



AGENDA REPORT
April 4, 2019

Chateau Madeleine, LLC (Robert Casey/Denise Morrill) request a CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with an Assisted Living Facility, in a PIP zoning classification. (19PZ00004) (District 4)

SUBJECT:

Chateau Madeleine, LLC (Robert Casey/Denise Morrill) request a CUP (Conditional Use Permit) for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with an Assisted Living Facility, in a PIP (Planned Industrial Park) zoning classification. The property is 3.76 acres, located on the east side of N. Wickham Road, approximately 390 feet south of Pineda Court. (6619 North Wickham Road, Melbourne. (19PZ00004) (District 4)

FISCAL IMPACT:

None

DEPT/OFFICE:

Planning and Development

REQUESTED ACTION:

It is requested that the Board of County Commissioners conduct a public hearing to consider a CUP for Alcoholic Beverages (full-liquor) for On-Premises Consumption in conjunction with an Assisted Living Facility, in a PIP zoning classification.

SUMMARY EXPLANATION and BACKGROUND:

The applicant is seeking a CUP for Alcoholic Beverages (full liquor) for on-premises consumption in conjunction with a 120-room Assisted Living Facility for the residents and their visiting guests. The applicant's original request was for alcoholic beverage consumption in the dining area, lounge and outdoor courtyard. The full service dining area/restaurant has 88 seats and a lounge with 24 seats, along with a 4,250 square-foot courtyard, on 3.76 acres, located approximately 390 feet east of North Wickham Road, and approximately 390 feet south of Pineda Court.

At the Planning & Zoning Board Meeting, the applicant conveyed that they wished to amend the area for alcoholic beverage consumption to include the rooms. The applicant has since submitted revised floor plans indicating the new areas proposed for the on-premises consumption of alcohol, which are labeled as "Floor Plans" and depict that all of

the areas depicted within Phase 3 of the Brevard Medical City development are now included within the request for CUP, excluding those depicted on floors 1-3 as the "Memory Care Wing."

The parcel for this request is located in Phase Three of Brevard Medical City, a Commercial Condo. The surrounding parcels to the north, south, east, and west are different phases of Brevard Medical City and are all zoned PIP. There is a CUP (17PZ00080) approved for on-premises consumption of alcoholic beverages (beer & wine only) in conjunction with a 2,190 square-foot restaurant, located approximately 160 feet west of the subject parcel in Brevard Medical City One.

Such CUP may be: 1.) Approved subject to the conditions of Section 62-1906; 2.) Approved subject to the conditions of Section 62-1906 and conditions imposed by the Board above and beyond the requirements of Section 62-1906; or 3.) Denied.

The Board may wish to consider limiting the service area to just the areas on floors 1-3 of phase 3 depicted on the attached Floor Plans, excluding the "memory care wing," rather than granting approval on the entire 3.76-acre parcel.

On March 11, 2019, the Planning and Zoning Board heard the request and unanimously recommended approval.

ATTACHMENTS:

Description

- ▢ **Administrative Policies**
- ▢ **Staff Comments**
- ▢ **GIS Maps**
- ▢ **P&Z Minutes - 03/11/19**
- ▢ **Floor Plans**

ADMINISTRATIVE POLICIES OF THE FUTURE LAND USE ELEMENT

Administrative Policies in the Future Land Use Element establish the expertise of staff with regard to zoning and land use issues and set forth criteria when considering a rezoning action or request for Conditional Use Permit, as follows:

Administrative Policy 1

The Brevard County zoning official, planners and the director of the planning and development staff, however designated, are recognized as expert witnesses for the purposes of Comprehensive Plan amendments as well as zoning, conditional use, special exception and variance applications.

Administrative Policy 2

Upon Board request, members of the Brevard County planning and development staff shall be required to present written analysis and a recommendation, which shall constitute an expert opinion, on all applications for zoning, conditional uses, comprehensive plan appeals, vested rights or other applications for development approval that come before the Board of County Commissioners for quasi-judicial review and action. The Board may table an item if additional time is required to obtain the analysis requested or to hire an expert witness if the Board deems such action appropriate. Staff input may include the following:

Criteria:

- A. Staff shall analyze an application for consistency or compliance with comprehensive plan policies, zoning approval criteria and other applicable written standards.
- B. Staff shall conduct site visits of property which are the subject of analysis and recommendation. As part of the site visit, the staff shall take a videotape or photographs where helpful to the analysis and conduct an inventory of surrounding existing uses. Aerial photographs shall also be used where they would aid in an understanding of the issues of the case.
- C. In cases where staff analysis is required, both the applicant and the staff shall present proposed findings of fact for consideration by the Board.
- D. For re-zoning applications where a specific use has not been proposed, the worst case adverse impacts of potential uses available under the applicable land use classification shall be evaluated by the staff.

Administrative Policy 3

Compatibility with existing or proposed land uses shall be a factor in determining where a rezoning or any application involving a specific proposed use is being considered. Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in

existing neighborhoods within the area which could foreseeably be affected by the proposed use;

- B. Whether the proposed use(s) would cause a material reduction (five per cent or more) in the value of existing abutting lands or approved development.
- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through an analysis of:
 - 1. historical land use patterns;
 - 2. actual development over the immediately preceding three years; and
 - 3. development approved within the past three years but not yet constructed.
- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

Administrative Policy 4

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

Criteria:

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types or intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, etc.), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.
- B. In determining whether an established residential neighborhood exists, the following factors must be present:
 - 1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.
 - 2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.
 - 3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

Administrative Policy 5

In addition to the factors specified in Administrative Policies 2, 3, and 4, in reviewing a rezoning, conditional use permit or other application for development approval, the impact of the proposed use or uses on transportation facilities either serving the site or impacted by the use(s) shall be considered. In evaluating whether substantial and adverse transportation impacts are likely to result if an application is approved, the staff shall consider the following criteria:

Criteria:

- A. Whether adopted levels of service will be compromised;
- B. Whether the physical quality of the existing road system that will serve the proposed use(s) is sufficient to support the use(s) without significant deterioration;
- C. Whether the surrounding existing road system is of sufficient width and construction quality to serve the proposed use(s) without the need for substantial public improvements;
- D. Whether the surrounding existing road system is of such width and construction quality that the proposed use(s) would realistically pose a potential for material danger to public safety in the surrounding area;
- E. Whether the proposed use(s) would be likely to result in such a material and adverse change in traffic capacity of a road or roads in the surrounding area such that either design capacities would be significantly exceeded or a de facto change in functional classification would result;
- F. Whether the proposed use(s) would cause such material and adverse changes in the types of traffic that would be generated on the surrounding road system, that physical deterioration of the surrounding road system would be likely;
- G. Whether projected traffic impacts of the proposed use(s) would materially and adversely impact the safety or welfare of residents in existing residential neighborhoods.

Administrative Policy 6

The use(s) proposed under the rezoning, conditional use or other application for development approval must be consistent with (a) all written land development policies set forth in these administrative policies; and (b) the future land use element, coastal management element, conservation element, potable water element, sanitary sewer element, solid waste management element, capital improvements element, recreation and open space element, surface water element and transportation elements of the comprehensive plan.

Administrative Policy 7

Proposed use(s) shall not cause or substantially aggravate any (a) substantial drainage problem on surrounding properties; or (b) significant, adverse and unmitigatable impact on significant natural wetlands, water bodies or habitat for listed species.

Administrative Policy 8

These policies, the staff analysis based upon these policies and the applicant's written analysis, if any, shall be incorporated into the record of every quasi-judicial review application for development approval presented to the Board including rezoning, conditional use permits and vested rights determinations."

Section 62-1151 (c) of the Code of Ordinances of Brevard County directs "The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare.

The minutes of the planning and zoning board shall specify the reasons for the recommendation of approval or denial of each application."

CONDITIONAL USE PERMITS (CUPs)

In addition to the specific requirements for each Conditional Use Permit (CUP), Section 62-1901 provides that the following approval procedure and general standards of review are to be applied to all CUP requests, as applicable.

