses are equipped with bike racks. Surfboards and bikes
are permitted inside the bus when space is available.
- Proper attire is needed to board. Shirts and shoes are required.
Bathing suits, except board shorts, must be covered.

All scheduled times are approximate and depend on traffic
and other conditions.

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LOST AND FOUND	321.633.1878
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Volunteers in Motion provides transportation for individuals
who are unable to use other Space Coast Area Transit
services. The program offers transportation to locations such
as medical facilities, pharmacies and grocery stores. Thousands
of individuals who would otherwise be unable to live at home
independently.

Program Volunteers are provided:

- Training classes
- State-of-the-art vehicles, gas and insurance

The program operates on weekdays, Monday through Friday. If you
enjoy working with people of all ages and making a difference in their
life, this is a great volunteer position for you!

Volunteer Positions:

- Vehicle Operators:**
 - Transport clients throughout Brevard County
 - Drop off and pick up clients at medical facilities
 - Transport wheelchairs and walkers
 - Help clients with shopping and grocery bags
 - Drop off and pick up prescriptions
- Office Staff:**
 - Answer phones, filing and data entry

CALL
321-635-7999
or email us at
info@321Transit.com

Volunteers in Motion is a service offered by Space Coast Area Transit

Brevard County SYSTEM MAP

Effective April 1, 2023

Route 1 – Titusville/Viera

Route 2 – Titusville

Route 3 – Merritt Island

Route 4 – 520 Connector

Route 5 – Titusville/Mims

Route 6 – Cocoa/Rockledge

Route 7 – Rockledge/Viera

Route 8 – West Cocoa

Route 9 – Cape Canaveral/Cocoa Beach

Route 10 – Central Titusville

Route 11 – Port St. John

Route 20 – Heritage-West Melbourne

Route 21 – Downtown Melbourne

Route 22 – South Palm Bay

Route 23 – West Palm Bay

Route 24 – Melbourne

Route 25 – Melbourne/Palm Bay

Route 26 – South Beach

Route 27 – East Palm Bay

Route 28 – North Melbourne

Route 29 – Melbourne/Viera

Route 30 – South Beach Connector

Route 33 – Eau Gallie Arts District

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Featuring Contactless
Mobile Ticketing**

