



AGENDA REPORT
October 4, 2018

Public Hearing, Re: Vinings Palm Bay Investment, LLC (Tom Cabrerizo/Bruce Moia) requests a change of zoning classification from RU-2-15 to BU-1, and replacement of an existing BDP. (18PZ00059) (District 4)

SUBJECT:

Public Hearing, Re: Vinings Palm Bay Investment, LLC (Tom Cabrerizo/Bruce Moia) requests a change of zoning classification from Medium Density Multi-Family Residential (RU-2-15) to General Retail Commercial (BU-1), and replacement of an existing Binding Development Plan (BDP). The Property is 3.43 +/- acres, located on the east side of N. Wickham Rd., approx. 340 ft. south of Jordan Blass Dr. (No assigned address. In the Melbourne area.) (18PZ00059) (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 the request for a change of zoning classification from RU-2-15 to BU-1, and replacement of an existing BDP.

SUMMARY EXPLANATION and BACKGROUND:

The applicant is seeking a change of zoning classification from RU-2-15 with a BDP to BU-1 on a 3.43 acre portion of the greater 7.27 acre parcel for the purpose of expanding the commercial development near the intersection of Jordan Blass Drive and North Wickham Road. The applicant is also seeking to remove the existing BDP and replace it with another one, better suited to the commercial proposal, which proposes to include a condition necessitating a cross-access easement agreement to connect to the commercial property (Pineda Landings) lying to the north of this site. This cross-access easement will provide internal access for the commercial lots proposed within this rezoning request.

The proposed BU-1 zoning classification with BDP appears to be both consistent and compatible with the surrounding land uses. Although the subject property is abutting multi-family residential zoning to the east, stormwater ponds are proposed to be constructed in the area adjacent to the proposed commercial development, so

incompatibilities between the commercial and residential uses are planned to be minimized.

The Board may wish to consider ways to limit the uses to those that produce fewer trips or limiting the number of driveways gaining access to Wickham Road. Staff analysis of the level of service impact of this proposed commercial development indicates that the most intense uses permissible within the BU-1 zoning classification have the potential to put North Wickham Road significantly over capacity. Access control by using the internal cross-access should direct traffic to the signalized intersection rather than direct connection to North Wickham Road which is currently operating at a Level of Service (LOS) of C with a maximum allowable LOS of D. Unless traffic patterns are mitigated, a deficiency in LOS on this section of North Wickham Road may be created, with the LOS of dropping from a C to a potentially failing section of roadway.

The applicant should be aware that if this rezoning request were to be approved, that median openings on Wickham Road have the potential to be modified to be more restrictive when the proposal for commercial development proceeds through the site plan review process.

The current request for a change of zoning classification accompanies a separate request for a Small Scale Comprehensive Plan Amendment (SSCPA), proposing a change of Future Land Use designation from Residential 15 (RES 15) to Community Commercial (CC). If the SSCPA is not supported by the Board, this request for rezoning cannot be heard. On July 9, 2018, the Planning and zoning Board heard the request and unanimously recommended approval with a BDP stipulating that the Developer/Owner provide a cross-access easement to connect to the existing cross access easement to the north property.

On July 9, 2018, the Planning and Zoning Board heard the request and unanimously recommended approval.

On August 2, 2018, the Board tabled the request to the September 6, 2018, BCC meeting.

On September 6, 2018, the Board tabled the request to the October 4, 2018, BCC meeting.

On September 26, 2018, the applicant submitted a revised Binding Development Plan and the traffic study included in the agenda report; however, staff has not had the opportunity to review it. We will provide comments under separate memo upon completion of our review,.

ATTACHMENTS:

Description

- ▢ **Administrative Policies**
- ▢ **Staff Comments**
- ▢ **Maps**
- ▢ **FYI Revised Trip Generation Memo 09-26-18**
- ▢ **FYI Existing BDP**
- ▢ **FYI Revised Draft BDP 09-26-18**

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.

ADDENDUM TO REZONING REVIEW WORKSHEET
18PZ00059 & 18PZ00060
October 4, 2018

**Applicant Revisions to Transportation Memorandum
and Binding Development Plan**

Summary of Board Actions and Applicant Response

On August 2, 2018, the Board tabled the request to the September 6, 2018, BCC meeting, seeking more information from the applicant on the trip generation potential for the uses permissible within the proposed zoning classification.

On September 6, 2018, the Board tabled the request to the October 4, 2018, BCC meeting, as the applicant had not yet provided the requested traffic analysis.

On September 26, 2018, the applicant submitted a Transportation Traffic Memorandum and revised Binding Development Plan. Staff comments regarding this submittal are included below.

On October 3, 2018, minor amendments were made to the BDP.

On October 4, 2018, amendments were made to the Transportation Traffic Memorandum. Staff has not yet had an opportunity to review the changes made.

Key Binding Development Plan (BDP) Conditions:

- Developer/Owner shall provide a cross access easement and construct a driveway connection to connect to the existing cross access easement to the north property. Should the developer/owner subdivide the property in the future, the cross access easement and driveway shall connect to all of the created development lots within the boundaries of the subject parent parcel.
- No gas stations and/or convenience stores will be allowed.
- Fast food restaurants will be limited to no more than ten thousand (10,000) sq.ft. of total cumulative floor area over the entire subject property.
- Overall Floor-Area Ratio (F.A.R.) will be limited to 0.3.
- The Developer/Owner will modify the existing median opening in Wickham Rd. that is within the property frontage to a directional median opening. The warrant shall be determined as part of the County site plan review process and the construction of the directional median improvement shall be completed prior to the issuance of a CO for the warranting facility.

Staff Comments on 9/26/2018 version of Transportation Memorandum

The study indicates that the pass-by capture for the shopping center and the fast food restaurant land uses is limited to 14% of the adjacent roadway volume of Wickham Road. The number of pass-by trips shall not exceed 10% of the background traffic on the adjacent roadway during the peak hour, as recommended in the FDOT Transportation Site Impact Handbook

If not, the study needs to include a discussion in order to justify the 14% pass-by capture, for our consideration. Please refer to the current TPO Volume Count Report (2017) for this segment of Wickham Road to obtain the PM Peak Hour 2-way volume, and then determine the maximum allowable pass-by capture to be 10% of the PM Peak Hour.

Corrina Gumm, P.E.

Traffic Operations Program Manager
Brevard County Public Works
(321) 633-2077

County Attorney Comments on Binding Development Plan

The larger parent parcel owned by CFH Group is subject to an existing BDP. The existing BDP already applies to the carved out 3.32 acre parcel that is the subject of the Comprehensive Plan amendment and zoning change request. The proposed BDP does not address the prior BDP. If the Comprehensive Plan Amendment and zoning change request is approved with the proposed BDP, the carved out 3.32 acre parcel will be subject to both binding development plans. The applicant may want to discuss these concerns with counsel as well as any potential title issues.

Attachments Include

- Revised Binding Development Plan (10/3/2018)
- Revised Transportation Technical Memorandum (10/4/2018)

Prepared by: MBV Engineering, Inc.
Address: 1250 W. Eau Gallie Blvd., Melbourne, FL 32935

BINDING DEVELOPMENT PLAN

THIS AGREEMENT, entered into this _____ day of _____, 20__ between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida (hereinafter referred to as "County") and CFH Group, LLC., a Florida Limited Liability Company (hereinafter referred to as "Developer/Owner").

RECITALS

WHEREAS, Developer/Owner owns property (hereinafter referred to as the "Property") in Brevard County, Florida, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, Developer/Owner has requested the BU-1 zoning classification(s) and desires to develop the Property as commercial/retail, and pursuant to the Brevard County Code, Section 62-1157; and

WHEREAS, as part of its plan for development of the Property, Developer/Owner wishes to mitigate negative impact on abutting land owners and affected facilities or services; and

WHEREAS, the County is authorized to regulate development of the Property.

NOW, THEREFORE, the parties agree as follows:

1. The County shall not be required or obligated in any way to construct or maintain or participate in any way in the construction or maintenance of the improvements. It is the intent of the parties that the Developer/Owner, its grantees, successors or assigns in interest or some other association and/or assigns satisfactory to the County shall be responsible for the maintenance of any improvements.

2. Developer/Owner shall provide a cross access easement and construct a driveway connection to connect to the existing cross access easement to the north property. Should the

developer/owner subdivide the property in the future, the cross access easement and driveway shall connect to all of the created development lots within the boundaries of the subject parent parcel.

3. No gas stations and/or convenience stores will be allowed.

4. Fast food restaurants will be limited to no more than ten thousand (10,000) sq.ft. of total cumulative floor area over the entire subject property.

5. Overall Floor-Area Ratio (F.A.R.) will be limited to 0.3.

6. The Developer/Owner will modify the existing median opening in Wickham Rd. that is within the property frontage to a directional median opening. The warrant shall be determined as part of the County site plan review process and the construction of the directional median improvement shall be completed prior to the issuance of a CO for the warranting facility.

7. Developer/Owner shall comply with all regulations and ordinances of Brevard County, Florida. This Agreement constitutes Developer's/Owner's agreement to meet additional standards or restrictions in developing the Property. This agreement provides no vested rights against changes to the Comprehensive Plan or land development regulations as they may apply to this Property.

8. Developer/Owner, upon execution of this Agreement, shall pay to the County the cost of recording this Agreement in the Public Records of Brevard County, Florida.

9. This Agreement shall be binding and shall inure to the benefit of the successors or assigns of the parties and shall run with the subject Property unless or until rezoned and be binding upon any person, firm or corporation who may become the successor in interest directly or indirectly to the subject Property, and be subject to the above referenced conditions as approved by the Board of County Commissioners on _____.

10. Violation of this Agreement will also constitute a violation of the Zoning Classification and this Agreement may be enforced by Sections 1.7 and 62-5, Code of Ordinances of Brevard County, Florida, as it may be amended.

IN WITNESS THEREOF, the parties hereto have caused these presents to be signed all as of the date and year first written above.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA
2725 Judge Fran Jamieson Way
Viera, FL 32940

Scott Ellis, Clerk
(SEAL)

Rita Prichett
Chair

As approved by the Board on _____

WITNESSES:

DEVELOPER/OWNER

(Witness Name typed or printed)

(Address)

(Witness Name typed or printed)

(President)

(Name typed, printed or stamped)

STATE OF _____ §

COUNTY OF _____ §

The foregoing instrument was acknowledged before me this _____ day of
, 20____, by _____, President of _____, who is personally
known to me or who has produced _____ as identification.

My commission expires
SEAL
Commission No.:

Notary Public

(Name typed, printed or stamped)

JOINDER IN BINDING DEVELOPMENT PLAN

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the authorized agent and signatory for the owner and holder of that certain Mortgage dated _____, given by _____ as mortgagor, in favor of the undersigned, _____, as mortgagee, recorded in Official Records Book _____, page _____, Public Records of Brevard County, Florida, and encumbering lands described in said Mortgage, does hereby join in the foregoing Binding Development Plan for the purpose of consenting to the change of property use and development requirements as set forth therein.

WITNESSES:

MORTGAGEE NAME/ADDRESS

(Address)

Authorized Agent Signature

(Witness name typed or printed)

(Name/title typed, printed or stamped)

(Witness name typed or printed)

STATE OF _____ §

COUNTY OF _____ §

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who is personally known to me or who has produced _____ as identification.