- (b) *Approval procedure.* An application for a specific conditional use within the applicable zoning classification shall be submitted and considered in the same manner and according to the same procedure as an amendment to the official zoning map as specified in section 62-1151. The approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved. If the applicant meets its initial burden, then the Board has the burden to show, by substantial and competent evidence, that the applicant has failed to meet such standards and the request is adverse to the public interest. As part of the approval of the conditional use permit, the Board may prescribe appropriate and reasonable conditions and safeguards to reduce the impact of the proposed use on adjacent and nearby properties or the neighborhood. A nearby property, for the purpose of this section, is defined as any property which, because of the character of the proposed use, lies within the area which may be substantially and adversely impacted by such use...

...In stating grounds in support of an application for a conditional use permit, it is necessary to show how the request fulfills both the general and specific standards for review. The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odor, glare and noise, particulates, smoke, fumes and other emissions, refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties. The applicant, at his discretion, may choose to present expert testimony where necessary to show the effect of granting the conditional use permit.

(c) *General standards of review.*

- (1) The planning and zoning board and the board of county commissioners shall base the denial or approval of each application for a conditional use based upon a consideration of the factors specified in section 62-1151(c) plus a determination that the following general standards are satisfied. The Board shall make the determination whether an application meets the intent of this section.
 - a. The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1) the number of persons anticipated to be using, residing or working under the conditional use; (2) noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3) the increase of traffic within the vicinity caused by the proposed conditional use.
 - b. The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.
 - c. The proposed use will not cause a substantial diminution in value of abutting residential property. A substantial diminution shall be irrebuttably presumed to have occurred if abutting property suffers a 15% reduction in value as a result of the proposed conditional use. A reduction of 10% of the value of abutting property shall create a rebuttable presumption that a substantial diminution has occurred. The Board of County Commissioners carries the burden to show, as evidenced by either testimony from or an appraisal conducted by an MAI certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.
- (2) The following specific standards shall be considered, when applicable, in making a determination that the general standards specified in subsection (1) of this section are satisfied:
 - a. Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1) adequate to serve the proposed use without burdening adjacent and nearby uses, and (2) built to applicable county standards, if any. Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20%, or 10% if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at Level of Service A or B. New traffic generated by the proposed use shall not cause the adopted level of service for transportation on applicable roadways, as determined by applicable Brevard County standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the

numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the Board of County Commissioners.

- b. The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and nearby property.
- c. Noise levels for a conditional use are governed by section 62-2271.
- d. The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.
- e. The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.
- f. The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.
- g. Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.
- h. Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.
- i. The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than thirty-five (35) feet higher than the highest residence within 1000 feet of the property line.
- j. Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

FACTORS TO CONSIDER FOR A REZONING REQUEST

Section 62-1151(c) sets forth factors to consider in connection with a rezoning request, as follows:

“...The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare...”

These staff comments contain references to zoning classifications found in the Brevard County Zoning Regulations, Chapter 62, Article VI, Code of Ordinances of Brevard County. These references include brief summaries of some of the characteristics of that zoning classification. Reference to each zoning classification shall be deemed to incorporate the full text of the section or sections defining and regulating that classification into the Zoning file and Public Record for that item.

These staff comments contain references to sections of the Code of Ordinances of Brevard County. Reference to each code section shall be deemed to incorporate the section into the Zoning file and Public Record for that item.

These staff comments contain references to Policies of the Brevard County Brevard County Comprehensive Plan. Reference to each Policy shall be deemed to incorporate the entire Policy into the Zoning file and Public Record for that item.

These staff comments refer to previous zoning actions which are part of the Public Records of Brevard County, Florida. These records will be referred to by reference to the file number. Reference to zoning files are intended to make the entire contents of the cited file a part of the Zoning file and Public Record for that item.

DEFINITIONS OF CONCURRENCY TERMS

Maximum Acceptable Volume (MAV): Maximum acceptable daily volume that a roadway can carry at the adopted Level of Service (LOS).

Current Volume: Building permit related trips added to the latest MPO traffic counts.

Volume with Development (VOL W/DEV.): Equals Current Volume plus trip generation projected for the proposed development.

Volume/Maximum Acceptable Volume (VOL/MAV): Equals the ratio of current traffic volume to the maximum acceptable roadway volume.

Volume/Maximum Acceptable Volume with Development (VOL/MAV W/DEV): Ratio of volume with development to the Maximum Acceptable Volume.

Acceptable Level of Service (ALOS): Acceptable Level of Service currently adopted by the County.

Current Level of Service (CURRENT LOS): The Level of Service at which a roadway is currently operating.

Level of Service with Development (LOS W/DEV): The LOS that a proposed development may generate on a roadway.

File

RESOLUTION NO. 19PZ00004

On motion by Commissioner Lober, seconded by Commissioner Pritchett, the following resolution was adopted by a unanimous vote:

WHEREAS, CHATEAU MADELEINE, LLC has requested a CUP (Conditional Use Permit) for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with an assisted living facility, in a PIP (Planned Industrial Park) zoning classification, on property described as Tax Parcel 767.Y, as recorded in ORB 8014, Pages 1488 – 1495, as recorded in the Public Records of Brevard County, Florida. (3.76 acres) Located on the east side of N. Wickham Road, approximately 390 ft. south of Pineda Court. (6619 N. Wickham Road, Melbourne)

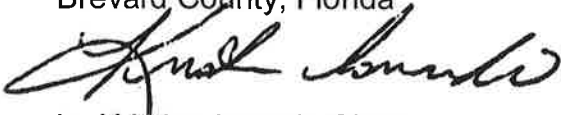
WHEREAS, a public hearing of the Brevard County Planning & Zoning Board was advertised and held, as required by law, and after hearing all interested parties and considering the adjacent areas, the Brevard County Planning & Zoning Board recommended that the application be approved; and

WHEREAS, the Board, after considering said application and the Brevard County Planning & Zoning Board's recommendation, and hearing all interested parties, and after due and proper consideration having been given to the matter, find that the application should be approved limited to the dining areas, lounge, courtyard, and residences; now therefore,

BE IT RESOLVED by the Board of County Commissioners of Brevard County, Florida, that the requested expansion of an existing CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with an assisted living facility, in a PIP zoning classification, be approved limited to the dining areas, lounge, courtyard, and residences. The Planning & Development Director, or designee, is hereby directed to make this change on the official zoning maps of Brevard County, Florida.

BE IT FURTHER RESOLVED that this resolution shall become effective as of April 4, 2019.

BOARD OF COUNTY COMMISSIONERS
Brevard County, Florida



by Kristine Isnardi, Chair
Brevard County Commission
As approved by Brevard County Commission on
April 4, 2019.

ATTEST:



SCOTT ELLIS, CLERK
(SEAL)

(P&Z Hearing – March 11, 2019)

Please note: A Conditional Use Permit will generally expire on the three year anniversary of its approval if the use is not established prior to that date. Conditional Use Permits for Towers and Antennas shall expire if a site plan for the tower is not submitted within one (1) year of approval or if construction does not commence within two years of approval. A PUD Preliminary Development Plan expires if a final development plan is not filed within three years. The granting of this zoning does not guarantee physical development of the property. At the time of development, said development must be in accordance with the criteria of the Brevard county Comprehensive Plan and other applicable laws and ordinances.