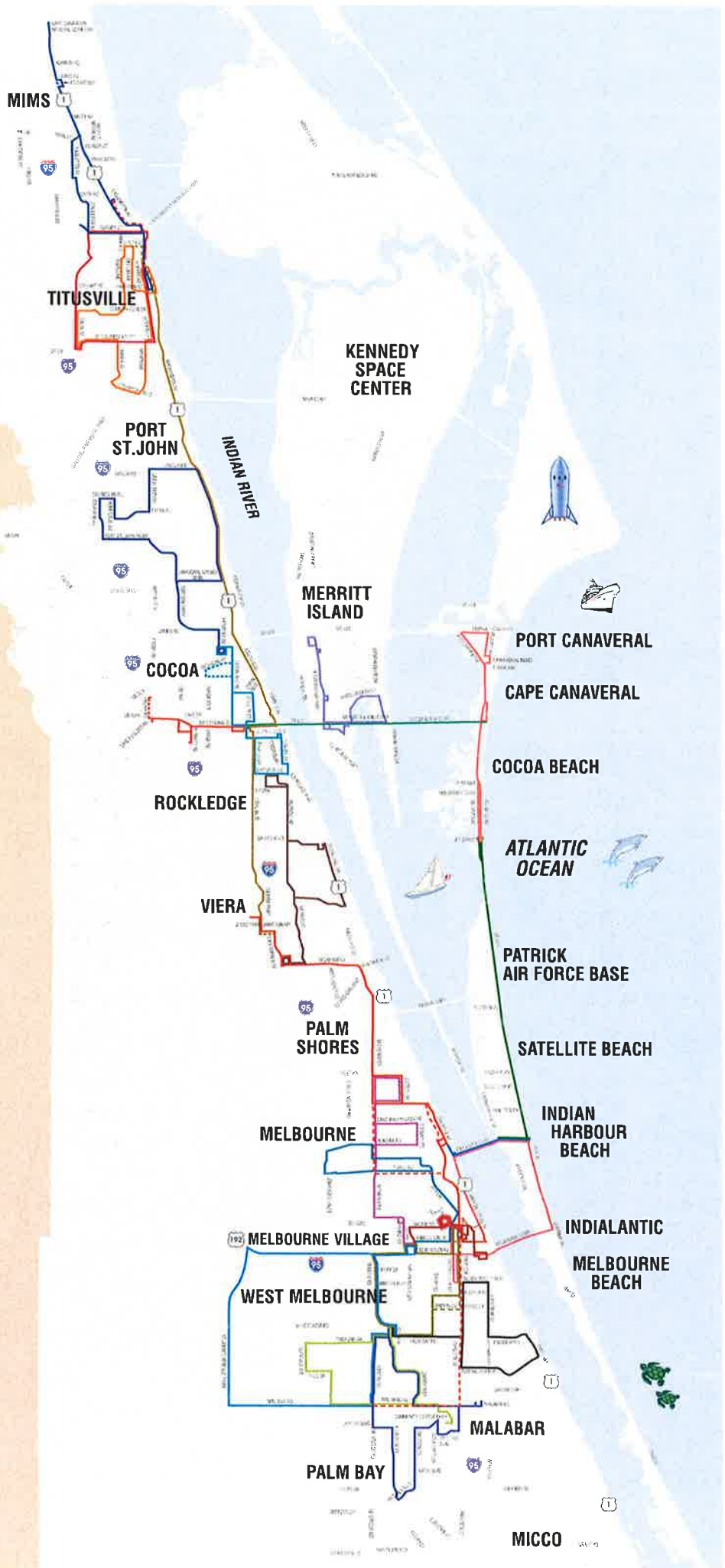
321Transit



**space
coast**
AREA TRANSIT

RideLine 321.633.1878

321Transit



ATTACHMENT C

ITE Parking Generation Manual
Land Use 221 – Multifamily Housing (Mid-Rise)

Multifamily Housing (Mid-Rise) (221)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban (no nearby rail transit)

Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.