My commission expires

Notary Public

SEAL

Commission No.:

(Name typed, printed or stamped)

From: [Commissioner, D1](#)
To: [Sterk, Erin](#)
Cc: [Jones, Jennifer](#)
Subject: FW: Vinings Commercial Rezoning
Date: Tuesday, October 2, 2018 2:57:08 PM
Attachments: [image001.png](#)

FYI

Regards,

Marcia Newell

Legislative Aide to Commissioner Rita Pritchett

Marcia.newell@brevardfl.gov



District 1 Commission Office

2000 S. Washington Avenue, Suite 2

Titusville, Florida 32780

321-607-6901

Please note:

Florida has a very broad public records law. Most written communications to or from the offices of elected officials are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Bruce M [mailto:brucem@mbveng.com]
Sent: Monday, October 01, 2018 4:57 PM
To: Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5
Subject: Vinings Commercial Rezoning

Dear Commissioners,

Per the tabling of my item 18PZ00059 and 18PZ00060 on Sept.6, we have made the following concessions in order to address staff concerns and prevent the warrant for a signal at the parcel driveway:

1. Gas stations with convenience stores will not be allowed (revised BDP Item #3);
2. Fast food restaurants will be limited to a total of 10,000 sq.ft. (revised BDP Item #4);
3. The overall Floor-Area Ratio (F.A.R.) will be limited to 0.3 (revised BDP Item #5);
4. Once warranted, the owner/develop will construct a directional median opening at the current full access median opening (revised BDP Item #6).

We feel this is a very pro-active resolution to allowing the commercial zoning and limiting the developability to discourage a traffic signal warrant. I hope you agree. Should you have any questions at all, please feel free to contact me prior to the agenda meeting this Thursday.

Thank you for your consideration.

Bruce A. Moia. P.E.

President , MBV Engineering, Inc.

1250 W. Eau Gallie Blvd., Unit L, Melbourne, FL 32935

P: 321.253.1510 C: 321.243.0583 F: 321.253.0911

Conference:218.895.1236 Passcode:723343

BruceM@mbveng.com www.mbveng.com

www.linkedin.com/pub/bruce-moia/14/6a7/58a

****Celebrating 35 Years in Business****

2017 Best Places to Work Award Recipient – CareerSource

2016 Small Business of the Year – IRC Chamber of Commerce

2013 Consultant of the Year – APWA

Also with offices in Vero : 772.569.0035 and Ft. Pierce: 772.468.9055



INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING





Ref: 4580.01

TECHNICAL MEMORANDUM

To: Mr. Nathan Vedrani, CFH Group, LLC

From: Matthew West, AICP

Subject: Grand Oaks Outparcel Comprehensive Plan Amendment (CPA) and Rezoning – Brevard County, FL

Date: October 3, 2018

INTRODUCTION

LTG, Inc. (LTG) has been retained by CFH Group LLC to conduct traffic engineering and transportation planning on behalf of the proposed 3.32-acre commercial development associated with Grand Oaks Apartments. The proposed future land use comprehensive plan amendment (CPA) will change the future land use designation of the property from Residential 15 (RES-15) to Community Commercial. The proposed CPA is accompanied by a related rezoning application to change the zoning from Medium Density Multiple Family Residential (RU-2-15) to (General Retail Commercial) BU-1. RU-2-15 zoning mirrors the RES-15 future land use density standard, and BU-1 zoning provides for the same intensity of development as Community Commercial. Therefore, this technical memorandum will examine the future land use potential impacts which will also suffice for the rezoning analysis. It should be noted that the property will be subject to a Binding Development Plan (BDP) which limits the site to a floor area ratio (FAR) of 0.3, places a 10,000 square foot total limit on Fast Food with drive through uses, and prohibits gas stations with convenience stores. The subject property is located on the east side of Wickham Road just south of Jordan Blass Drive in unincorporated Brevard County, Florida.

The methodology and procedures used in this analysis are consistent with the guidelines for Brevard County, the Florida Department of Transportation (FDOT) and the Department of Economic Opportunity (DEO).

TRIP GENERATION FOR THE EXISTING VS PROPOSED FLUM DESIGNATION

The trip generation for the maximum development scenarios for both the existing Future Land Use (FLU) designations and the proposed FLU designation were calculated using the nationally accepted trip generation software, *TripGen* (10th Edition), prepared by the Institute of Transportation Engineers (ITE).

The analysis is based on the existing FLU designation of RES-15, and the requested FLU designation of Community Commercial as outlined in the Future Land Use element of the Brevard County's Comprehensive Plan. According to the Future Land Use element, RES-15 has a maximum density of fifteen (15) dwelling units per acre. Therefore, the maximum development scenario under the existing RES-15 FLU for the 3.32-acre property is forty-nine (49) dwelling units. The maximum development scenario for the FLU designation of Community Commercial in the County's Comprehensive Plan is a Floor Area Ratio (FAR) of 1.0, but a BDP is proposed which reduces the FAR to 0.3. This reduced intensity level permits 43,386 square feet of commercial/retail uses.

As indicated in Table 1, the existing FLU's maximum development scenario for the property could produce 265 gross daily trips and 22 gross p.m. peak-hour trips based on the ITE Land Use Code of Multi-Family Mid-Rise (ITE Land Use Code 221).

Next, the maximum development potential of the requested Community Commercial was calculated with a cap of 0.3 FAR based on the proposed BDP. As proposed, the maximum intensity permitted for Community Commercial generates 43,386 square feet of commercial uses. For purposes of this analysis, Shopping Center (ITE Land Use Code 820), and Fast Food Restaurant with Drive Through Window (ITE Land Use Code 934) with a limit of 10,000 square feet were used after consulting the ITE TripGen software (10th edition). These uses are some of the most intense uses permitted in Community Commercial. As indicated in Table 1, the requested FLU (Community Commercial) potentially produces on a daily trip basis 3,407 for shopping center and 4,709 for fast food. Gross p.m. peak-hour trip projections are 293 for shopping center and 327 for fast food with drive through window.

Table 1
Gross Trip Generation Comparison
Grand Oaks – Comprehensive Plan Amendment

Time Period	Future Land Use	Land Use	Land Use Code	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Requested: Community Commercial Existing: RES-15	Shopping Center	820	$\ln(T) = 0.68\ln(X) + 5.57$	43,386	KSF	50%	50%	1,704	1,704	3,407
		Fast-Food Restaurant w/ Drive-Thru	934	$T = 470.95(X)$	10,000	KSF	50%	50%	2,355	2,355	4,709
		Mid-Rise Multifamily	221	$T = 5.45(X) - 1.75$	49	Units	50%	50%	133	133	265
PM Peak-Hour	Requested: Community Commercial Existing: RES-15	Shopping Center	820	$\ln(T) = 0.74\ln(X) + 2.89$	43,386	KSF	48%	52%	141	152	293
		Fast-Food Restaurant w/ Drive-Thru	934	$T = 32.67(X)$	10,000	KSF	52%	48%	170	157	327
		Mid-Rise Multifamily	221	$T = 0.44(X)$	49	Units	61%	39%	13	9	22

Due to the nature of the commercial uses, a portion of the trips, known as pass-by trips, will be attracted to each land use from traffic on adjacent roadways. The pass-by percentages per the ITE Trip Generation Handbook, 3rd Edition were applied as follows for each use: thirty-four (34) percent for shopping center land use, and forty-nine (49) percent for fast food with drive through window. The pass-by capture is limited to ten (10) percent of the adjacent roadway volume which in this case is Wickham Road. Therefore, the maximum pass-by capture utilized for the p.m. peak-hour is 373 trips and for daily trips it is 2,837 based on the Space Coast Transportation Planning Organization Traffic Counts: 2017 (see Table 2). The 2017 count for Wickham Road in the vicinity of the site is 28,379 ADT. Ten percent of that number is 2,837. Applying a K factor of 0.09 to the ADT yields a p.m. peak-hour count of 2,554 trips. Ten percent of that number is 255 p.m. peak-hour trips. In this case, neither the pass-by capture of the shopping center nor the fast food uses exceeds the ten percent cap from the Wickham Road volume.

Table 2
Net External Trip Generation Comparison
Grand Oaks - Comprehensive Plan Amendment (CPA)

Time Period	Future Land Use	Land Use	Total Trips			Pass-by Trips			New External Trips		
			Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Daily	Requested: Community Commercial	Shopping Center	1,704	1,704	3,407	579	579	1,158	1,125	1,125	2,250
		Fast-Food Restaurant w/ Drive-Thru	2,355	2,355	4,709	1,154	1,154	2,308	1,201	1,201	2,402
	Existing: RES-15	Mid-Rise Multifamily	133	133	265	0	0	0	133	133	266
Time Period		Land Use	Total Trips			Pass-by Trips			New External Trips		
			Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
PM Peak-Hour	Requested: Community Commercial	Shopping Center	141	152	293	48	52	100	93	100	193
		Fast-Food Restaurant w/ Drive-Thru	170	157	327	83	77	160	87	80	167
	Existing: RES-15	Mid-Rise Multifamily	13	9	22	0	0	0	13	9	22

*Limited to 10 percent of adjacent street traffic for Wickham Road.

Note: RES-15 uses are yellow highlighted rows. All other rows not highlighted are uses permitted in Community Commercial.

The net change between the proposed future land use and the existing future land use designation is determined by subtracting trips generated by the existing RES-15 from the trips generated by one of the proposed Community Commercial uses (shopping center or fast food). The proposed development program potentially will increase daily trips as much as 2,136 and p.m. peak-hour trips as much as 171.

CONCLUSION

The study was conducted to evaluate the impact the proposed Comprehensive Plan Amendment and Rezoning would have on area roadways. Based on this analysis, there could be a net increase in potential traffic over what is currently allowed by the City's Comprehensive Plan. The Community Commercial FAR of 1.0 is not consistent with the development patterns in the vicinity, which exhibit a much lower intensity. The BDP more accurately reflects the type of intensity along Wickham Road and in Brevard County. More likely the property will be developed with a suburban character. Concurrency and any required mitigation to support a proposed development plan will be assessed in greater detail during the final development permitting process. Therefore, this Comprehensive Plan Amendment is recommended for adoption.

I affirm, by affixing my signature below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

Name: Matthew West, AICP

Signature: 

Date: October 3, 2018

REZONING REVIEW WORKSHEET

18PZ00059

Commission District # 4

Hearing Dates: P&Z 07/09/18

BCC 08/02/18

Owner Name: VININGS PALM BAY INVESTMENT, LLC

Request: RU-2-15 to BU-1 and Replacement of Existing BDP

Subject Property:

Parcel ID# 26-37-19-00-250; and 26-36-13-00-756 (portions of)

Tax Acct.# 2606089; 2602755

Location: East side of N. Wickham Rd., approx. 340 ft. south of Jordan Blass Dr.

Address: No assigned address. In the Melbourne area.

Acreage: 3.43 +/-

Consistency with Land Use Regulations

<u>YES</u>	Current zoning can be considered under the Future Land Use Designation. Sec. 62-1255
<u>NO**</u>	Proposal can be considered under the Future Land Use Designation. Sec. 62-1255
<u>YES</u>	Would proposal maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	CURRENT	PROPOSED
Zoning	RU-2-15	BU-1
Potential*	51 Multi-family units	29,882 square feet
Can be Considered under FLU MAP	YES RES15	NO** RES15

*Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations. **Requires Small Scale Amendment from RES 15 to CC.