REZONING REVIEW WORKSHEET

19PZ00004

Commission District # 4

Hearing Dates: P&Z 03/11/19

BCC 04/04/19

Owner Name: CHATEAU MADELEINE, LLC

Request: CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in Conjunction with an Assisted Living Facility, in PIP

Subject Property:

Parcel ID# 26-36-13-00-767.Y

Tax Acct.# 3014504

Location: East side of North Wickham Road, approx. 390 ft. south of Pineda Court

Address: 6619 North Wickham Road, Melbourne

Acreage: 3.76

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 | Planned Industrial Park (PIP) | PIP with CUP for a restaurant full liquor |
| Potential* | 58,963 sq. ft. | 58,963 sq. ft. |
| Can be Considered under FLU MAP | YES PLANNED INDUSTRIAL PARK | YES PLANNED INDUSTRIAL PARK |

*Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations.

| | ADT | PM PEAK | | |
|----------------------------------|--|---------|-------------------------------------|---|
| Trips from Existing Zoning | 625 | 52 | Segment Number | 370F |
| Trips from Proposed Zoning | 625 | 52 | Segment Name | Wickham Rd. Jordan Blass Dr. to St. Andrews Blvd. |
| Maximum Acceptable Volume (MAV) | 39,800 | 3,582 | Acceptable LOS | D |
| Current Volume | 24,834 | 2,235 | Directional Split | 0.52 |
| Volume With Proposed Development | 24,834 | 2,235 | ITE CODE | |
| Current Volume / MAV | 62.40% | 62.40% | 254 | |
| Volume / MAV with Proposal | 62.40% | 62.40% | | |
| Current LOS | C | C | | |
| LOS With Proposal | C | C | | |
| Findings | <input checked="" type="checkbox"/> Non-Deficiency | | <input type="checkbox"/> Deficiency | |

Background & Purpose of Request

The applicant is seeking a Conditional Use Permit (CUP) for Alcoholic Beverages (full liquor) for on-premises consumption in conjunction with the dining area with lounge within an 120 room Assisted living Facility for the residence and their visiting guest. The request is for a full service dining area/restaurant with 88 seats and lounge with 24 seats along with a 4,250 sq. feet courtyard, on 3.76 acres located 390 feet east of Wickham Rd. and 390 feet south of Pineda Court.

The applicant has noted intent for alcoholic beverages consumption, to occur only in the dining area and courtyard, but the CUP request was not accompanied by a survey depicting just those areas. Rather, in this case, the area to which the CUP request would apply is defined by the survey /deed submitted with the request on the full 3.76 acre parcel. The Board should consider whether limitations on the service area should specified as a part of this CUP's approval.

The parcel for this request is located in Phase Three of Brevard Medical City a Commercial Condo. The surrounding parcels to the north, south, east and west are different Phases of Brevard Medical City, a Commercial Condo, and are all zoned PIP.

February 26, 1990: **Z-8534b**, a CUP for Additional Building Height in PIP zoning was approved on the parcel.

May 22, 2003: **Z-10817(9)**, an administrative zoning application for the removal of CUP (**Z-8543b**) for Additional Building Height in PIP zoning was approved on the parcel. The CUP was removed, as it was not utilized within the first three years of approval.

Land Use Compatibility

This subject property retains the Planned Industrial (PI) Future Land Use (FLU) designation. The existing PIP zoning is consistent with PI FLU designation.

FLUE 3.1 outlines the role of the Comprehensive Plan in the designation of Industrial lands.

FLUE 3.5 outlines activities permitted in the Planned Industrial Park FLU designation.

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.

Applicable Land Use Policies

The request is for a Conditional Use Permit (CUP) for Alcoholic Beverages (full liquor) for on-premises consumption in conjunction with the dining area and lounge within an 120 room Assisted living Facility for the residents and their visiting guests in a PIP zoning classification.

PIP is the second lightest industrial classification, allowing light manufacturing within enclosed buildings with strict buffering, storage and other requirements. The PIP zoning allows for permitted uses in the General Retail Commercial (BU-1) and Retail, Warehousing and Wholesale Commercial (BU-2) zonings.

There have been five approved zoning actions within one half mile of the subject property in the last four years.

May 07, 2015; **15PZ00003**: Changed the Future land Use from Planned Industrial (PI) to Community Commercial (CC) and change the zoning classification from PIP to BU-1 on 7.444 acres; and change the zoning classification from PIP to BU-2 on 9.957. This parcel is located approximately 1,130 feet southerly of the subject parcel and located on the east side of Wickham Road.

October 5, 2017; **17PZ00080**: Approved a CUP for on premises consumption of alcoholic beverages (beer and wine only) in conjunction with a 2,190 square foot restaurant on a PIP zoning classification. This parcel is located approximately 160 feet west of the subject parcel and located on the east side of Wickham Road.

April 25, 2018; **17PZ00109**: Changed the zoning classification from PIP to RU-2-15 with a Binding Development Plan on 15 acres. This parcel is located approximately 1,130 feet southerly of the subject parcel and located on the east side of Wickham Road.

January 09, 2019; **18PZ00059**: Changed the zoning classification from RU-2-15 to BU-1 with a Binding Development Plan on 3.43 acres. This parcel is located approximately 1,130 feet southerly of the subject parcel and located on the east side of Wickham Road.

January 09, 2019; **18PZ00060**: is a companion application to zoning application 18PZ00059, changed the FLU designation from Residential 15 to Community Commercial on 3.43 acres. This parcel is located approximately 1,130 feet southerly of the subject parcel and located on the east side of Wickham Road.

Special Considerations for Conditional Use Permit

The Board should consider the compatibility of the proposed CUP pursuant to Section 62-1151(c) and to Section 62-1901, as outlined on pages 6-9 of these comments. Section 62-1901 provides that the approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. **The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved.** The applicant's responses are indicated in **bold** and staff observations, if any, are provided in *italics*.

Section 62-1151(c) directs the Board to consider the character of the land use of the property and its surroundings; changes in the conditions of the land use being considered; impact upon infrastructure; compatibility with land use plans for the area; and appropriateness of the CUP based upon consideration of applicable regulations relating to zoning and land use within the context of public health, safety and welfare. The applicant has submitted documentation in order to demonstrate consistency with the standards set forth in Section 62-1901 and Section 62-1906, on-premises consumption of alcohol.

This request should be evaluated in the context of **Section 62-1906** which governs alcoholic beverages for on-premises consumption which states in, specifically 62-1906 (3) and (5):

- 3) Except for restaurants with more than 50 seats, no alcoholic beverages shall be sold or served for consumption on the premises from any building that is within 300 feet from the lot line of a school or church if the use of the property as a school or church was established prior to the commencement of the sale of such alcoholic beverages. For the purposes of this subsection, a school shall include only grades kindergarten through 12. For the purpose of establishing the distance between the proposed alcoholic beverage use and churches and schools, a certified survey shall be furnished from a registered engineer or surveyor. Such survey shall indicate the distance between the front door of the proposed place of business and all property lines of any church or school within 400 feet. Each survey shall indicate all such distances and routes.

A certified survey provided by the Applicant demonstrates that there are no schools, churches or daycares within 400' of the establishment.

- 5) Imposition of additional operational requirements. When deemed appropriate, as based upon circumstances revealed through the general and specific standards of review set forth in this division, the Board shall have the option of imposing operational requirements upon an establishment approved for a conditional use for alcoholic beverages for on-premises consumption. Requirements may include, but are not limited to, the following: maximum number of patrons; hours of operation; limitations upon outdoor seating and service of alcoholic beverages; limitations upon outside music and/or public address systems;

additional buffering requirements; additional parking requirements; internal floor plan arrangement; or other specific restrictions based upon special neighborhood considerations. Additional requirements shall not exceed the limits of regulatory authority granted to local governments in the State Beverage Law, F.S. § 562.45.

General Standards of Review

Section 62-1901(c)(1)(a) The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1) the number of persons anticipated to be using, residing or working under the conditional use; (2) noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3) the increase of traffic within the vicinity caused by the proposed conditional use.

The proposed use is for within a Semi-Private Assisted Living Facility with on premise sale and consumption of liquor beer and wine. During this time food will be available to the residence and visiting guest. There is a mix of existing office, service, retail and restaurant businesses in reasonable proximity to the Assisted Living facility

Any noise generated in conjunction with the operation of the business would need to comply with the performance standards of Section 62-2251 through 62-2272, including the noise regulations of Section 62-2271.

Section 62-1901(c)(1)(b) The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.

The proposed site is strongly compatible with the surrounding properties with regard to its use, function, hours of operation, type and amount of traffic generated, building size and setback and parking availability.