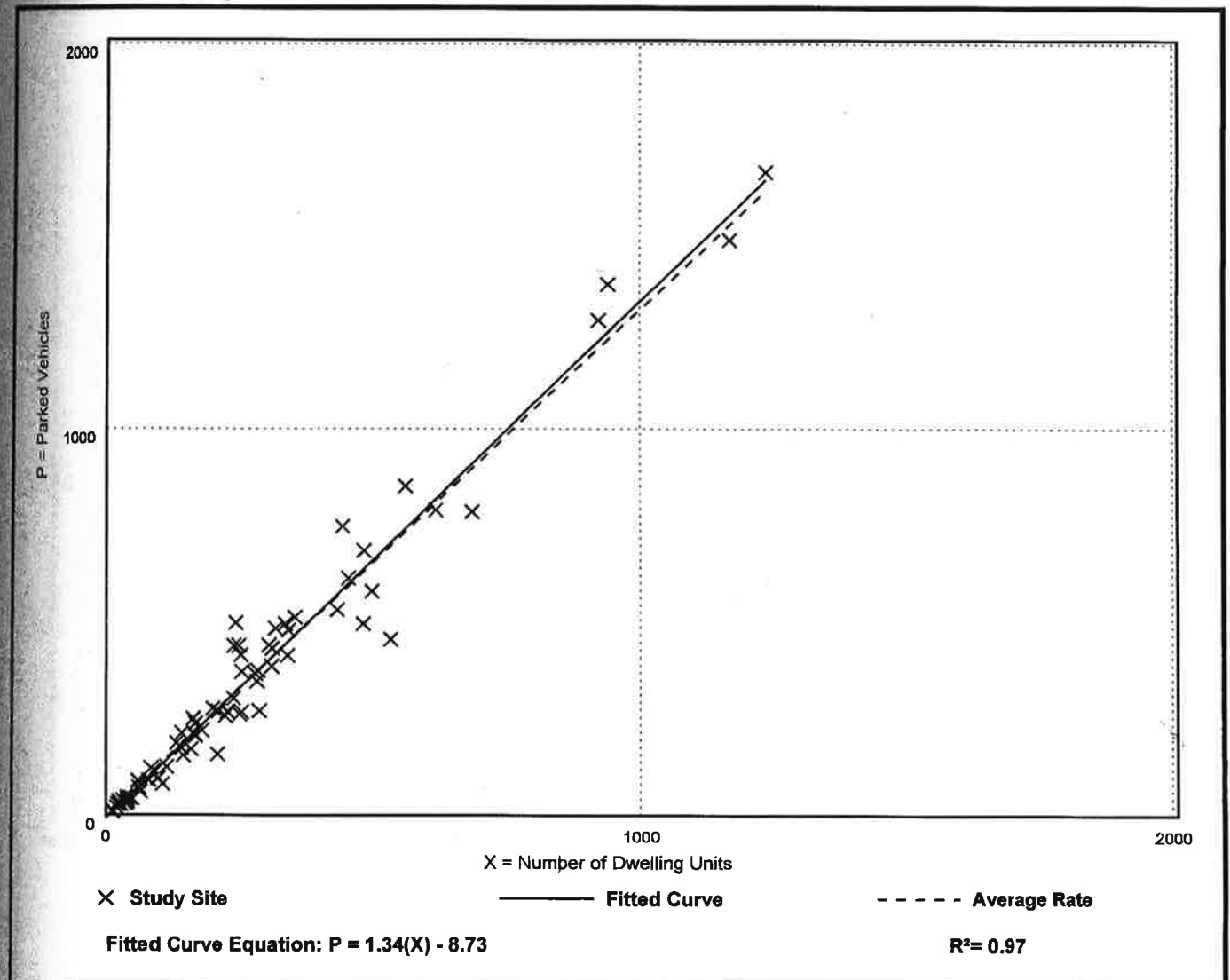
Number of Studies: 73

Avg. Num. of Dwelling Units: 261

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.31	0.75 - 2.03	1.13 / 1.47	1.26 - 1.36	0.22 (17%)

Data Plot and Equation



ATTACHMENT D

Data Collection

Parking Study

Project: 23-130049
City: Orlando, FL

Date:
Day:

Lot	Location	Space Type	Inventory
PKG-001	Lake Nona Ariel 14001 Benvolio Cir	Regular	595
		Handicap	33
		Future Residents	2
		Guest Parking	7
		Electric Cars	2
		Car Wash	2
PKG-002	Waterford Pointe Apartments 12900 Waterford Wood Cir	Regular	415
		Handicap	20
		Future Residents	2
		Future Residents Handicap	2
		Guest Parking	40
		Regular	360
PKG-003	Camden Waterford Lakes Apartments 1301 Waterford Oak Dr	Handicap	19
		Visitors	10
		Reserved	59
		Car Wash	2



BOARD OF COUNTY COMMISSIONERS

**Planning and Development
Planning and Zoning**

2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940
(321) 633-2070 Phone

LAND DEVELOPMENT WAIVER APPLICATION

This form should be used for all waiver requests or appeals associated with the Code of Ordinances, Section 62, as it relates to Subdivisions, Minor Subdivisions, and Site Plans. Fees for Waivers are \$775.00.

Application Type:

☐ Subdivision Waiver

☒ Site Plan Waiver

☐ Other

If other, please indicate

Tax Account Numbers:

2428157,
2428161

2428163,
2428002

Tax Account 1

Tax Account 2

Project Information and Site Address:

Woodfield Apartments (aka Fortenberry Road Apts) _____ NDA Merritt Project Zenith, LLC /
Paul D'Arelli - SES Merritt Project Zenith, LLC

Project Name

Property Owner

555 Fortenberry Road

Merritt Island

FL

32952

Street

City

State

Zip Code

Applicant Information:

Ross Abramson

Woodfield Acquisitions, LLC

Applicant Name

Company

7474 Creedmoor Rd #306

Raleigh

NC

37613

Street

City

State

Zip Code

305-906-0264

rabramson@woodfielddevelopment.net

Primary Phone

Secondary Phone

Email Address

Engineer/Contractor (if different from applicant):


Jeff Lucas		ATKINS	
Engineer or Project Manager		Company	
2671 W. Eau Gallie Blvd, STE 104	Melbourne	FL	32935
Street	City	State	Zip Code
321-775-6647		jeffrey.lucas@atkinsglobal.com	
Primary Phone	Secondary Phone	Email Address	

Description of Waiver Request and Code Section:

Private clubs and clubhouses: One space per 200 square feet of floor area per sec.
62-3206(d)(26) and 62-3206(d)(2) - Multifamily (apartment complexes) 1.75 spaces per unit.