	ADT	PM PEAK		
Trips from Existing Zoning	339	32	Segment Number	370F
Trips from Proposed Zoning	25,268	1,522	Segment Name	Wickham PINEDA CAUSEWAY - JORDAN BLASS
Maximum Acceptable Volume (MAV)	39,800	3,582	Acceptable LOS	D
Current Volume	29,657	2,669	Directional Split	0.51
Volume With Proposed Development	54,925	4,943	ITE CODE	
Current Volume / MAV	74.52%	74.52%	853	
Volume / MAV with Proposal	138.00%	138.00%		
Current LOS	C	C		
OS With Proposal	F	F		
Findings	☐ Non-Deficiency		☒ Deficiency	

Background & Purpose of Request

The applicant is seeking a change of Zoning classification from Medium-Density Multiple-Family Residential (RU-2-15) with a Binding Development Plan (BDP) to General Retail Commercial (BU-1) on a 3.43 acre portion of the greater 7.27 acre parcel for the purpose of expanding the commercial development near the intersection of Jordan Blass Drive on North Wickham Road. The applicant is also seeking to remove the existing BDP and replace it with another one, better suited to the commercial proposal, which proposes to include a condition necessitating a cross-access easement agreement to connect to the commercial property (Pineda Landings) lying to the north of this site. This cross access easement will provide internal access for the commercial lots proposed within this rezoning request.

In April 2018, this parcel's zoning was changed from Planned Industrial Park (PIP) to Medium-Density Multi-Family Residential (RU-2-15) under Zoning Resolution number **17PZ00109**. The parcel's Zoning was approved with a Binding Development Plan recorded in **ORB 8148 Pg 974**. The rezoning of this portion of property does not appear to affect that remaining residential portion of the site, which would retain the existing BDP.

Current BDP conditions include:

- Developer/Owner shall provide an 8 foot high concrete masonry unit, or similar material, wall to separate the improvements to be built on the Property from the Plant Site {hereinafter defined}. The final location of such wall shall be determined during site plan review, but it shall be required that the wall shall run parallel along a portion of the eastern boundary {but not necessarily on such boundary} of the Property. Such wall shall run from the northern boundary of the wetlands located on the southeastern end of the Property to the south boundary line of that certain parcel of land currently listed as Tax Parcel Account #2606105 (approximately 1,000 feet in length) . In addition to any other landscaping and vegetative buffering which may be required during site plan review elsewhere on the Property, an additional 50 foot natural vegetated buffer shall be preserved in the same approximate length as the wall - running adjacent to the wall. Such natural vegetation shall consist of the vegetation then existing around the area in which the wall shall be located. Any areas along the proposed wall site within the 50 foot buffer area which are void of vegetation (such that a significant portion of the wall may be seen by an average person with the naked eye standing at the edge of such vegetative buffer during times of full foliage) will be planted with additional non-invasive, natural vegetation appropriate for the area in keeping with normal Florida Friendly landscaping practices, which additional plants (though perhaps immature when planted) when grown to maturity will close such void.
- The Developer/Owner shall limit density to 15 units per acre and may be further restricted by any changes to the Comprehensive Plan or the Land Development Regulations.
- No buildings (including, without limitation, residential or office buildings) or recreational facilities (including, without limitation, pools), or any portion thereof, shall be constructed or located on any area of the Property that is either (i) within three hundred feet (300') of the boundary line of that certain parcel of land described and/or depicted in Exhibit "B", attached hereto and made a part hereof by this reference (hereinafter referred to as the "Plant Site"), or (ii) south of the north property line of the Plant Site as projected westerly to the west boundary of the Property along the same bearing (N 64 degrees 48' 23" E as shown on Exhibit "B").
- The Developer/Owner shall provide formal notification to proposed tenants acknowledging existence of the existing and proposed asphalt/concrete plants on the eastside of the Florida East Coast Railroad right-of-way and the potential noise factors.
- The Developer/Owner shall not petition the County regarding operations of the asphalt/concrete plant, unless it is in regards to non-compliance with County ordinances.

The prior request accompanied a Large Scale Comprehensive Plan Amendment (LSCPA) changing the Future Land Use from Planned Industrial (PI) to Residential 15 (RES15) under application **17PZ00108**. A previous request was heard under **15PZ00056** in November 2016, which denied a proposed change to the Future Land Use designation and zoning change from PIP to RU-2-15.

The current request for a change of Zoning classification accompanies a separate request for a Small Scale Comprehensive Plan Amendment (SSCPA), proposing a change of Future Land Use designation from Residential 15 (RES15) to Community Commercial (CC). If the SSCPA is not supported by the Board, this request for Rezoning cannot be heard.

Land Use Compatibility

This site is seeking to change the existing Future Land Use designation from Residential 15 to Community Commercial (CC). The request for BU-1 zoning should be evaluated within the context of **Policy 2.7** of the Future Land Use Element, which identifies "development activities that may be considered within the Community Commercial Future Land Use Designation..."

Existing strip commercial;
Transient commercial uses;
Tourist commercial uses;
Professional offices;
Personal service establishments;
Retail establishments;
Non-retail commercial uses;
Residential uses;
Institutional uses;
Recreational uses;
Public facilities;
Transitional uses pursuant to Policy 2.14; and
Planned Industrial Park development (as permitted by PIP zoning).

The request for BU-1 zoning should be evaluated within the context of **Policy 2.8** of the Future Land Use Element, which sets forth locational criteria for community commercial land use activities, as follows:

- A. Community Commercial clusters of up to ten (10) acres in size should be located at arterial intersections. Collector/arterial intersections area acceptable for clusters of up to ten (10) acres in size, however, the collector roadways must serve multiple residential areas. Intrusion of these land uses into the surrounding residential areas shall be limited. For Community Commercial clusters greater than ten (10) acres in size, they must be located at principal/ arterial intersections.
- B. Community Commercial complexes should not exceed 40 acres at an intersection.
- C. Community Commercial clusters up to 10 acres in size should be spaced at least 2 miles apart and community commercial clusters up to 40 acres in size should be spaced at least five (5) miles apart.
- D. The gross floor area of community commercial complexes should not exceed 150,000 square feet for commercial clusters up to 10 acres in size and shall not exceed 400,000 square feet for commercial clusters greater than 10 acres but less than 40 acres in size.
- E. Floor Area Ratio (FAR) of up to 1.00 will be permitted for Community Commercial sites.

Floor Area Ratios are evaluated during site plan review.

Transitional Commercial Activities Policy 2.14 - As a result of their intrinsic nature and scale of intensity, offices, non-retail and neighborhood commercial activities may be utilized as transitional activities to afford buffering between higher and lower intensity uses, including transportation corridors. The criteria listed below, as summarized by Table 2.3, should serve as locational guidelines for employing such development as transitional uses. Projects which are approved as transitional uses may be subject to special requirements by the County,

such as buffers, lighting, hours of operation, access/egress points, etc. in order to minimize impact upon adjacent lower intensity uses. In residential land use designations, strict adherence to development parameters outlined in Policies 2.6 and 2.8 must be maintained to qualify for consideration as a transitional activity under this policy. Once a transition is achieved between a higher and lower intensity land use, this policy should not be construed to justify the extension or enlargement of such uses onto adjacent lower intensity lands.

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

Environmental Constraints

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

Applicable Land Use Policies

The BU-1 classification allows retail commercial land uses on minimum 7,500 square foot lots. The BU-1 classification does not permit warehousing or wholesaling. The character of the area surrounding the subject property is developed as commercial, office professional and residential. The portion of the parcel proposed for rezoning is on the north western half of the overall parcel. Land to the north of the proposed rezoning has BU-1 and Retail warehousing and wholesale commercial (BU-2) zoning. Development includes a Zaxby's Restaurant and a shopping complex anchored by The Fresh Market. BU-1 zoning is also prevalent on the western side of N. Wickham Rd. The BU-2 zoning classification permits retail, wholesale and warehousing commercial land uses on minimum 7,500 square foot lots. Possible incompatibilities are due to the intensive nature of commercial activities permitted by the BU-2 classification and possible noise, light, traffic and other nuisance factors potentially associated with BU-2 activities.

The recent zoning changes within a half mile of this location include the following zoning actions: **17PZ00152**, **17PZ00109** and **15PZ00003**. **17PZ00152** was a request to change Estate Use residential (EU) zoning to Rural Residential (RR-1) and removal of two BDPs on 2.58 acres, denied on March 1, 2018. **17PZ00109** described above was a proposed Zoning change from PIP to RU-2-15 approved with a Binding Development Plan on April 25, 2018. **15PZ00003** was the change from PIP to BU-2 on 7.4 acres; and a change of classification from PIP to Retail, Warehousing, and Wholesale Commercial (BU-2) on 9.957 acres, approved on May 7, 2015.

Preliminary Transportation Concurrency Consideration

The preliminary transportation concurrency analysis indicates that the North Wickham Road corridor from Jordan Blass Drive to Pineda Causeway has a maximum acceptable volume (MAV) of 39,800. Brevard County defers to the Space Coast Transportation Planning Organization's (TPO's) traffic count program, which indicates that in 2016 the roadway's trips were at 74.52% of the MAV. Staff analysis of the impact of this proposed commercial develop indicates that the most intense uses permissible within the BU-1 Zoning classification have the potential to put North Wickham Road significantly over capacity.

There is an Agreement in place today providing for cross-access between this parcel and the vacant commercial parcel to the north. Access control by using the internal cross-access, as memorialized in the proposed Binding Development Plan, should direct traffic to the signalized intersection rather than direct connection to North Wickham Road which is currently operating at a Level of Service (LOS) of C with a maximum allowable LOS of D. Unless traffic patterns are mitigated, this section of North Wickham Road may increase in deficiency to a LOS of F.

The applicant has also submitted a Transportation Technical Memorandum that demonstrates that, even when pass-by trips are taken into consideration, a gas station with a convenience store, a high trip generator within the BU-1 Zoning classification, has the potential to generate as many as 203,836 daily trips and 12,383 PM Peak Hour trips. For this reason, the Board may also wish to consider restricting the uses to those that produce fewer

trips or limiting the number of driveways gaining access to Wickham Road as a part of the associated rezoning request.

For Board Consideration

The proposed BU-1 Zoning classification with BDP appears to be both consistent and compatible with the surrounding land uses. The submitted BDP is proposed to replace the existing BDP and requires a connection to the existing cross access easement upon the property situated along this parcel's northern property line. The new BDP also stipulates should the developer/owner subdivide the property in the future, the cross access easement shall connect to all of the created development lots within the boundaries of the subject parent parcel. Although the subject property is abutting multi-family residential Zoning to the east, stormwater ponds are proposed to be constructed in the area adjacent to the proposed commercial development, so incompatibilities between the commercial and residential uses are planned to be minimized.

Staff analysis of the level of service impact of this proposed commercial development indicates that the most intense uses permissible within the BU-1 Zoning classification have the potential to put North Wickham Road significantly over capacity. Access control by using the internal cross-access should direct traffic to the signalized intersection rather than direct connection to North Wickham Road which is currently operating at a Level of Service (LOS) of C with a maximum allowable LOS of D. Unless traffic patterns are mitigated, a deficiency in LOS on this section of North Wickham Road may be created, with the LOS of dropping from a C to a potentially failing section of roadway.

The Board may also wish to consider restricting the uses to those that produce fewer trips or limiting the number of driveways gaining access to Wickham Road as a part of the associated rezoning request.

NATURAL RESOURCES MANAGEMENT DEPARTMENT
Rezoning Review

SUMMARY

Item #: 18PZ00059	Applicant: Vinings Palm Bay Investment, LLC
Zoning Request: RU-2-15 to BU-1	
P&Z Hearing Date: 07/09/18	BCC Hearing Date: 08/02/18

This is a preliminary review based on environmental maps available to the Natural Resources Management (NRM) Department at the time of this review and does not include a site inspection to verify the accuracy of this information. This review does not ensure whether or not a proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations. In that this process is not the appropriate venue for site plan review, specific site designs that may be submitted with the rezoning will be deemed conceptual and any comments or omissions relative to specific site design do not provide vested rights or waivers from these regulations, unless specifically requested by the owner and approved by the Board of County Commissioners. If the owner has any questions regarding this information, he/she is encouraged to contact NRM prior to submittal of any development or construction plans.