Parcel was developed with an approved site plan 14SP-00981 and building permit and meets these requirements.

Section 62-1901(c)(1)(c) The proposed use will not cause a substantial diminution in value of abutting residential property.

Note: A substantial diminution shall be irrebuttably presumed to have occurred if abutting property suffers a 15 percent reduction in value as a result of the proposed conditional use. A reduction of ten percent of the value of abutting property shall create a reputable presumption that a substantial diminution has occurred.

The property as approved is a preferred location for commercial businesses and services to support and increase the values of the other commercial properties in the area.

Parcel was developed with an approved site plan 14SP-00981 and building permit and meets these requirements.

Section 62-1901(c)(2)(a) Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1) adequate to serve the proposed use without burdening adjacent and nearby uses, and (2) built to applicable county standards, if any.

Note: Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20 percent, or ten percent if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at level of service A or B. New traffic generated by the proposed use shall not cause

the adopted level of service for transportation on applicable roadways, as determined by applicable county standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the board of county commissioners.

The site plan and project has recently been approved by Brevard County and meets all listed items.

Parcel was developed with an approved site plan 14SP-00981 and building permit and meets these requirements.

Section 62-1901(c)(2)(b) The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and nearby property.

The property will be compatible with adjacent uses as explained in the previous questions. Will not affect any of the above on any other properties.

Section 62-1901(c)(2)(c) Noise levels for a conditional use are governed by section 62-2271.

Note - The proposed use will be within the permitted noise levels.

Section 62-1901(c)(2)(d) The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.

The sale of alcoholic beverages for on premise use will not cause the adopted level of service for solid waste disposal for the property or area covered by such level of services to be exceeded.

Section 62-1901(c)(2)(e) The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.

The sale of alcoholic beverages for on premise use will not cause the adopted level of service for potable water or wastewater for the property or area covered by such level of services to be exceeded.

Section 62-1901(c)(2)(f) The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.

The site plan is recently approved by Brevard County and meets all County screening/buffering code requirements.

Parcel was developed with an approved site plan 14SP-00981 and building permit and meets these requirements.

Section 62-1901(c)(2)(g) Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to, traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.

The project lighting and signage will be new and meet all current County codes and ordinances.

Parcel was developed with an approved site plan 14SP-00981 and building permit and meets these requirements.

Section 62-1901(c)(2)(h) Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.

The hours of use will be in accordance with all current Brevard County codes and ordinances.

Section 62-1901(c)(2)(l) The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than 35 feet higher than the highest residence within 1,000 feet of the property line.

The building height is compatible with surrounding structures.

Section 62-1901(c)(2)(j) Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

Note: for existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

All parking and loading areas will be met on site per County codes and ordinances.

Parcel was developed with an approved site plan 14SP-00981 and building permit and meets these requirements.

For Board Consideration

The applicant is seeking a Conditional Use Permit (CUP) for Alcoholic Beverages (full liquor) for on-premises consumption in conjunction with the dining area with lounge within an 120 room Assisted living Facility for the residence and their visiting guest. The request is for a full service dining area/restaurant with 88 seats and lounge with 24 seats along with a 4,250 sq. feet courtyard, on 3.76 acres located 390 feet east of Wickham Rd. and 390 feet south of Pineda Court.

The applicant has noted intent for alcoholic beverages consumption, to occur only in the dining area and courtyard, but the CUP request was not accompanied by a survey depicting just those areas. Rather, in this case, the area to which the CUP request would apply is defined by the survey /deed submitted with the request on the full 3.76 acre parcel.

The parcel for this request is located in Phase Three of Brevard Medical City a Commercial Condo. The surrounding parcels to the north, south, east and west are different Phases of Brevard Medical City and are all zoned PIP. There is a CUP **17PZ00080**, approved for on premises consumption of alcoholic beverages (beer and wine only) in conjunction with a 2,190 square foot restaurant, located approximately 160 feet west of the subject parcel in Brevard Medical City One.

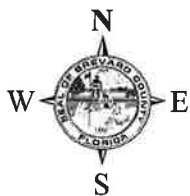
Such CUP may be: 1) approved subject to the conditions of Section 62-1906; 2) denied, or; 3) approved subject to the conditions of 62-1906 and conditions imposed by the Board above and beyond the requirements of Section 62-1906.

The Board should consider whether limitations on the service area to just the dining room with lounge and courtyard should specified as a part of this CUP's approval, rather than granting approval on the entire 3.76 acre parcel.

LOCATION MAP

CHATEAU MADELEINE, LLC

19PZ00004



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

Buffer Distance: 500 feet

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.

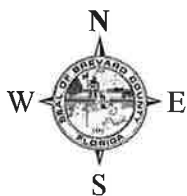
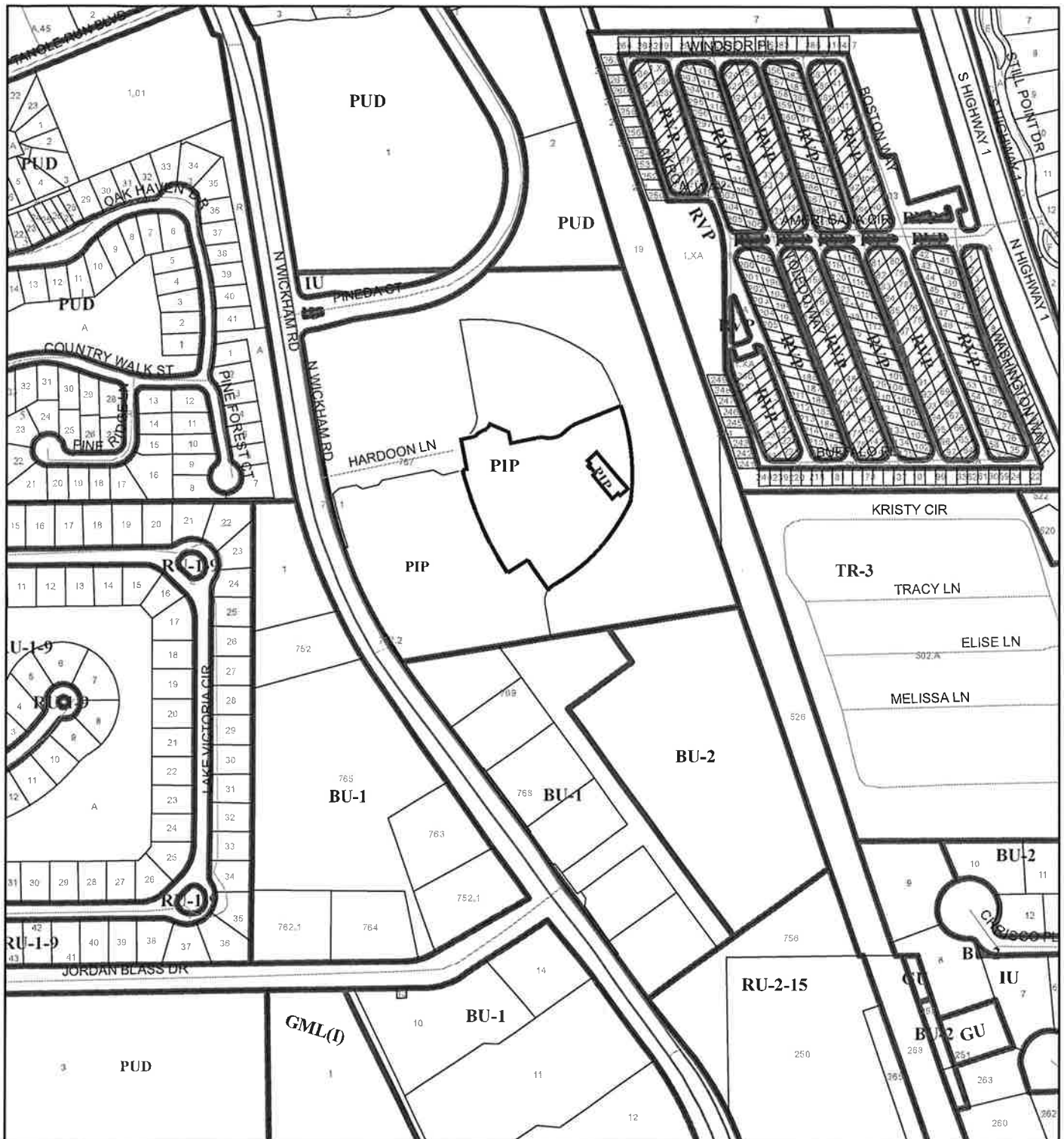
Produced by BoCC - GIS Date: 1/15/2019

Buffer

Subject Property

ZONING MAP

CHATEAU MADELEINE, LLC
19PZ00004



1:4,800 or 1 inch = 400 feet

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.