Site plan # 23SP00009 - A waiver is requested to allow a 5.6% parking space reduction for the 370-unit multifamily project. This would reduce the 648 spaces (1.75 spaces per unit x 370 units) required to a proposed 612 spaces (36 less spaces). Additionally, a waiver is requested to allow a 41.7% parking space reduction for the 11,947 square foot clubhouse serving the apartment project. This would reduce the 60 spaces (11,947 sf x 1 space / 200 sf) required to a proposed 35 spaces. The 35 spaces would be provided as follows: 22 spaces at the clubhouse and 13 spaces marked "Visitor Only" located throughout the property (past the gate) to serve as overflow parking for the clubhouse and/or apartment visitors. Cumulatively, the site would provide 647 spaces (1.75/DU), which is a 8.6% reduction from the 708 spaces (648 spaces + 60 space) required by code.

If you wish to appeal any decision made by County staff on the wavier, you may request that the Board of County Commissioners make a determination. The Board's decision approving or disapproving the waiver or interpretation is final.

	Ross Abramson
Owner/Applicant Signature	Print Name

Land Development Application Document Submittal Requirements

Waivers for Site Plans or Subdivisions require an application, waiver criteria (listed below), an 8 ½-inch x 11 inch vicinity map, and a fee of \$775.00.

Waiver Criteria for Subdivisions and Site Plans

For a waiver to be considered and approved by staff, your request must comply with all of the following criteria. Please explain, in detail, how your request meets the following conditions.

1. The particular physical conditions, shape, or topography of the specific property involved causes an undue hardship to the applicant if the strict letter of the code is carried out.

The physical condition and shape of this property is a multi-family development that acts as its own "campus" in effect. Therefore, applying the clubhouse parking requirements, as written, does not account for residents' ability and their likelihood to walk or bike the short distance to the clubhouse. This strict application of the code would, therefore, "overpark" this use. A certified parking analysis from a licensed engineer provides the justification for this clubhouse to be adequately parked as designed.

2. The granting of the waiver will not be injurious to the other adjacent property.

The parking analysis provided by a licensed engineer, with ample data and analysis, provides assurance that this proposed waiver will not be injurious to the adjacent property.

3. The conditions, upon which a request for waivers are based, are particular to the property for which the waiver is sought and are not generally applicable to other property and do not result from actions of the applicant.

Given the proposed characteristics of this proposed multi-family development, this waiver's accompanying parking analysis is uniquely applicable to this property and would not be applicable to other properties.

4. The waiver is consistent with the intent and purpose of the county zoning regulations, the county land use plan, and the requirements of this article.

The Brevard County Zoning Code and its accompanying waiver provisions, are written to ensure that developments such as this one provide adequate parking for its residents and their visitors. The parking study concludes that this goal of the County's zoning code is satisfied and complied with if the waiver is approved.

5. Delays attributed to state or federal permits.

Not applicable. This waiver is not in response to a state or federal permit.

6. Natural disasters.

Not applicable. This waiver is not in response to a natural disaster.

7. County development engineer and affected agencies concur that an undue hardship was placed on the applicant. (To be filled out by County staff)