Natural Resource	Preliminary Assessment	Natural Resource	Preliminary Assessment
Hydric Soils/Wetlands	Not mapped	Coastal Protection	N/A
Aquifer Recharge Soils	Mapped	Surface Waters	N/A
Floodplains	Not mapped	Wildlife	Potential

Comments:

This review relates to the following property: Twp. 26S, Rng. 36, 37E, Sec. 13, 19 & 24; Tax ID Nos. 2606089 & 2602755

The subject parcel contains mapped aquifer recharge soils (Tavares fine sand) as shown on the United States Department of Agriculture (USDA) Soils Conservation Service Soils Survey (SCSSS) Map. The applicant is hereby notified of the development and impervious restrictions within Conservation Element Policy 10.2 and the Aquifer Protection Ordinance.

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

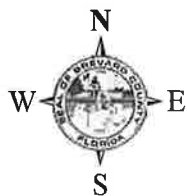
The subject parcel contains a mapped polygon of SJRWMD Florida Land Use and Cover Classification System (FLUCCS) code 4200 – Upland Hardwood Forest. Heritage Specimen Trees (greater than 24 inches in diameter) are included in this FLUCCS code and may exist on the parcel. Per Brevard County Landscaping, Land Clearing and Tree Protection ordinance, Section 62-4331(3), the purpose and intent of the ordinance is to encourage the protection of heritage Specimen Trees. In addition, per Section 62-4341(18), Specimen Trees shall be preserved or relocated on site to the Greatest Extent Feasible. Per Section 62-4332, Definitions,

Greatest Extent Feasible shall include, but not be limited to, relocation of roads, buildings, ponds, increasing building height to reduce building footprint or reducing Vehicular Use Areas. The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for additional preservation and canopy coverage standards required for plat approval. Land clearing is not permitted without prior authorization by NRM.

LOCATION MAP

VININGS PALM BAY INVESTMENT, LLC

18PZ00059



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.

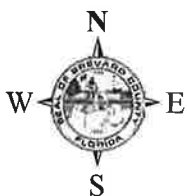
Produced by BoCC - GIS Date: 5/18/2018

— Buffer
■ Subject Property

ZONING MAP

VININGS PALM BAY INVESTMENT, LLC

18PZ00059



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.

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— Subject Property

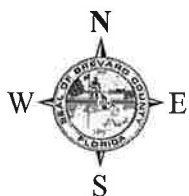
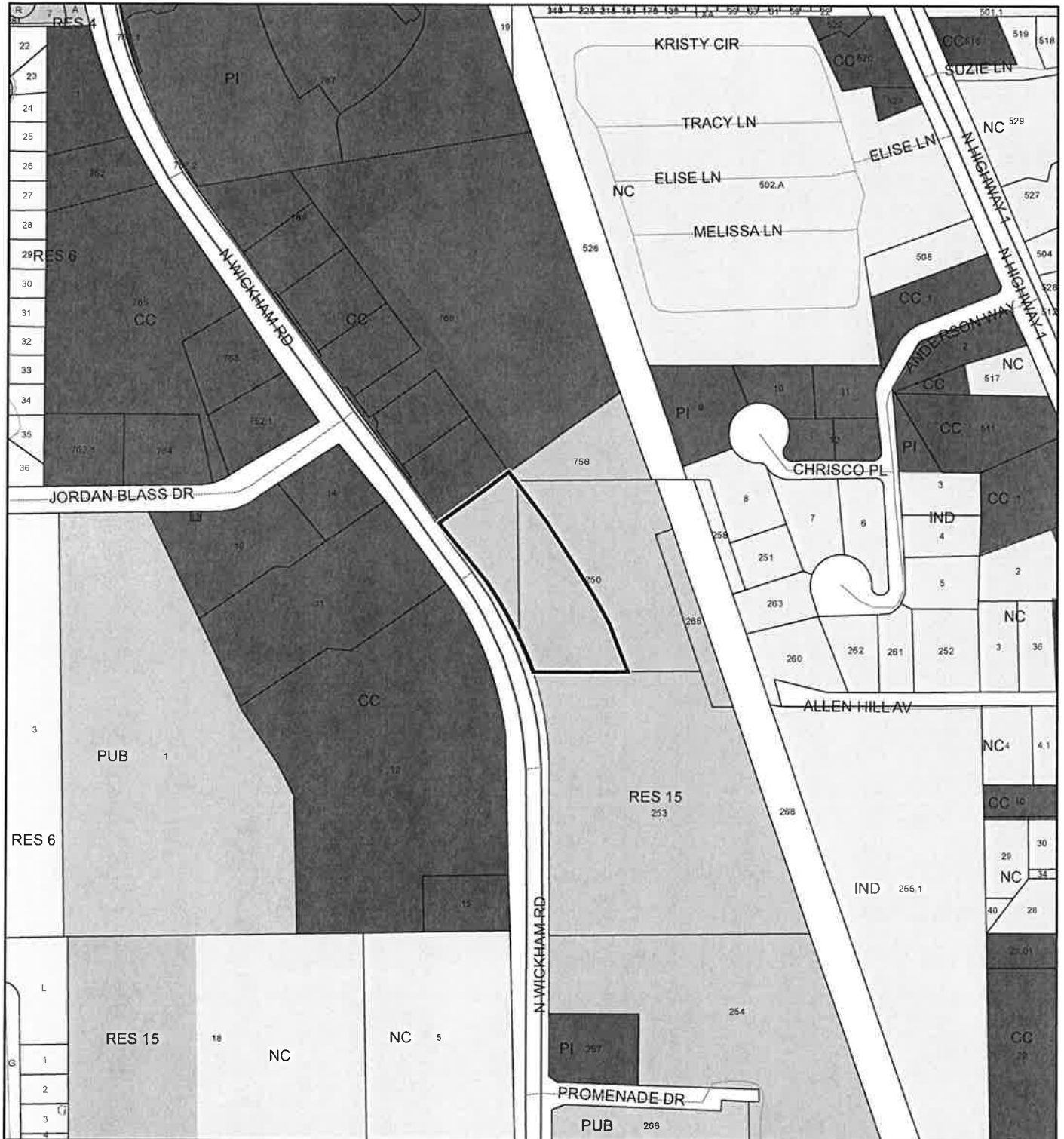
□ Parcels

□ Zoning

FUTURE LAND USE MAP

VININGS PALM BAY INVESTMENT, LLC

18PZ00059



1:4,800 or 1 inch = 400 feet

— Subject Property
 □ Parcels

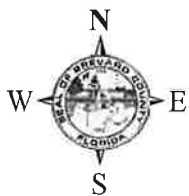
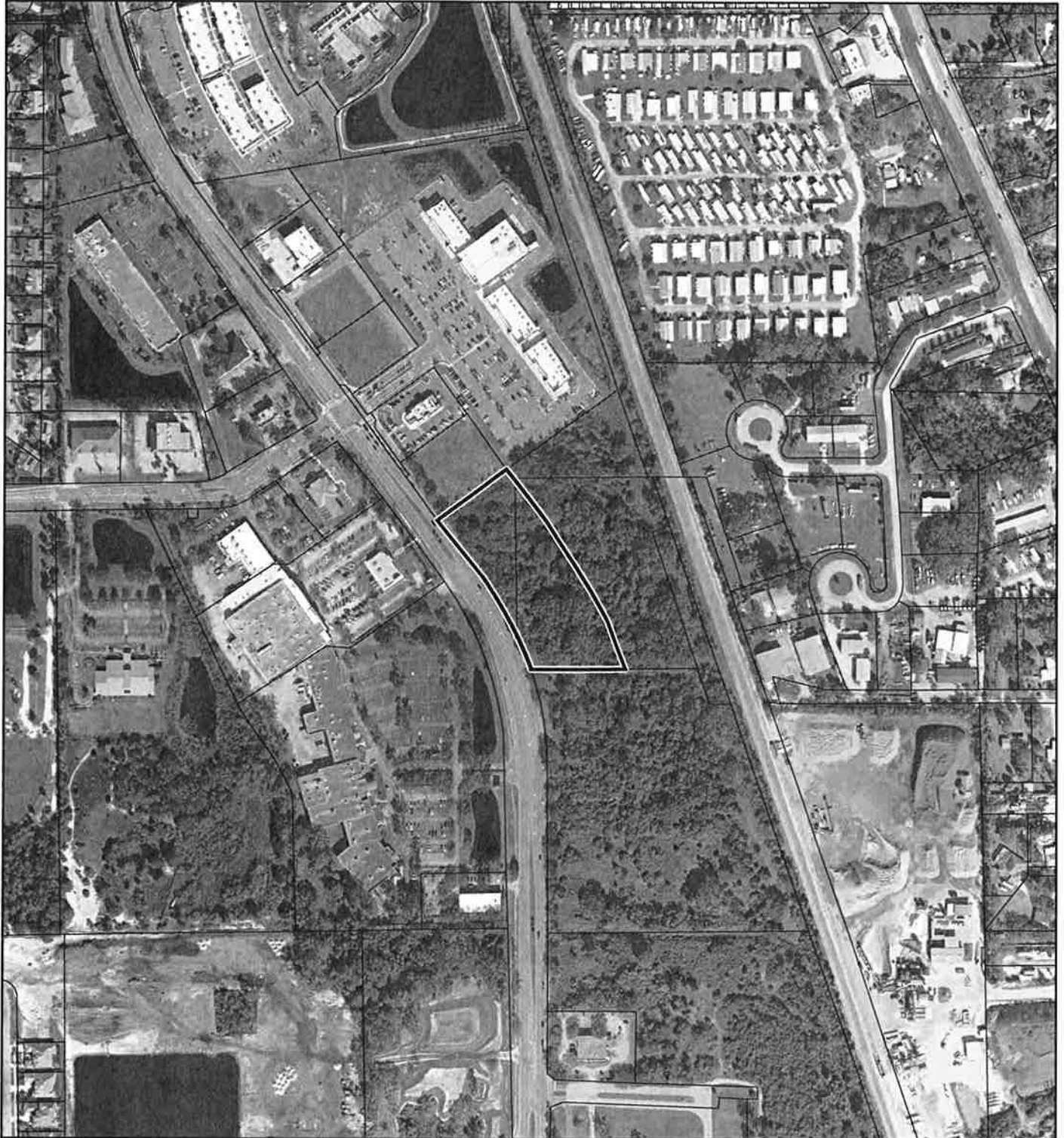
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 5/23/2018