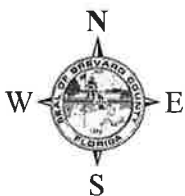
Produced by BoCC - GIS Date: 1/15/2019

- Subject Property
- Parcels
- Zoning

FUTURE LAND USE MAP

CHATEAU MADELEINE, LLC

19PZ00004



1:4,800 or 1 inch = 400 feet

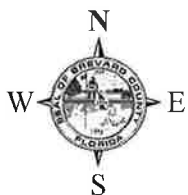
— Subject Property

□ Parcels

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

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AERIAL MAP
CHATEAU MADELEINE, LLC
19PZ00004




1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2018

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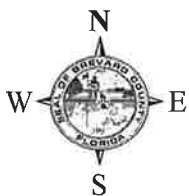
 Subject Property

 Parcels

NWI WETLANDS MAP

CHATEAU MADELEINE, LLC

19PZ00004



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 1/15/2019

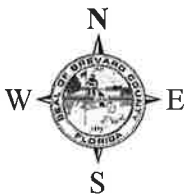
National Wetlands Inventory (NWI)

| | | | |
|--|-----------------------------------|--|-----------------|
| | Estuarine and Marine Deepwater | | Freshwater Pond |
| | Estuarine and Marine Wetland | | Lake |
| | Freshwater Emergent Wetland | | Other |
| | Freshwater Forested/Shrub Wetland | | Riverine |
| | Subject Property | | Parcels |

SJRWMD FLUCCS WETLANDS - 6000 Series MAP

CHATEAU MADELEINE, LLC

19PZ00004



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 1/15/2019

SJRWMD FLUCCS WETLANDS

-  Wetland Hardwood Forests - Series 6100
-  Wetland Coniferous Forest - Series 6200
-  Wetland Forested Mixed - Series 6300
-  Vegetated Non-Forested Wetlands - Series 6400
-  Non-Vegetated Wetland - Series 6500