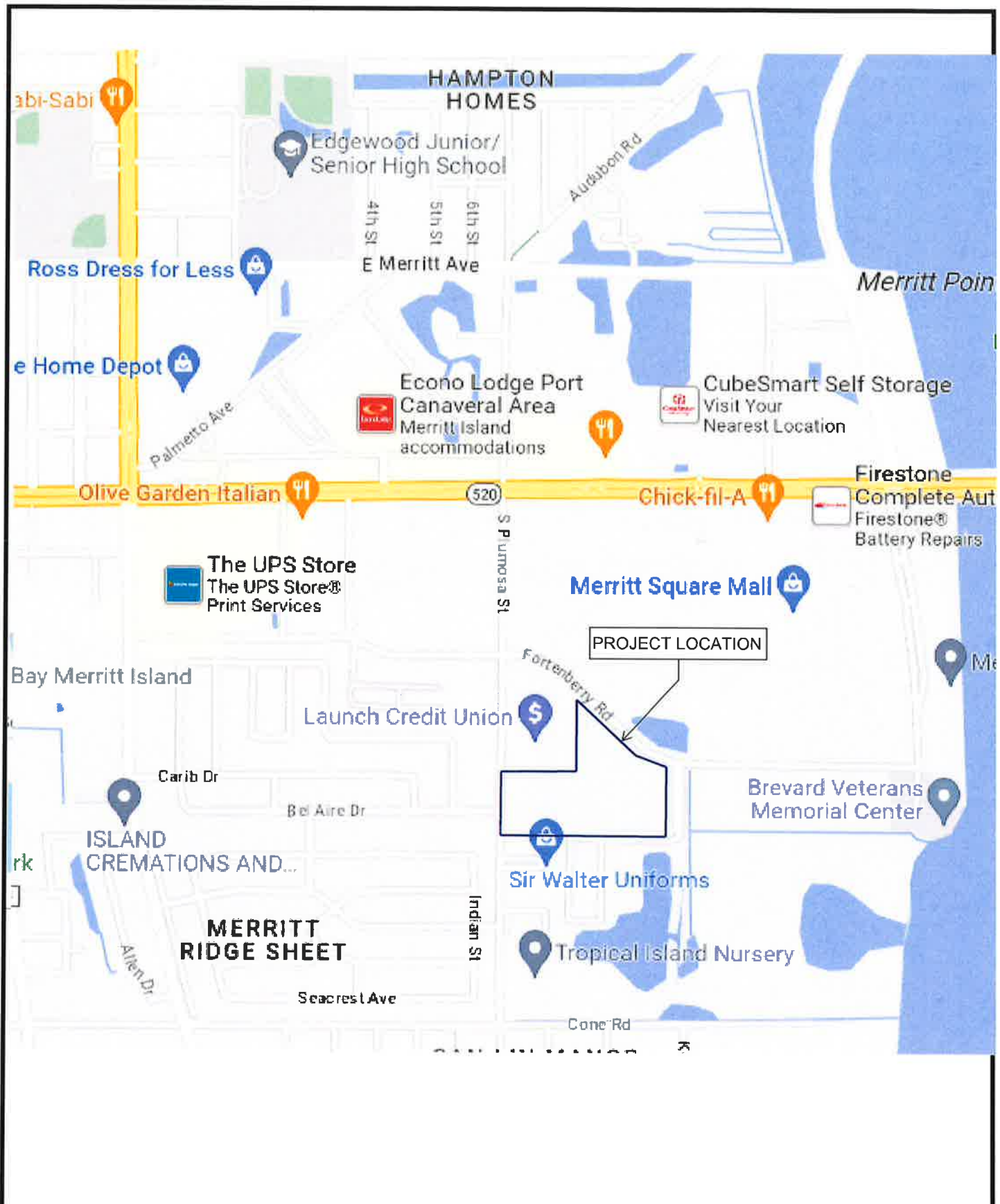
Office Use Only

Request Date _____ Fees _____ Board Date _____

Original Project Number _____ Waiver Number _____

Coordinator Initials _____ Reference Files _____

County Manager/Designee Approval _____



ATKINS

CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF
AUTHORIZATION NO.24

LOCAL OFFICE:
2671 W Eau Gallie
Blvd Suite 104
Melbourne FL 32935
www.atkinsglobal.com

VICINITY MAP

Job nos. 100083893		Refer to Sheet No.	
Sketch Date 06/23/2023		Add./ Rev.	RFI N/A
Scale NTS			
Dr ME	Ck JAL		



BOARD OF COUNTY COMMISSIONERS

**Planning and Development
Planning and Zoning**
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940
(321) 633-2070 Phone

LAND DEVELOPMENT WAIVER APPLICATION

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Application Type:

☐ Subdivision Waiver ☒ Site Plan Waiver ☐ Other

If other, please indicate

Tax Account Numbers:

2428157, 2428161	2428163, 2428002
_____ Tax Account 1	_____ Tax Account 2

Project Information and Site Address:

Woodfield Apartments (aka Fortenberry Road Apts) NDA Merritt Project Zenith, LLC /
Paul D'Arelli - SES Merritt Project Zenith, LLC

Project Name	Property Owner		
555 Fortenberry Road	Merritt Island	FL	32952
Street	City	State	Zip Code

Applicant Information:

Ross Abramson	Woodfield Acquisitions, LLC		
Applicant Name	Company		
7474 Creedmoor Rd #306	Raleigh	NC	37613
Street	City	State	Zip Code
305-906-0264		rabramson@woodfielddevelopment.net	
Primary Phone	Secondary Phone	Email Address	

Engineer/Contractor (if different from applicant):

Jeff Lucas
Engineer or Project Manager

ATKINS
Company

2671 W. Eau Gallie Blvd, STE 104
Street

Melbourne
City

FL
State

32935
Zip Code

321-775-6647
Primary Phone

Secondary Phone

jeffrey.lucas@atkinsglobal.com
Email Address

Description of Waiver Request and Code Section:

Section 62-3206(c)(13) - Request waiver to remove requirement of "underbuilding" (structured) parking for the project's apartment building(s) in PUD Zoning. Site Plan # 23SP00009.