AERIAL MAP

VININGS PALM BAY INVESTMENT, LLC

18PZ00059



1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2018

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: 5/18/2018

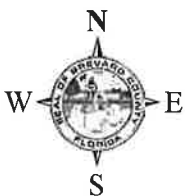
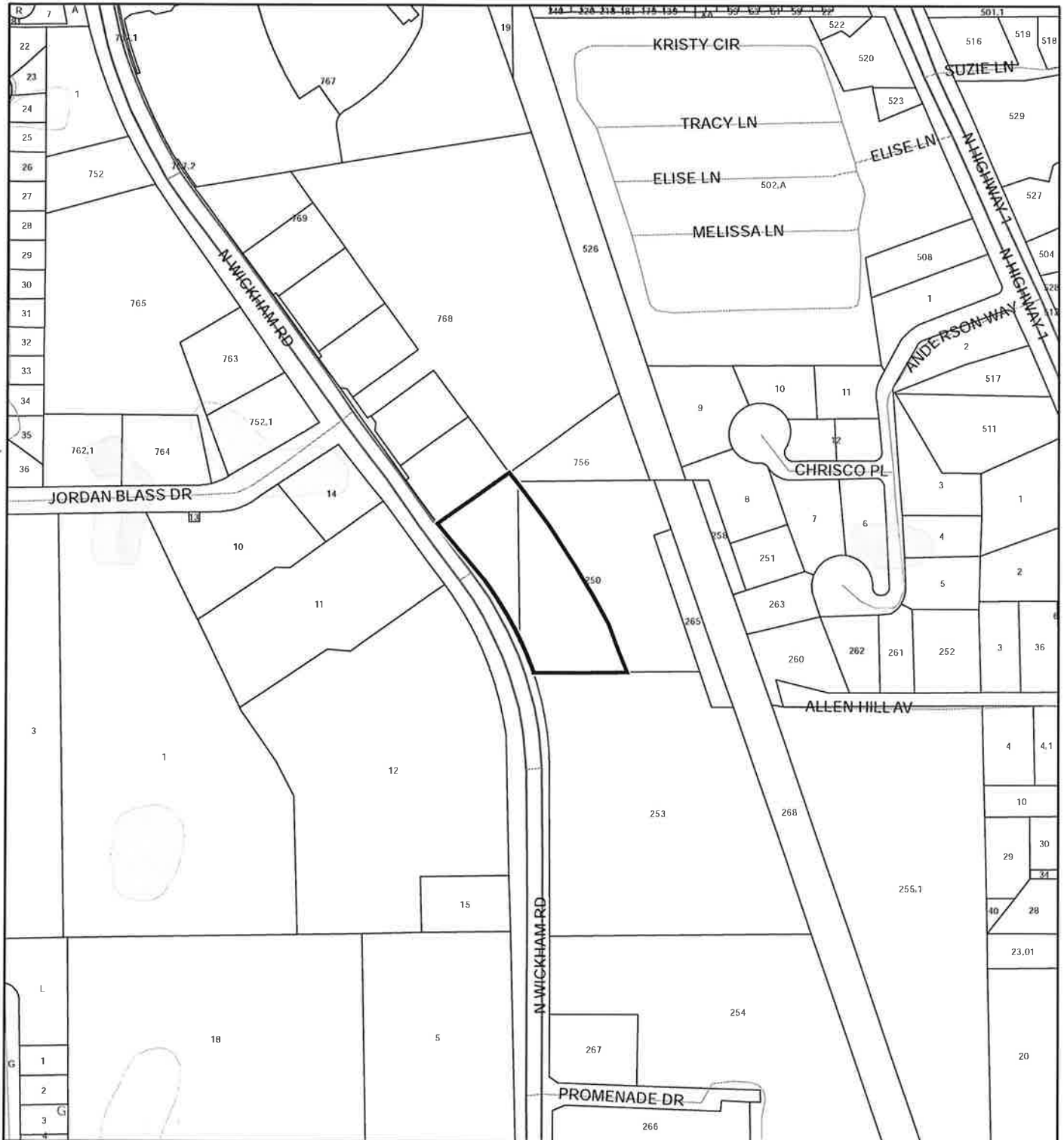
— Subject Property

□ Parcels

NWI WETLANDS MAP

VININGS PALM BAY INVESTMENT, LLC

18PZ00059



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.

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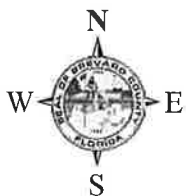
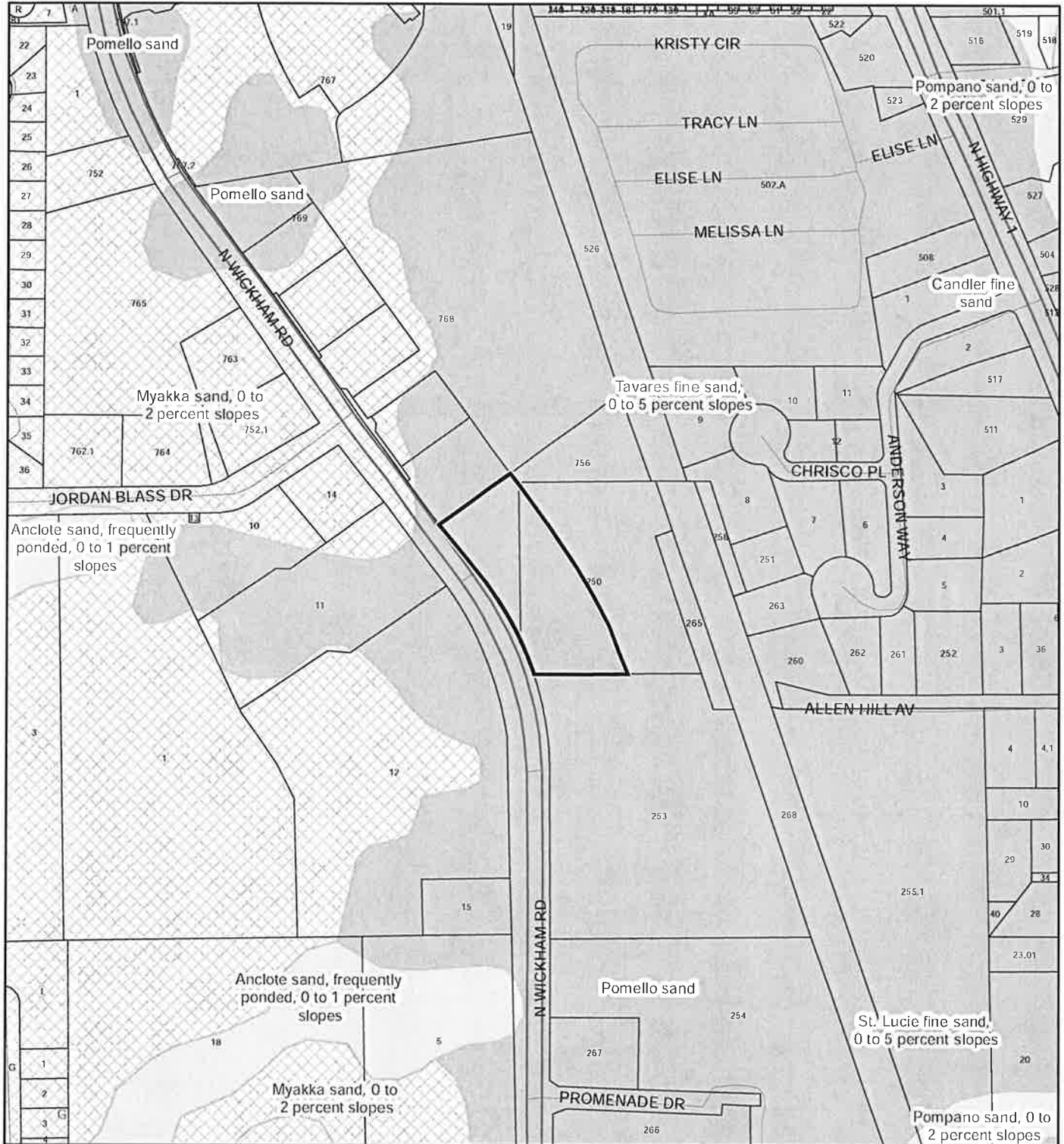
National Wetlands Inventory (NWI)

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

USDA SCSSS SOILS MAP

VININGS PALM BAY INVESTMENT, LLC

18PZ00059

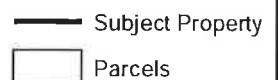
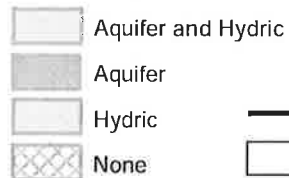


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This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 5/18/2018

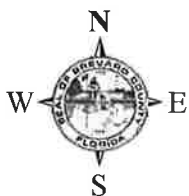
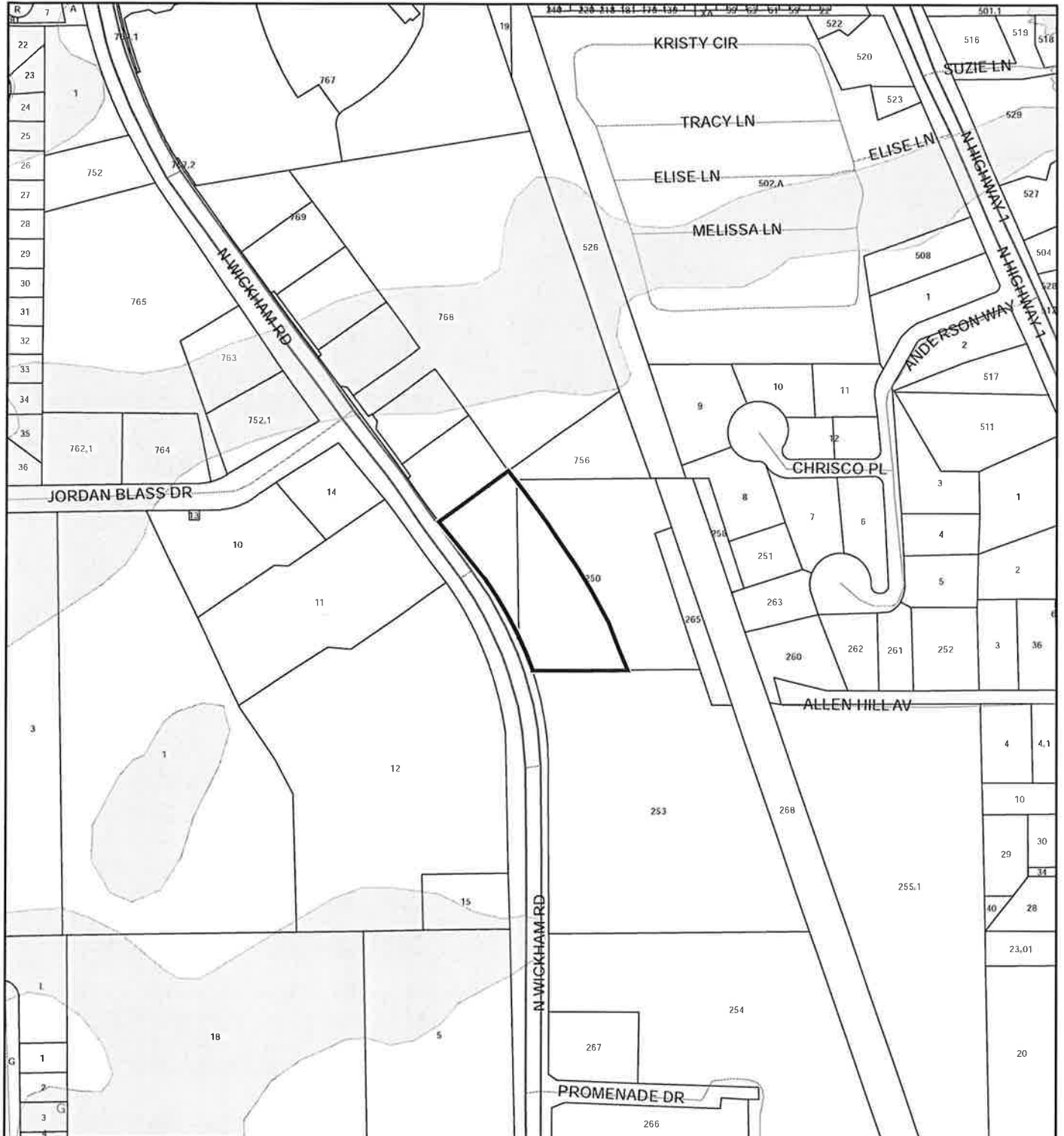
USDA SCSSS Soils