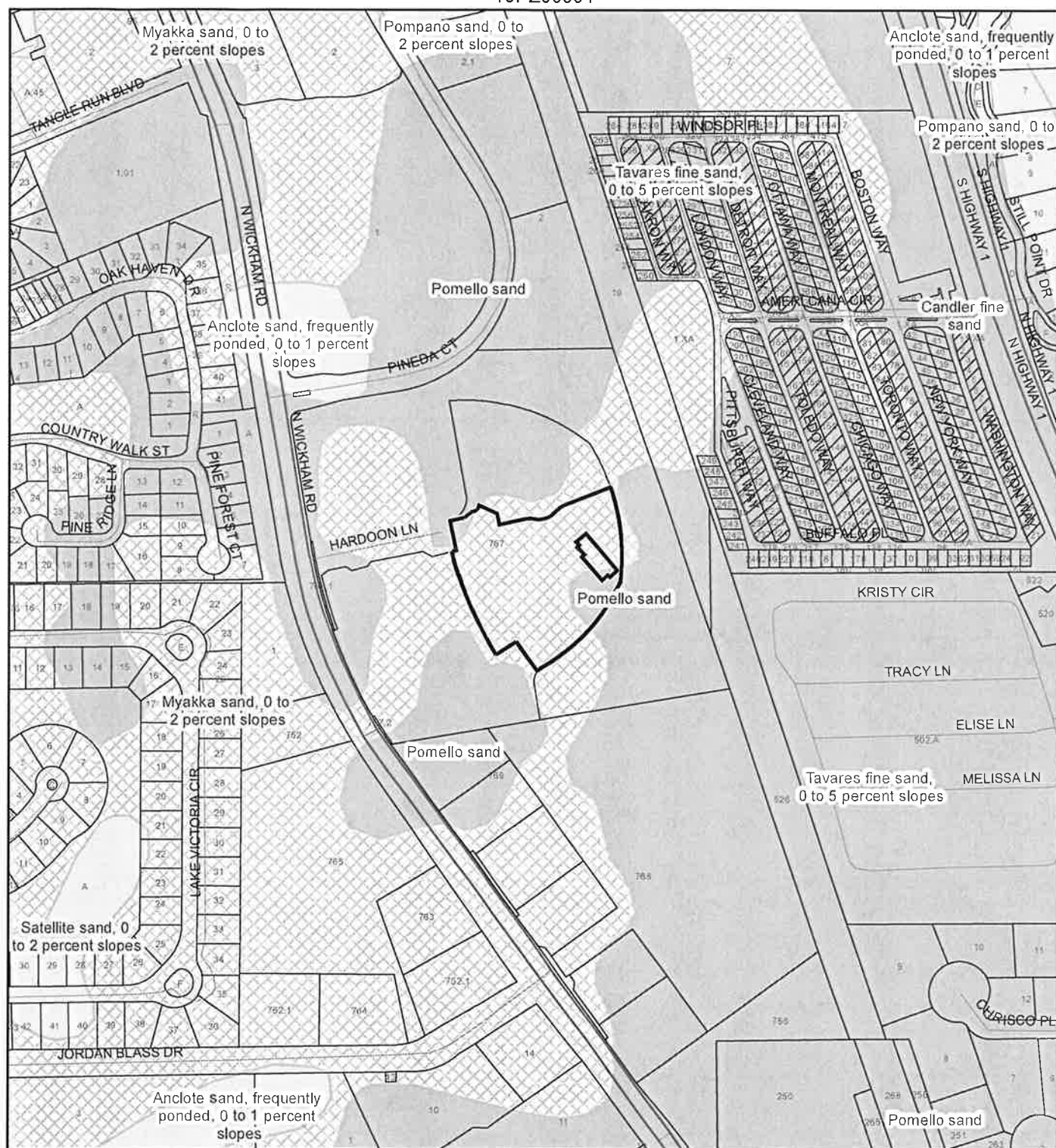
 Subject Property

 Parcels

USDA SCSSS SOILS MAP

CHATEAU MADELEINE, LLC

19PZ00004



1:4,800 or 1 inch = 400 feet

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 BoCC - GIS Date: 1/15/2019

USDA SCSSS Soils

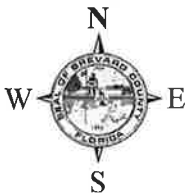
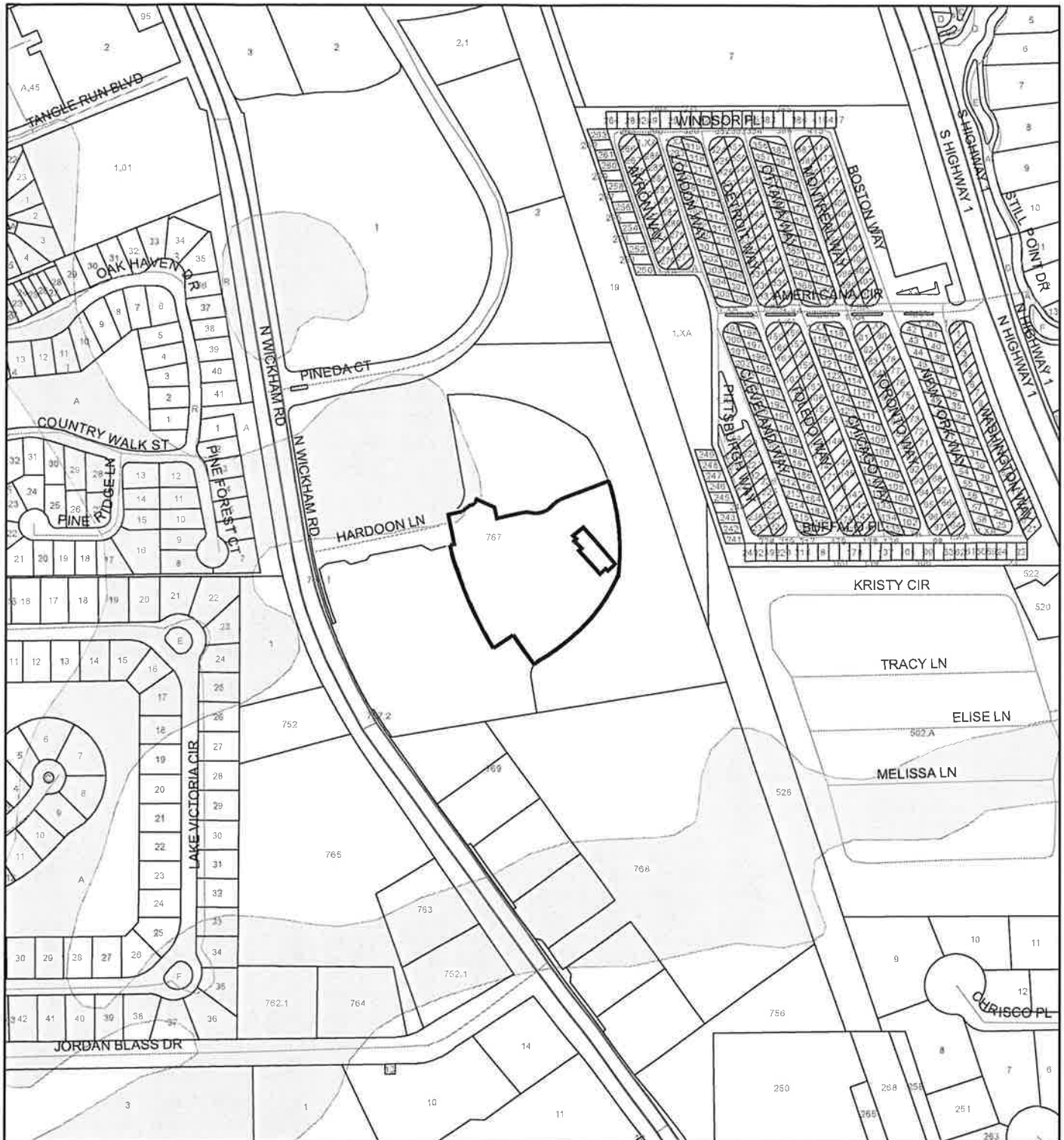
- Aquifer and Hydric
- Aquifer
- Hydric
- None

- Subject Property
- Parcels

FEMA FLOOD ZONES MAP

CHATEAU MADELEINE, LLC

19PZ00004



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 1/15/2019

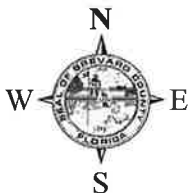
FEMA Flood Zones

- | | | |
|---|------------|----------------------|
| A | AO | X |
| AE | Open Water | X Protected By Levee |
| AH | VE | |
| 0.2 Percent Annual Chance Flood Hazard | | |
| 0.2 Percent Annual Chance Flood Hazard Contained in Channel | | |
| Subject Property | | Parcels |

INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

CHATEAU MADELEINE, LLC

19PZ00004



1:4,800 or 1 inch = 400 feet

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— Subject Property

□ Parcels

Septic Overlay

■ 40 Meters

■ 60 Meters

■ All Distances

EAGLE NESTS MAP

CHATEAU MADELEINE, LLC

19PZ00004



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 1/15/2019

 Subject Property

 Parcels

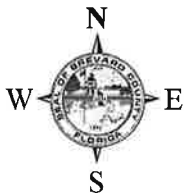


Eagle Nests
FWS 2010

SCRUB JAY OCCUPANCY MAP

CHATEAU MADELEINE, LLC




19PZ00004



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 1/15/2019

-  Subject Property
-  Parcels
-  Scrub Jay Occupancy

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

CHATEAU MADELEINE, LLC

19PZ00004



1:4,800 or 1 inch = 400 feet

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 BoCC - GIS Date: 1/15/2019

SJRWMD FLUCCS Upland Forests

- Upland Coniferous Forest - 4100 Series
- Upland Hardwood Forest - 4200 Series
- Upland Mixed Forest - 4300 Series
- Tree Plantations - 4400 Series

Subject Property Parcels

PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, March 11, 2019**, at **3:00 p.m.**, in the Commission Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order by the Chair, Henry Minneboo, at 3:00 p.m.

Board members present were: Henry Minneboo, Chair; Scott Langston, Vice Chair; Ron Bartcher, Ben Glover, Brian Rodgers, Peter Filiberto; Bruce Moia, Mark Wadsworth; and Dane Theodore.

Staff members present were: Erin Sterk, Planning and Zoning Manager; Jad Brewer, Assistant County Attorney; Jeanne Allen, Natural Resources Management; and Jennifer Jones, Special Projects Coordinator II.

Henry Minneboo, Chair, announced that the Board of County Commissioners will have the final vote on the recommendations made by the Planning and Zoning Board on Thursday, April 4, 2019, at 5:00 p.m.

Excerpt of complete agenda

Chateau Madeleine, LLC (Robert Casey):

A CUP (Conditional Use Permit) for Alcoholic Beverages (full-liquor) for On-Premises Consumption in conjunction with an assisted living facility. The property is 3.76 acres, located on the east side of North Wickham Road, approximately 390 feet south of Pineda Court. (6619 North Wickham Road, Melbourne (19PZ00004) (District 1)

Robert Casey – I'm here on behalf of Chateau Madeleine, my address is 3870 Esplanade Avenue, Port Orange, Florida.

Henry Minneboo – This is for an assisted living facility?

Robert Casey – Yes, sir.

Erin Sterk – One thing we found unusual about the request, simply because of the survey they provided, is that it is for the entire property. They made the request specifically to have the alcoholic beverage service in the dining area restaurant and an outdoor courtyard area. We have a site plan for the development of the property and we're recommending that you limit the consumption of alcohol to those areas and not necessarily wherever else, such as the care rooms. You have a survey and you can do that if you choose.

Henry Minneboo called for public comment, and hearing none he returned the item to the board.

Ron Bartcher – In the floor plan in our package, is that two dining areas?

Robert Casey – Yes.

Ron Bartcher – The smaller dining area, do you want to also have beverages there, too?

Robert Casey – Yes.

Ron Bartcher – It wasn't outlined in red.

Robert Casey – There is one wing which is the memory care wing, and that area will be restricted from the alcohol.

Erin Sterk – That's a good catch; staff outlined the area on the exhibit that's in your packages, so I'll get with you to ensure that we have all of that area.

Ron Bartcher – This appears to be the first floor; is there a second floor?

Robert Casey – Yes, there's multiple floors.

Ron Bartcher – Does each floor have its own dining area?

Robert Casey – No, sir. They would like the ability for the residents to be able to carry their drinks from the dining room to their residence, which is basically a condo, or apartment in the facility, since they are residing there.

Ron Bartcher – Doesn't that mean that we need to give the permit to the whole facility?

Erin Sterk – I will get with them after this; you may just want to approve it as they applied for today, and then we can clean that up before the County Commission meeting. We did not know that, as that was not in any of the materials submitted.

Henry Minneboo – We're not going to do a binding development plan on a conditional use permit are we?