The applicant requests a waiver from Section 62-3206(c)(13) to allow surface parking to eliminate the need to construct one level of parking within the principle habitable structures proposed for the redevelopment of the subject parcel. The habitable structures are proposed to exceed 45' in height but require the entirety of their interior to be dwelling units. Replacing dwelling units with one-level of parking results in the Code-encouraged redevelopment of this site within MIRA to be financially infeasible.

MIRA is a uniquely defined place in Brevard's Zoning Code. The many "incentives" (Comp Plan Future Land Use Element density bonuses exclusive to MIRA in the Objectives & Policies) that are codified are incongruent with this requirement to provide costly interior parking for a site that seeking to provide much needed housing in MIRA and Merritt Island. This interior parking requirement conflicts with the applicant's desire to preserve on-site wetlands and utilize the County's MIRA-centric stormwater investment - the Fortenberry Stormwater pond.

If you wish to appeal any decision made by County staff on the wavier, you may request that the Board of County Commissioners make a determination. The Board's decision approving or disapproving the waiver or interpretation is final.


Owner/Applicant Signature

Ross Abramson
Print Name

Land Development Application Document Submittal Requirements

Waivers for Site Plans or Subdivisions require an application, waiver criteria (listed below), an 8 ½-inch x 11 inch vicinity map, and a fee of \$775.00.

Waiver Criteria for Subdivisions and Site Plans

For a waiver to be considered and approved by staff, your request must comply with all of the following criteria. Please explain, in detail, how your request meets the following conditions.

1. The particular physical conditions, shape, or topography of the specific property involved causes an undue hardship to the applicant if the strict letter of the code is carried out.

The site's physical condition places it within the Merritt Island Redevelopment District. The site's wetland areas will be "lifted"/improved and become a showcase amenity for the residents. The applicant will also make contributions to the Fortenberry Stormwater pond which will set forth a precedent for redevelopment proposals within MIRA. These particular conditions are confounded by a structural investment that seeks to require interior parking within structures designed to reach a density encouraged by this property's Code-based entitlements.

2. The granting of the waiver will not be injurious to the other adjacent property.

Adjacent properties will not "injured" by the granting of this waiver. Street parking is the exclusive means of parking for all adjacent properties. Further, the provided buffers and lighting of the parking lots will be designed to be fully code compliant.

3. The conditions, upon which a request for waivers are based, are particular to the property for which the waiver is sought and are not generally applicable to other property and do not result from actions of the applicant.

MIRA contains a Code-defined set of parcels that are identified as being "particular", and thus, not generally applicable to other properties. Further, it was the County Commission, not the applicant, that identified this parcel as being within MIRA. The nationally renowned multi-family developer/applicant, will provide a top-of-class development that needs to benefit from the density allocation provided to the property by Code. The waiver of one-level of interior parking, allows the BoCC encouraged redevelopment of this site to occur.

4. The waiver is consistent with the intent and purpose of the county zoning regulations, the county land use plan, and the requirements of this article.

The redevelopment of this property is consistent with the intent and purpose of Brevard County's Zoning Code, MIRA and the Comprehensive Plan. County-wide application of Code provisions intended for County-wide development form and character, is purposefully modified in the Zoning Code, MIRA and the Comprehensive Plan to encourage redevelopment. The applicant's construction delivery method requests the flexibility envisioned in MIRA-based Code provisions to use interior building envelope for residences, not parking.

5. Delays attributed to state or federal permits.

Not applicable. This waiver is not tied to state or federal permit delays.

6. Natural disasters.

This waiver does apply to natural disasters. All federal, state and local codes adopted to ensure performance of this development against natural disasters will be complied with.