FEMA FLOOD ZONES MAP

VININGS PALM BAY INVESTMENT, LLC

18PZ00059



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: 5/18/2018

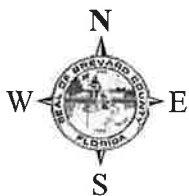
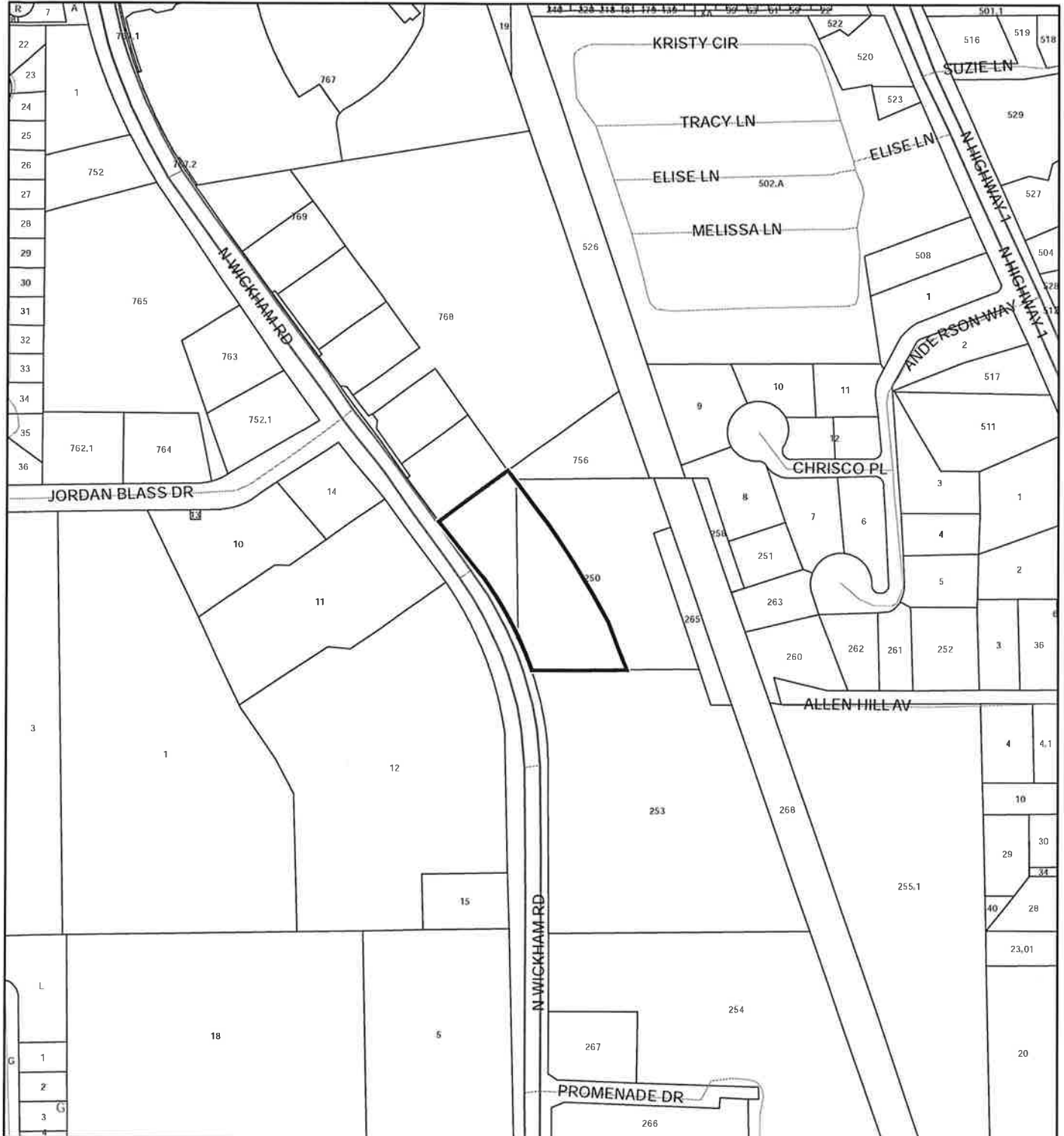
FEMA Flood Zones

- | | | |
|--|---|----------------------|
| 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 | |

EAGLE NESTS MAP

VININGS PALM BAY INVESTMENT, LLC

18PZ00059



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: 5/18/2018

 Subject Property

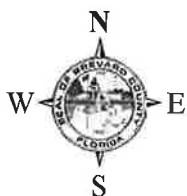
 Parcels

 Eagle Nests
FWS 2010

SCRUB JAY OCCUPANCY MAP

VININGS PALM BAY INVESTMENT, LLC

18PZ00059



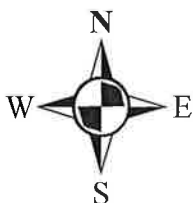
1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 5/18/2018

-  Subject Property
-  Parcels
-  Scrub Jay Occupancy

SJRWMD FLUCCS MAP
Code 4200 - Upland Hardwood Forest
18PZ00059



0 0.0175 0.035 0.07 Miles

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.

Legend

LCCODE

4200

Ref: 4580.01

TECHNICAL MEMORANDUM

To: Mr. Nathan Vedrani, CFH Group, LLC**From:** Matthew West, AICP**Subject:** Grand Oaks Outparcel Comprehensive Plan Amendment (CPA) and Rezoning – Brevard County, FL**Date:** September 26, 2018

INTRODUCTION

LTG, Inc. (LTG) has been retained by CFH Group LLC to conduct traffic engineering and transportation planning on behalf of the proposed 3.32-acre commercial development associated with Grand Oaks Apartments. The proposed future land use comprehensive plan amendment (CPA) will change the future land use designation of the property from Residential 15 (RES-15) to Community Commercial. The proposed CPA is accompanied by a related rezoning application to change the zoning from Medium Density Multiple Family Residential (RU-2-15) to (General Retail Commercial) BU-1. RU-2-15 zoning mirrors the RES-15 future land use density standard, and BU-1 zoning provides for the same intensity of development as Community Commercial. Therefore, this technical memorandum will examine the future land use potential impacts which will also suffice for the rezoning analysis. It should be noted that the property will be subject to a Binding Development Plan (BDP) which limits the site to a floor area ratio (FAR) of 0.3, places a 10,000 square foot total limit on Fast Food with drive through uses, and prohibits gas stations with convenience stores. The subject property is located on the east side of Wickham Road just south of Jordan Blass Drive in unincorporated Brevard County, Florida.

The methodology and procedures used in this analysis are consistent with the guidelines for Brevard County, the Florida Department of Transportation (FDOT) and the Department of Economic Opportunity (DEO).

TRIP GENERATION FOR THE EXISTING VS PROPOSED FLUM DESIGNATION

The trip generation for the maximum development scenarios for both the existing Future Land Use (FLU) designations and the proposed FLU designation were calculated using the nationally accepted trip generation software, *TripGen* (10th Edition), prepared by the Institute of Transportation Engineers (ITE).

The analysis is based on the existing FLU designation of RES-15, and the requested FLU designation of Community Commercial as outlined in the Future Land Use element of the Brevard County's Comprehensive Plan. According to the Future Land Use element, RES-15 has a maximum density of fifteen (15) dwelling units per acre. Therefore, the maximum development scenario under the existing RES-15 FLU for the 3.32-acre property is forty-nine (49) dwelling units. The maximum development scenario for the FLU designation of Community Commercial in the County's Comprehensive Plan is a Floor Area Ratio (FAR) of 1.0, but a BDP is proposed which reduces the FAR to 0.3. This reduced intensity level permits 43,386 square feet of commercial/retail uses.

As indicated in Table 1, the existing FLU's maximum development scenario for the property could produce 265 gross daily trips and 22 gross p.m. peak-hour trips based on the ITE Land Use Code of Multi-Family Mid-Rise (ITE Land Use Code 221).

Next, the maximum development potential of the requested Community Commercial was calculated with a cap of 0.3 FAR based on the proposed BDP. As proposed, the maximum intensity permitted for Community Commercial generates 43,386 square feet of commercial uses. For purposes of this analysis, Shopping Center (ITE Land Use Code 820), and Fast Food Restaurant with Drive Through Window (ITE Land Use Code 934) with a limit of 10,000 square feet were used after consulting the ITE TripGen software (10th edition). These uses are some of the most intense uses permitted in Community Commercial. As indicated in Table 1, the requested FLU (Community Commercial) potentially produces on a daily trip basis 3,407 for shopping center and 4,709 for fast food. Gross p.m. peak-hour trip projections are 293 for shopping center and 327 for fast food with drive through window.

Table 1
Gross Trip Generation Comparison
Grand Oaks – Comprehensive Plan Amendment

Time Period	Future Land Use	Land Use	Land Use Code	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Requested:	Shopping Center	820	$\ln(T) = 0.68\ln(X) + 5.57$	43,386	KSF	50%	50%	1,704	1,704	3,407
	Community Commercial	Fast-Food Restaurant w/ Drive-Thru	934	$T = 470.95(X)$	10,000	KSF	50%	50%	2,355	2,355	4,709
	Existing: RES-15	Mid-Rise Multifamily	221	$T = 5.45(X) - 1.75$	49	Units	50%	50%	133	133	266
PM Peak-Hour	Requested:	Shopping Center	820	$\ln(T) = 0.74\ln(X) + 2.89$	43,386	KSF	48%	52%	141	152	293
	Community Commercial	Fast-Food Restaurant w/ Drive-Thru	934	$T = 32.67(X)$	10,000	KSF	52%	48%	170	157	327
	Existing: RES-15	Mid-Rise Multifamily	221	$T = 0.44(X)$	49	Units	61%	39%	13	9	22

Due to the nature of the commercial uses, a portion of the trips, known as pass-by trips, will be attracted to each land use from traffic on adjacent roadways. The pass-by percentages per the ITE Trip Generation Handbook, 3rd Edition were applied as follows for each use: thirty-four (34) percent for shopping center land use, and forty-nine (49) percent for fast food with drive through window. The pass-by capture is limited to fourteen (14) percent of the adjacent roadway volume which in this case is Wickham Road. Therefore, the maximum pass-by capture utilized for the p.m. peak-hour is 373 trips and for daily trips it is 4,152 based on the Space Coast Transportation Planning Organization Traffic Counts: 2007 – 2016 (see Table 2).

Table 2
Net External Trip Generation Comparison
Grand Oaks - Comprehensive Plan Amendment (CPA)

Time Period	Future Land Use	Land Use	Total Trips			Pass-by Trips			New External Trips		
			Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Daily	Requested: Community Commercial	Shopping Center	1,704	1,704	3,407	579	579	1,158	1,125	1,125	2,250
		Fast-Food Restaurant w/ Drive-Thru	2,355	2,355	4,709	1,154	1,154	2,308	1,201	1,201	2,402
	Existing: RES-15	Mid-Rise									
		Multifamily	133	133	265	0	0	0	133	133	266
Time Period		Land Use	Total Trips			Pass-by Trips			New External Trips		
			Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
PM Peak-Hour	Requested: Community Commercial	Shopping Center	141	152	293	48	52	100	93	100	193
		Fast-Food Restaurant w/ Drive-Thru	170	157	327	83	77	160	87	80	167
	Existing: RES-15	Mid-Rise									
		Multifamily	13	9	22	0	0	0	13	9	22

*Limited to 14 percent of adjacent street traffic for Wickham Road.

Note: RES-15 uses are yellow highlighted rows. All other rows not highlighted are uses permitted in Community Commercial.

The net change between the proposed future land use and the existing future land use designation is determined by subtracting trips generated by the existing RES-15 from the trips generated by one of the proposed Community Commercial uses. The proposed development program potentially will increase daily trips as much as 2,136 and p.m. peak-hour trips as much as 171.