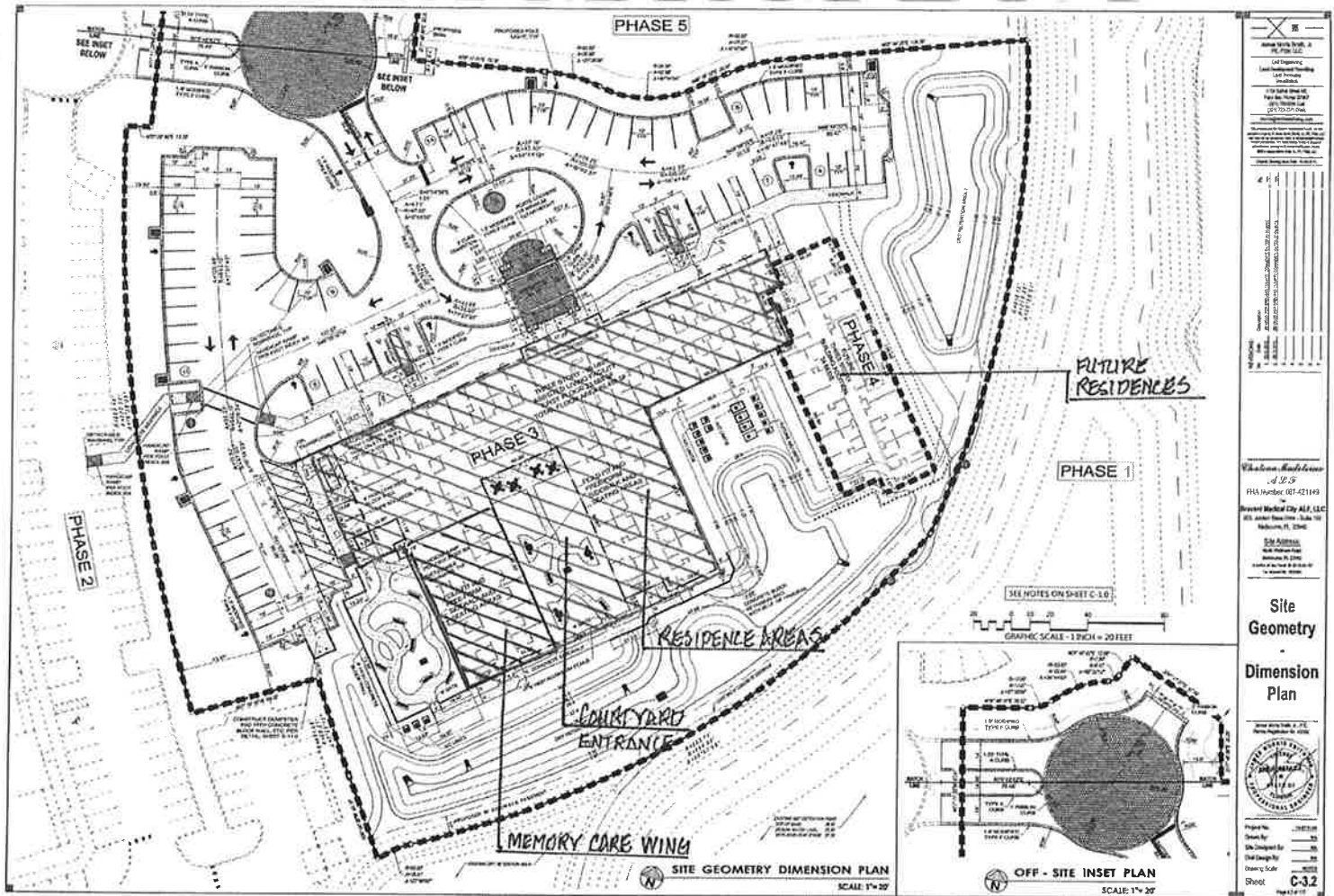
Erin Sterk – No, it would be a condition of the conditional use permit.

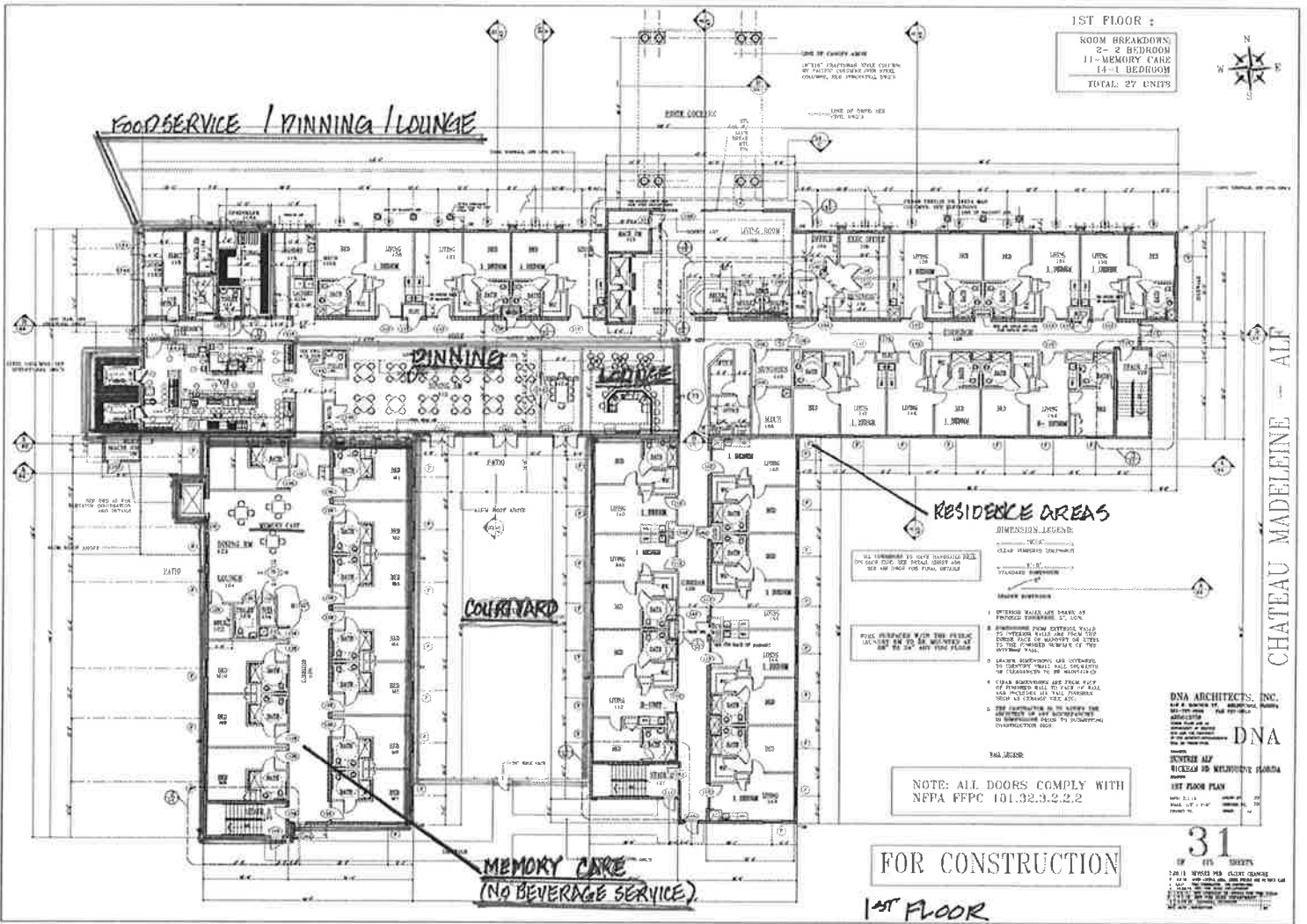
Dane Theodore – I'll make a motion to approve this application with the limitation on the area as recommended by staff.

Peter Filiberto – I'll second.

Henry Minneboo called for a vote on the motion as stated, and it passed unanimously.