7. County development engineer and affected agencies concur that an undue hardship was placed on the applicant. (To be filled out by County staff)

Office Use Only

Request Date

Fees

Board Date

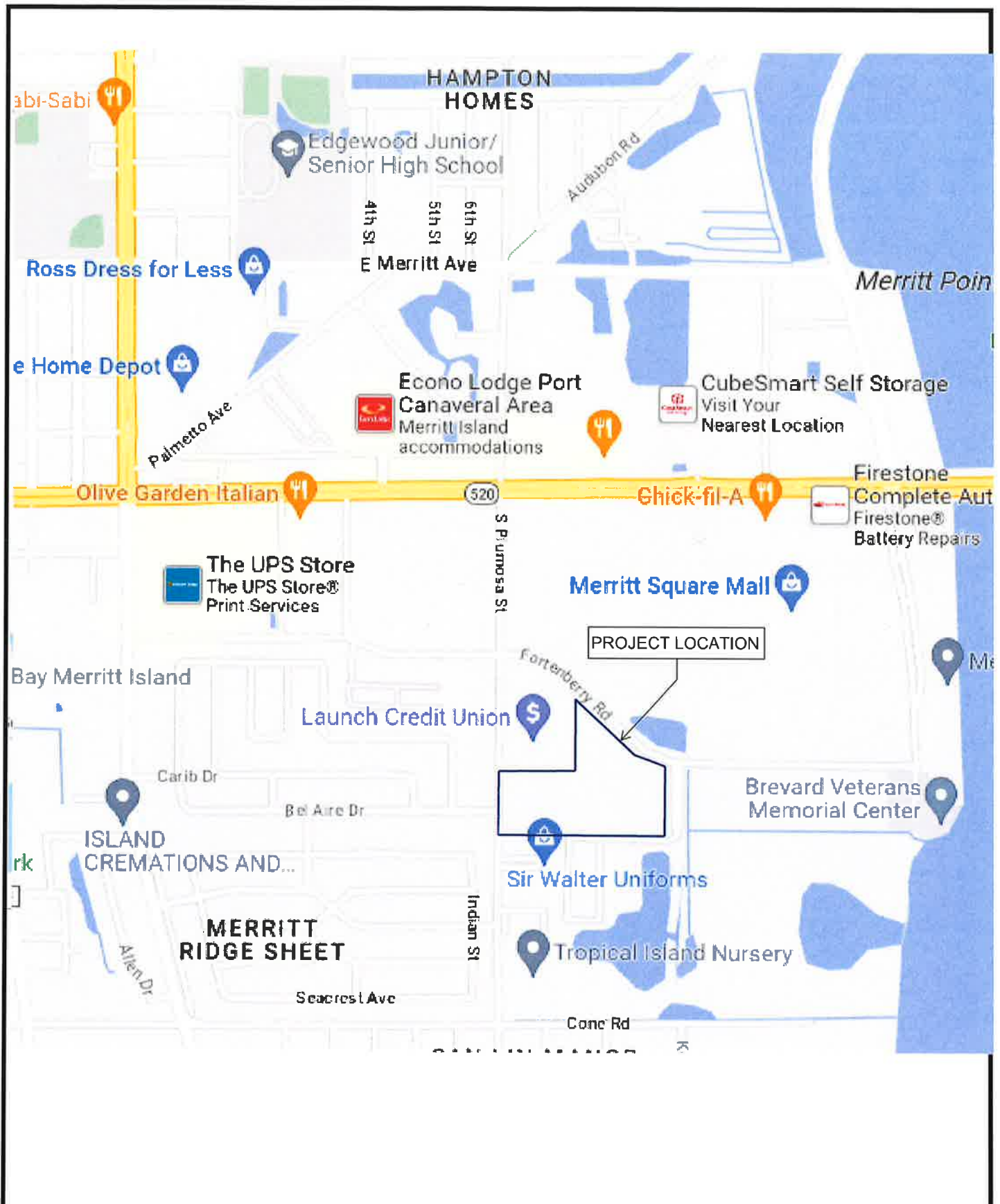
Original Project Number

Waiver Number

Coordinator Initials

Reference Files

County Manager/Designee Approval



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VICINITY MAP

Job nos. 100083893		Refer to Sheet No.	
Sketch Date 06/23/2023		Add./ Rev.	RFI N/A
Scale NTS			
Dr ME	Ck JAL		

Jackson, Desiree

From: Lucas, Jeffrey A <Jeffrey.Lucas@atkinsglobal.com>
Sent: Wednesday, August 16, 2023 9:24 AM
To: Jackson, Desiree
Cc: Fisher-External, Robin; Kim Rezanka; Calkins, Tad; Ross Abramson; Good, Kenneth
Subject: RE: 23WV00010 Parking Location Waiver ("UnderBldg Waiver") / 23SP00009 - Response to Comments

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Desiree, please see our comment responses in [green](#) below. Thank you, Jeff

Add'l Underbuilding Waiver Request Comments:

Applicant is requesting a waiver to sec. 62-3206(c)(13) and providing the statements noted within the waiver application. Sec. 62-3206(c)(13) is an onsite parking requirement meant for high intense multi-family developments such as this project. Land Development is requesting to understand how the applicant can justify this waiver request. The applicant separately submitted another waiver application requesting a reduction in the amount of parking required for this project. How does the applicant support this decrease in infrastructure to account for the increase in proposed development/number of residential units?