CONCLUSION

The study was conducted to evaluate the impact the proposed Comprehensive Plan Amendment and Rezoning would have on area roadways. Based on this analysis, there could be a net increase in potential traffic over what is currently allowed by the City's Comprehensive Plan. The Community Commercial FAR of 1.0 is not consistent with the development patterns in the vicinity, which exhibit a much lower intensity. The BDP more accurately reflects the type of intensity along Wickham Road and in Brevard County. More likely the property will be developed with a suburban character. Concurrency and any required mitigation to support a proposed development plan will be assessed in greater detail during the final development permitting process. Therefore, this Comprehensive Plan Amendment is recommended for adoption.

I affirm, by affixing my signature below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

Name: Matthew West, AICP

Signature: 

Date: September 26, 2018

Prepared by: MBV Engineering, Inc.
Address: 1250 W. Eau Gallie Blvd., Melbourne, FL 32935

BINDING DEVELOPMENT PLAN

THIS AGREEMENT, entered into this _____ day of _____, 20____, between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida (hereinafter referred to as "County") and Imperial South, Inc., a Florida corporation (hereinafter referred to as "Developer/Owner").

RECITALS

WHEREAS, Developer/Owner owns property (hereinafter referred to as the "Property") in Brevard County, Florida, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, Developer/Owner has requested the RU-2-15 zoning classification(s) and desires to develop the Property as multi-family apartments, and pursuant to the Brevard County Code, Section 62-1157; and

WHEREAS, as part of its plan for development of the Property, Developer/Owner wishes to mitigate negative impact on abutting land owners and affected facilities or services; and

WHEREAS, the County is authorized to regulate development of the Property.

NOW, THEREFORE, the parties agree as follows:

1. The County shall not be required or obligated in any way to construct or maintain or participate in any way in the construction or maintenance of the improvements. It is the intent of the parties that the Developer/Owner, its grantees, successors or assigns in interest or some other association and/or assigns satisfactory to the County shall be responsible for the maintenance of any improvements.

2. Developer/Owner shall provide an 8 foot high concrete masonry unit, or similar material, wall to separate the improvements to be built on the Property from the Plant Site (hereinafter defined). The final location of such wall shall be determined during site plan review, but it shall be required that the wall shall run parallel along a portion of the eastern boundary (but not necessarily on such boundary) of the Property. Such wall shall run from the northern boundary of the wetlands located on the southeastern

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3-22-18

end of the Property to the south boundary line of that certain parcel of land currently listed as Tax Parcel Account #2606105 (approximately 1,000 feet in length) . In addition to any other landscaping and vegetative buffering which may be required during site plan review elsewhere on the Property, an additional 50 foot natural vegetated buffer shall be preserved in the same approximate length as the wall - running adjacent to the wall. Such natural vegetation shall consist of the vegetation then existing around the area in which the wall shall be located. Any areas along the proposed wall site within the 50 foot buffer area which are void of vegetation (such that a significant portion of the wall may be seen by an average person with the naked eye standing at the edge of such vegetative buffer during times of full foliage) will be planted with additional non-invasive, natural vegetation appropriate for the area in keeping with normal Florida Friendly landscaping practices, which additional plants (though perhaps immature when planted) when grown to maturity will close such void.

3. The Developer/Owner shall limit density to 15 units per acre and may be further restricted by any changes to the Comprehensive Plan or the Land Development Regulations.

4. No buildings (including, without limitation, residential or office buildings) or recreational facilities (including, without limitation, pools), or any portion thereof, shall be constructed or located on any area of the Property that is either (i) within three hundred feet (300') of the boundary line of that certain parcel of land described and/or depicted in Exhibit "B", attached hereto and made a part hereof by this reference (hereinafter referred to as the "Plant Site"), or (ii) south of the north property line of the Plant Site as projected westerly to the west boundary of the Property along the same bearing (N 64 degrees 48' 23" E as shown on Exhibit "B").

5. The Developer/Owner shall provide formal notification to proposed tenants acknowledging existence of the existing and proposed asphalt/concrete plants on the eastside of the Florida East Coast Railroad right-of-way and the potential noise factors.

6. The Developer/Owner shall not petition the County regarding operations of the asphalt/concrete plant, unless it is in regards to non-compliance with County ordinances.

7. Developer/Owner shall comply with all regulations and ordinances of County. This Agreement constitutes Developer's/Owner's agreement to meet additional standards or restrictions in developing the Property. This agreement provides no vested rights against changes to the Comprehensive Plan or Land Development Regulations as they may apply to this Property.

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3-2-11

8. Developer/Owner, upon execution of this Agreement, shall pay to the County the cost of recording this Agreement in the Public Records of Brevard County, Florida.

9. This Agreement shall be binding and shall inure to the benefit of the successors or assigns of the parties and shall run with the subject Property unless or until rezoned and shall be binding upon any person, firm or corporation who may become the successor in interest directly or indirectly to the subject Property, which successor or assign shall be subject to the above referenced conditions as approved by the Board of County Commissioners on February 1, 2018. In the event the subject Property is annexed into a municipality and rezoned, this Agreement shall be null and void.

10. Violation of this Agreement will also constitute a violation of the Zoning Classification and this Agreement may be enforced by Sections 1.7 and 62-5, Code of Ordinances of Brevard County, Florida, as it may be amended.

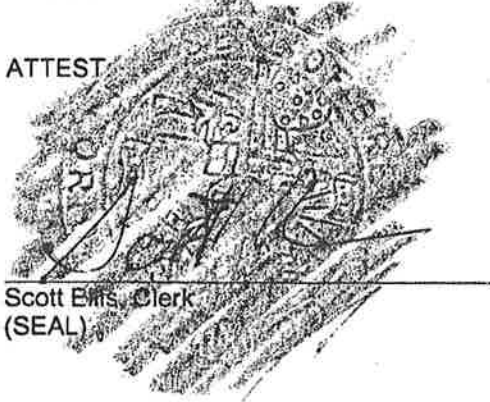
11. Conditions Precedent. All mandatory conditions set forth in this Agreement mitigate the potential for incompatibility and must be satisfied before Developer/Owner may implement the approved use(s), unless stated otherwise. The failure to timely comply with any mandatory condition is a violation of this Agreement, constitutes a violation of the Zoning Classification and is subject to enforcement action as described in Paragraph 10 above.

[SIGNATURES TO FOLLOW]

Ja
3-22-18

IN WITNESS THEREOF, the parties hereto have caused these presents to be signed all as of the date and year first written above.

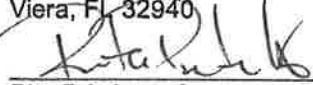
ATTEST



Scott Ellis, Clerk
(SEAL)

"COUNTY"

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA
2725 Judge Fran Jamieson Way
Viera, FL 32940


Rita Pritchett, Chair

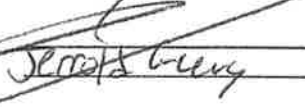
As approved by the Board on April 24, 2018

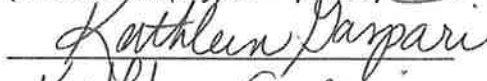
WITNESSES:

"DEVELOPER/OWNER"

IMPERIAL SOUTH, INC., a Florida corporation
6767 N. Wickham Road, Ste. 400
Melbourne, Florida 32940


Jeffrey P. Jardine
(Witness Name typed or printed)


Jeffrey P. Jardine, as President

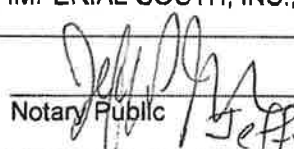

Kathleen Gaspari
(Witness Name typed or printed)

STATE OF New York §

COUNTY OF Westchester §

The foregoing instrument was acknowledged before me this 22nd day of March, 2018, by Jeffrey P. Jardine as PRESIDENT of IMPERIAL SOUTH, INC., a Florida corporation, who is personally known to me or who has produced _____ as identification.

My commission expires
SEAL
Commission No.:


Notary Public Jeffrey P. Jardine
(Name typed, printed or stamped)

JEFFREY P. JARDINE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01JA6035216
Qualified in Westchester County
My Commission Expires January 31, 2022

STATEMENT OF NO MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that the above referenced Developer/Owner (Imperial South, Inc., a Florida corporation) does hereby confirm that no mortgage encumbers the Property.

WITNESSES:

"DEVELOPER/OWNER"

IMPERIAL SOUTH, INC., a Florida corporation
6767 N. Wickham Road, Ste. 400
Melbourne, Florida 32940

Jeffrey P. Jardine
(Witness Name typed or printed)

Jeffrey P. Jardine, as President

Kathleen Gaspari
(Witness Name typed or printed)

STATE OF New York §

COUNTY OF Westchester §

The foregoing instrument was acknowledged before me this 22nd day of March, 2018, by Jeffrey P. Jardine as PRESIDENT of IMPERIAL SOUTH, INC., a Florida corporation, who is personally known to me or who has produced _____ as identification.

My commission expires
SEAL
Commission No.:

Jeffrey P. Jardine
Notary Public
(Name typed, printed or stamped)

JEFFREY P. JARDINE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01JA6035216
Qualified in Westchester County
My Commission Expires January 31, 2022

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EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY
(SEE ATTACHED)



BOUNDARY SURVEY

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1. 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 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

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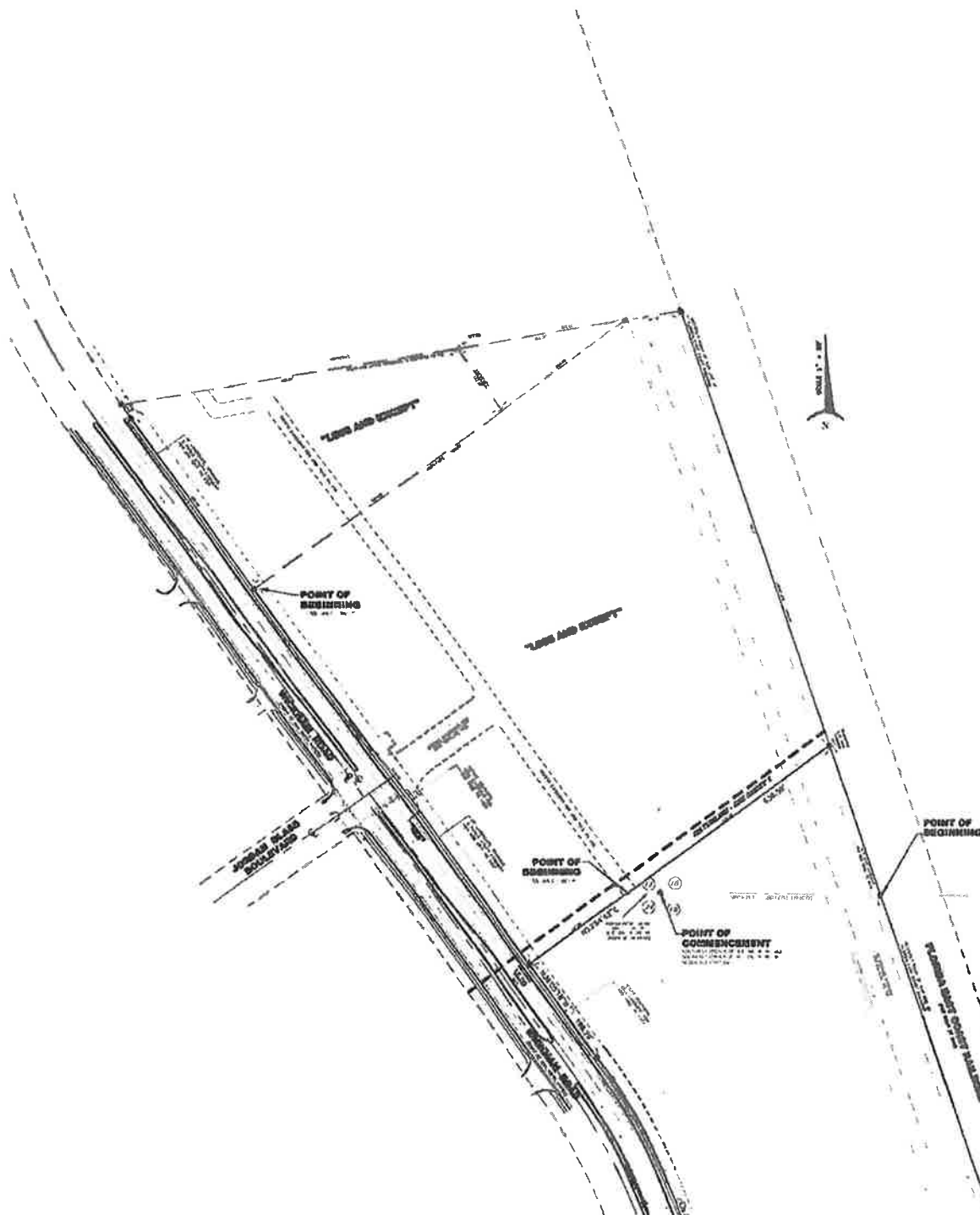
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SHANNON SURVEY FORC, INC.
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BOUNDARY SURVEY