Floor Plans
19PZ00004
Chateau Madeleine





1ST FLOOR :
ROOM BREAKDOWN:
2- 2 BEDROOM
11-MEMORY CARE
14-1 BEDROOM
TOTAL 27 UNITS



CHATEAU MADELINE - ALP

RESIDENCE AREAS

DIMENSION LEGEND:

- 1. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 4. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 5. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

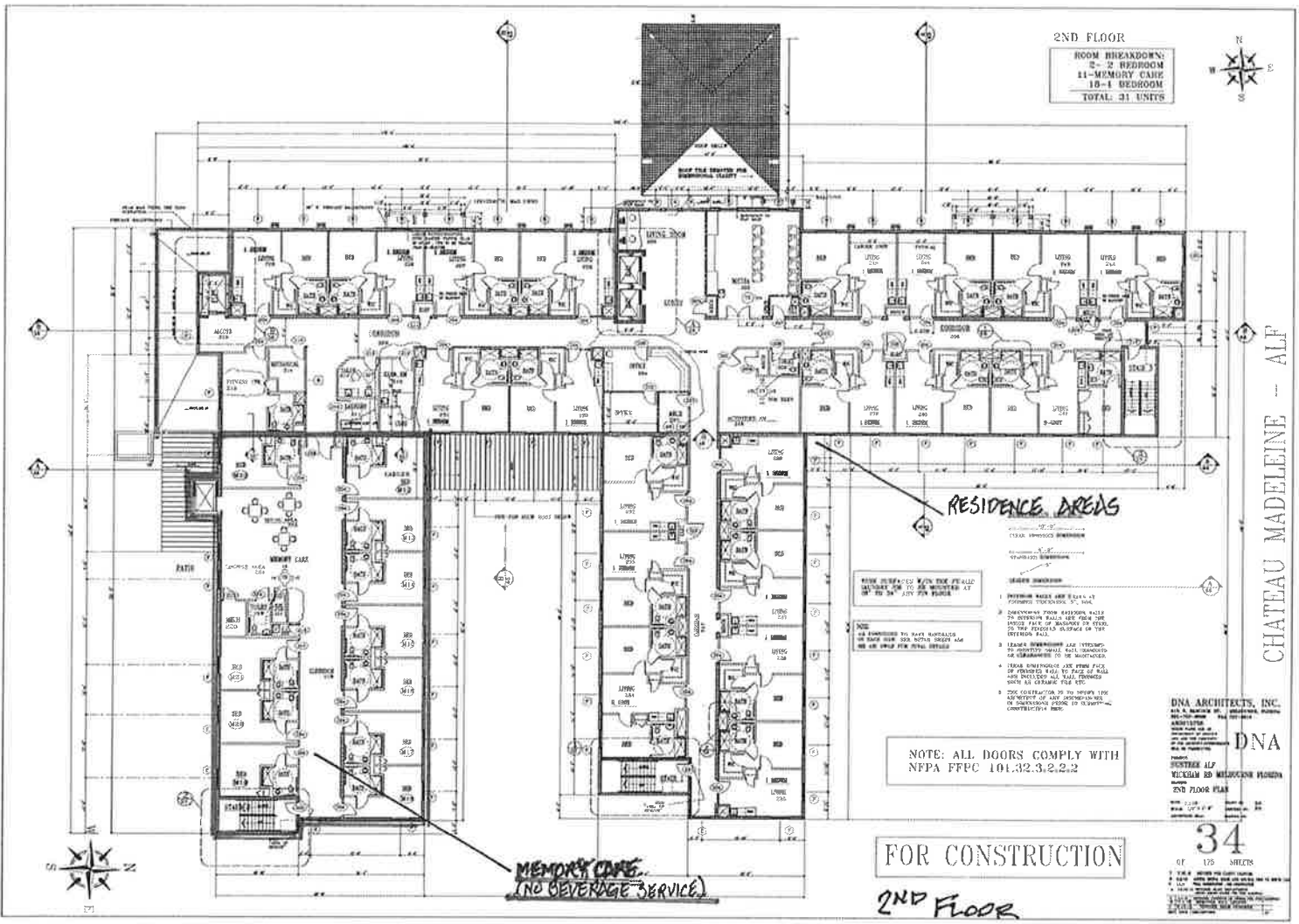
DNA ARCHITECTS, INC.
DNA ARCHITECTS, INC.
DNA ARCHITECTS, INC.
DNA ARCHITECTS, INC.
DNA ARCHITECTS, INC.

NOTE: ALL DOORS COMPLY WITH NFPA 101.32.3.2.2.2

FOR CONSTRUCTION

1ST FLOOR

31
OF 31 SHEETS
DNA ARCHITECTS, INC.
DNA ARCHITECTS, INC.
DNA ARCHITECTS, INC.
DNA ARCHITECTS, INC.
DNA ARCHITECTS, INC.



2ND FLOOR
ROOM BREAKDOWN:
2-2 BEDROOM
11-MEMORY CARE
18-1 BEDROOM
TOTAL 31 UNITS



CHATEAU MADELINE - ALF

RESIDENCE AREAS

NOTE: ALL DOORS COMPLY WITH NFPA 101.32.3.2.2.2

FOR CONSTRUCTION

2ND FLOOR

MEMORY CARE
(NO BEVERAGE SERVICE)

DNA ARCHITECTS, INC.
200 N. 1ST ST., SUITE 200
DENVER, CO 80202
TEL: 303.733.1111
FAX: 303.733.1112
WWW.DNA-ARCHITECTS.COM
PROJECT: CHATEAU MADELINE - ALF
2ND FLOOR PLAN
DATE: 10/15/11
BY: [Signature]
34
OF 175 SHEETS

3RD FLOOR:
 ROOM BREAKDOWN:
 2 - 2 BEDROOM
 11 - MEMORY CARE
 18 - 1 BEDROOM
 TOTAL: 31 UNITS



CHATEAU MADELINE - AIF

RESIDENCE AREAS

NOTE: ALL SURFACES WITH THE FLOOR LAYOUT SHOWN TO BE MONITORED AT 10' TO 24" FROM FLOOR

NOTE: ALL PARTITION TO BE MONITORED ON EACH SIDE OF THE PARTITION AND ON EACH SIDE OF THE FINAL PEOPLE

- 1. INTERIOR WALLS AND CEILING ARE FINISHED TO FINISH CONDITION OF WORK
- 2. INTERIOR WALLS FROM INTERIOR WALL TO INTERIOR WALL OR FROM INTERIOR WALL TO EXTERIOR WALL OR FROM EXTERIOR WALL TO EXTERIOR WALL ARE FINISHED TO FINISH CONDITION OF WORK
- 3. INTERIOR WALLS FROM INTERIOR WALL TO EXTERIOR WALL OR FROM EXTERIOR WALL TO EXTERIOR WALL ARE FINISHED TO FINISH CONDITION OF WORK
- 4. INTERIOR WALLS FROM INTERIOR WALL TO EXTERIOR WALL OR FROM EXTERIOR WALL TO EXTERIOR WALL ARE FINISHED TO FINISH CONDITION OF WORK
- 5. INTERIOR WALLS FROM INTERIOR WALL TO EXTERIOR WALL OR FROM EXTERIOR WALL TO EXTERIOR WALL ARE FINISHED TO FINISH CONDITION OF WORK

NOTE: ALL DOORS COMPLY WITH NFPA 701.3.2.2.2

MEMORY CARE
 (NO BEVERAGE SERVICE)

FOR CONSTRUCTION

3RD FLOOR

DNA ARCHITECTS, INC.
 1111 S. GARDEN ST. SUITE 100
 ANAHEIM, CA 92805
 (714) 771-1111
 FAX (714) 771-1112
 WWW.DNA-ARCH.COM

DNA

PROJECT: CHATEAU MADELINE - AIF
 LOCATION: 1111 S. GARDEN ST. SUITE 100
 3RD FLOOR PLAN

DATE: 11/11/11
 DRAWN BY: J. J. J.
 CHECKED BY: J. J. J.
 APPROVED BY: J. J. J.

37

OF 176 SHEETS
 8 1/2" X 11" (NOTES FOR CLIENT CHARGED)
 1" X 1" (NOTES FOR CLIENT CHARGED)
 1" X 1" (NOTES FOR CLIENT CHARGED)
 1" X 1" (NOTES FOR CLIENT CHARGED)