The applicant seeks to utilize the density incentives that the Brevard County Comprehensive Plan establishes to encourage redevelopment in MIRA. The placement of these units must occur within the building envelop using wood construction that becomes non-engineerable at the increased heights that one ground level of structured parking would consume.

How does the required parking underneath the over 45' habitable structures conflict with an on-site wetlands preservation initiative?

The design costs associated with structured parking have a cascading impact to the development form that would be proposed. Put another way, since the first level of parking is deemed infeasible due to cost, additional site acreage would be sought to accommodate more units. This site acreage would entail investigations to use the on-site wetlands and pursue mitigation to off-set their loss.

It would seem to me this would actually further help preserve on-site wetlands. How does the required parking underneath the tall habitable structures prevent the applicant from utilizing the stormwater drainage system that they seek to use? The Fortenberry Stormwater Park is a yet-to-be used public investment that was constructed to enable the redevelopment of MIRA, and this property, exactly as is being proposed. The expense of the structured parking disallows this redevelopment investment, thus, Fortenberry Stormwater Pond usage would also be prevented.

Jeff Lucas, PE

Senior Engineer/Project Manager, Civil
321-775-6647

ATKINS, member of the SNC-Lavalin Group

From: Jackson, Desiree <Desiree.Jackson@brevardfl.gov>
Sent: Thursday, August 10, 2023 9:16 AM
To: Lucas, Jeffrey A <Jeffrey.Lucas@atkinsglobal.com>
Subject: 23WV00010 Parking Location Waiver / 23SP00009

Aloha,

The site plan for the above referenced project has not received approval from all associated departments. Please see the attached review comment letter for the holds still in effect. To view comments as they are submitted online please visit <https://acaweb.brevardcounty.us/citizenaccess/>

To formally re-submit electronically please submit the revised plans/documents via one email to Jackson, Desiree Desiree.Jackson@brevardfl.gov. For attachments too large please provide an accessible URL via the email submission. If you have any questions please contact me. Thank you!



Desirée Jackson, MBA
Associate Planner
Main:(321) 633-2065
Direct: (321) 350-8269
Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, FL 32940

Desiree.Jackson@brevardfl.gov

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Planning & Development Department
2725 Judge Fran Jamieson Way
Building A, Room 115
Viera, Florida 32940

BOARD OF COUNTY COMMISSIONERS

August 10, 2023

Jeffrey Lucas, P.E.
Atkins
7175 Murrell Road
Melbourne, FL 32940

Telephone: (321)-775-6647

Email: Jeffrey.Lucas@atkinsglobal.com

Application Number: **23WV00010/ 23SP00009**

Application Name: **23WV00010 Parking Location Waiver**

RE: Review Comments

Your application was reviewed for compliance with the Brevard County Code and other applicable regulations and ordinances. The following comments were received from the various review agencies.

Please make the appropriate revisions and resubmit e-formatted or one physical (1) set of revised plans with a cover letter providing a written response **listing each agency comment and your response** to each of the items shown as a deficiency below and how it has been resolved. **Project number and name** must be referenced with the response.

Subsequent project review fees required for next submittal: \$ 000.00

LAND DEVELOPMENT/PLATTING - 321-633-2065

Reviewed by Desirée Jackson, (321) 350-8269, Desiree.Jackson@brevardfl.gov

Applicant is requesting a waiver to sec. 62-3206(c)(13) and providing the statements noted within the waiver application. Sec. 62-3206(c)(13) is an onsite parking requirement meant for high intense multi-family developments such as this project. Land Development is requesting to understand how the applicant can justify this waiver request. The applicant separately submitted another waiver application requesting a reduction in the amount of parking required for this project. How does the applicant support this decrease in infrastructure to account for the increase in proposed development/number of residential units? How does the required parking underneath the over 45' habitable structures conflict with an on-site wetlands preservation initiative? It would seem to me this would actually further help preserve on-site wetlands. How does the required parking underneath the tall habitable structures prevent the

applicant from utilizing the stormwater drainage system that they seek to use?