Sheet 1 of 2

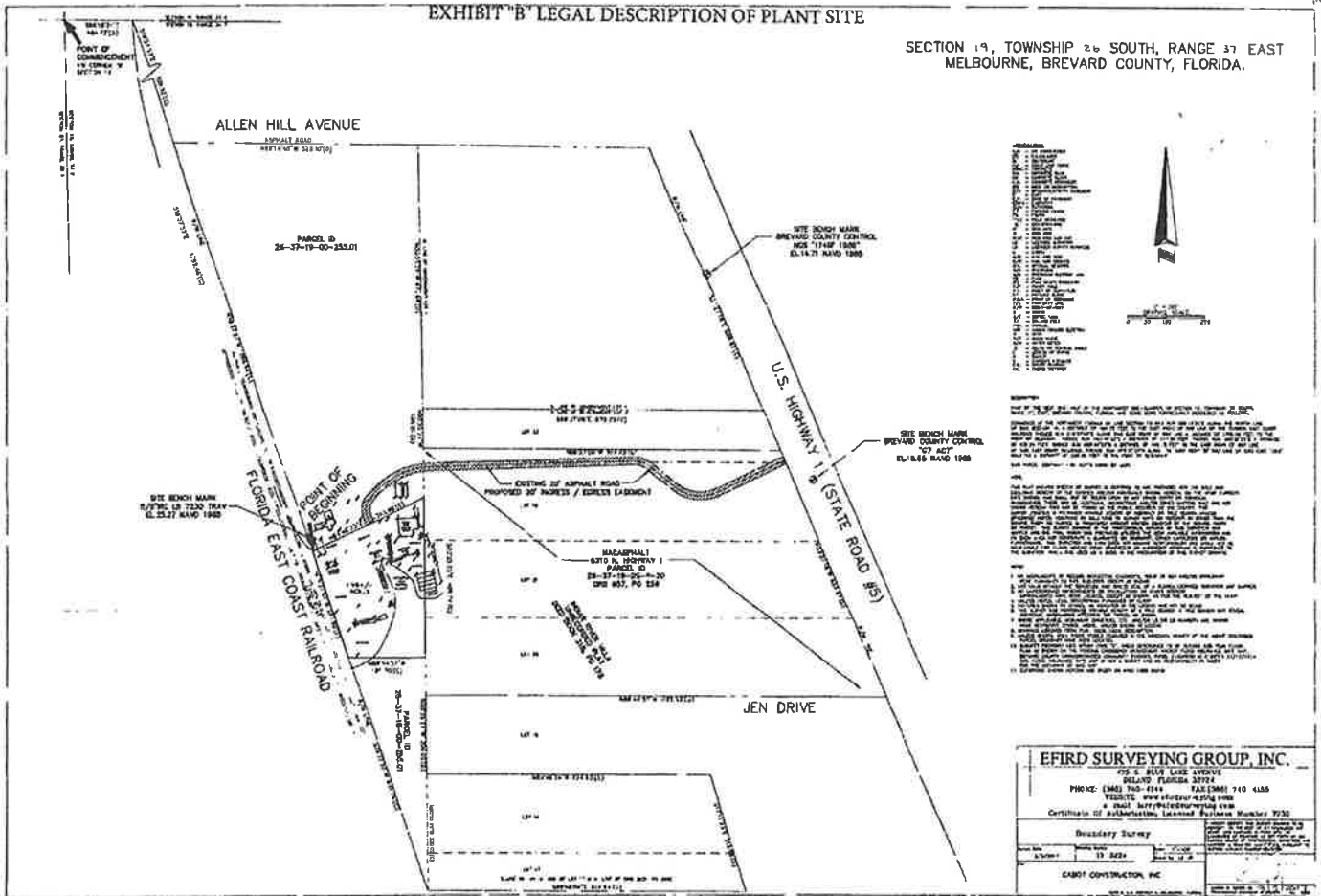


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- 2. 1/4 Section 11, T1N, R1E, S1W
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- 4. 1/4 Section 13, T1N, R1E, S1W
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- 65. 1/4 Section 74, T1N, R1E, S1W
- 66. 1/4 Section 75, T1N, R1E, S1W
- 67. 1/4 Section 76, T1N, R1E, S1W
- 68. 1/4 Section 77, T1N, R1E, S1W
- 69. 1/4 Section 78, T1N, R1E, S1W
- 70. 1/4 Section 79, T1N, R1E, S1W
- 71. 1/4 Section 80, T1N, R1E, S1W
- 72. 1/4 Section 81, T1N, R1E, S1W
- 73. 1/4 Section 82, T1N, R1E, S1W
- 74. 1/4 Section 83, T1N, R1E, S1W
- 75. 1/4 Section 84, T1N, R1E, S1W
- 76. 1/4 Section 85, T1N, R1E, S1W
- 77. 1/4 Section 86, T1N, R1E, S1W
- 78. 1/4 Section 87, T1N, R1E, S1W
- 79. 1/4 Section 88, T1N, R1E, S1W
- 80. 1/4 Section 89, T1N, R1E, S1W
- 81. 1/4 Section 90, T1N, R1E, S1W
- 82. 1/4 Section 91, T1N, R1E, S1W
- 83. 1/4 Section 92, T1N, R1E, S1W
- 84. 1/4 Section 93, T1N, R1E, S1W
- 85. 1/4 Section 94, T1N, R1E, S1W
- 86. 1/4 Section 95, T1N, R1E, S1W
- 87. 1/4 Section 96, T1N, R1E, S1W
- 88. 1/4 Section 97, T1N, R1E, S1W
- 89. 1/4 Section 98, T1N, R1E, S1W
- 90. 1/4 Section 99, T1N, R1E, S1W
- 91. 1/4 Section 100, T1N, R1E, S1W

Surveyed by: [Name]
 Date: [Date]
 Scale: 1 inch = 20 feet

3-22-18

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST
MELBOURNE, BREVARD COUNTY, FLORIDA.



Prepared by: MBV Engineering, Inc.
Address: 1250 W. Eau Gallie Blvd., Melbourne, FL 32935

BINDING DEVELOPMENT PLAN

THIS AGREEMENT, entered into this _____ day of _____, 20__ between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida (hereinafter referred to as "County") and CFH Group, LLC., a Florida Limited Liability Company (hereinafter referred to as "Developer/Owner").

RECITALS

WHEREAS, Developer/Owner owns property (hereinafter referred to as the "Property") in Brevard County, Florida, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, Developer/Owner has requested the BU-1 zoning classification(s) and desires to develop the Property as commercial/retail, and pursuant to the Brevard County Code, Section 62-1157; and

WHEREAS, as part of its plan for development of the Property, Developer/Owner wishes to mitigate negative impact on abutting land owners and affected facilities or services; and

WHEREAS, the County is authorized to regulate development of the Property.

NOW, THEREFORE, the parties agree as follows:

1. The County shall not be required or obligated in any way to construct or maintain or participate in any way in the construction or maintenance of the improvements. It is the intent of the parties that the Developer/Owner, its grantees, successors or assigns in interest or some other association and/or assigns satisfactory to the County shall be responsible for the maintenance of any improvements.

2. Developer/Owner shall provide a cross access easement to connect to the existing cross access easement to the north property. Should the developer/owner subdivide the property in the future,

the cross access easement shall connect to all of the created development lots within the boundaries of the subject parent parcel.

3. No gas stations with convenience stores will be allowed.
4. Fast food restaurants will be limited to no more than ten thousand (10,000) sq.ft. of total floor area.
5. Overall Floor-Area Ratio (F.A.R.) will be limited to 0.3.
6. The Developer/Owner will modify the existing median opening in Wickham Rd. that is within the property frontage to a directional median opening prior to CO of the facility that warrants the improvement.
7. Developer/Owner shall comply with all regulations and ordinances of Brevard County, Florida. This Agreement constitutes Developer's/Owner's agreement to meet additional standards or restrictions in developing the Property. This agreement provides no vested rights against changes to the Comprehensive Plan or land development regulations as they may apply to this Property.
8. Developer/Owner, upon execution of this Agreement, shall pay to the County the cost of recording this Agreement in the Public Records of Brevard County, Florida.
9. This Agreement shall be binding and shall inure to the benefit of the successors or assigns of the parties and shall run with the subject Property unless or until rezoned and be binding upon any person, firm or corporation who may become the successor in interest directly or indirectly to the subject Property, and be subject to the above referenced conditions as approved by the Board of County Commissioners on _____. In the event the subject Property is annexed into a municipality and rezoned, this Agreement shall be null and void.
10. Violation of this Agreement will also constitute a violation of the Zoning Classification and this Agreement may be enforced by Sections 1.7 and 62-5, Code of Ordinances of Brevard County, Florida, as it may be amended.

IN WITNESS THEREOF, the parties hereto have caused these presents to be signed all as of the date and year first written above.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA
2725 Judge Fran Jamieson Way
Viera, FL 32940

Scott Ellis, Clerk
(SEAL)

Rita Prichett
Chair

As approved by the Board on _____

WITNESSES:

DEVELOPER/OWNER

(Witness Name typed or printed)

(Address)

(Witness Name typed or printed)

(President)

(Name typed, printed or stamped)

STATE OF _____ §

COUNTY OF _____ §

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, President of _____, who is personally known to me or who has produced _____ as identification.

My commission expires
SEAL
Commission No.:

Notary Public

(Name typed, printed or stamped)

JOINDER IN BINDING DEVELOPMENT PLAN

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the authorized agent and signatory for the owner and holder of that certain Mortgage dated _____, given by _____, as mortgagor, in favor of the undersigned, _____, as mortgagee, recorded in Official Records Book _____, page _____, Public Records of Brevard County, Florida, and encumbering lands described in said Mortgage, does hereby join in the foregoing Binding Development Plan for the purpose of consenting to the change of property use and development requirements as set forth therein.

WITNESSES:

MORTGAGEE NAME/ADDRESS

(Address)

Authorized Agent Signature

(Witness name typed or printed)

(Name/title typed, printed or stamped)

(Witness name typed or printed)

STATE OF _____ §

COUNTY OF _____ §

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who is personally known to me or who has produced _____ as identification.

My commission expires

Notary Public

SEAL

Commission No.:

(Name typed, printed or stamped)