

DEVELOPMENT INFORMATION

1.

THE PROPOSED DEVELOPMENT CONSISTS OF THREE SEPARATE INDEPENDENT TRACTS TO BE DEVELOPED AS STAND ALONE COMMERCIAL USES. THERE ARE NO PUBLIC IMPROVEMENTS PROPOSED, ALL PUBLIC AND PRIVATE INFRASTRUCTURE IMPROVEMENTS WERE CONSTRUCTED WITH THE ORIGINAL BAYSIDE LAKES COMMERCIAL CENTER PHASE 2
2.

THE PROPOSED DEVELOPMENT IS WITHIN A REPEAT OF A PORTION OF THE ORIGINAL TRACT I-5 OF BAYSIDE LAKES COMMERCIAL CENTER PHASE 2 PER MAP BOOK 45, PAGE 82. THE PROPOSED DEVELOPMENT IS WITHIN THE KEW COMMERCIAL CENTER, PHASE 1 PER MAP BOOK 53, PAGE 78.
3.

THERE ARE NO PROPOSED PUBLIC PARKS OR PUBLIC OR PRIVATE COMMON OPEN SPACE AREAS.
4.

THERE IS NO PUBLIC SCHOOL IMPACT DUE TO THE COMMERCIAL DEVELOPMENT.
5.

EACH TRACT WILL HAVE SEPARATE PUBLIC AND PRIVATE UTILITY SERVICES FROM EXISTING MAIN AND PRIMARY FACILITIES.
6.

THERE ARE NO DEED RESTRICTIONS PROPOSED FOR THE DEVELOPMENT. THE DEVELOPMENT WILL COMPLY WITH DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE BAYSIDE LAKES COMMERCIAL CENTER PER OR BOOK 4212, PAGE 3045 INCLUDING AMENDMENTS TO THE DECLARATION THAT MAY AFFECT THE DEVELOPMENT.
7.

THERE ARE NO PROPOSED DEDICATIONS OF RIGHT-OF-WAY OR OTHER LANDS TO THE PUBLIC.
8.

AN OFF-SITE MASTER STORMWATER POND WAS PERMITTED AND CONSTRUCTED WITH THE ORIGINAL BAYSIDE LAKES PHASE I DEVELOPMENT PER SJRWMD PERMIT NO. 40-009-63572 WITH SUBSEQUENT MODIFICATION. THE MAXIMUM PERMITTED IMPERVIOUS AREA FOR EACH TRACT IS 70%. EACH TRACT WILL BE RESPONSIBLE FOR ITS ASSESSMENT TO THE BAYSIDE LAKES COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION FOR SHARED MAINTENANCE OF THE MASTER STORMWATER POND.
9.

INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE TO MAINTAIN OPEN SPACE AND PLANTINGS ON THEIR RESPECTIVE TRACTS.
10.

REFER TO THE RECORDED NINTH AMENDMENT PER ORB 9503, PG 2616 TO THE COVENANTS, CONDITIONS AND RESTRICTIONS TO THE BAYSIDE LAKES COMMERCIAL CENTER.

PROJECTED CONSTRUCTION SCHEDULE SEQUENCE

TRACT A STARBUCKS

1.

CONSTRUCTION TO COMMENCE MAY 2023 WITH THE APPROXIMATE LIMITS OF THE SITE WORK INDICATED ON SHEET C-1 ALLOWING 6 MONTHS FOR SITE CONSTRUCTION TO BE COMPLETE NOVEMBER 2023.
2.

CONSTRUCTION TO COMMENCE ON THE RESTAURANT STARTING JUNE 2023 DURING SITE WORK CONSTRUCTION. ALLOWING 5 MONTHS TO COMPLETE THE BUILDING NOVEMBER 2023.
3.

ALL SITE WORK FOR PAVEMENT, UTILITIES AND OPEN SPACE, RESTAURANT, FURNISHINGS AND FIXTURES CONSTRUCTION COMPLETE FOR CITY INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY NOVEMBER 2023 TO OPEN FOR BUSINESS.

TRACT B ADVANCE AUTO PARTS

1.

CONSTRUCTION TO COMMENCE JULY 2023 WITH THE REMAINING LIMITS OF THE SITE WORK INDICATED ON SHEET C-1. SITE WORK TO BE PERFORMED CONCURRENTLY DURING CONSTRUCTION OF TRACTS A AND C. ALLOWING 5 MONTHS FOR SITE CONSTRUCTION TO BE COMPLETE DECEMBER 2023.
2.

CONSTRUCTION TO COMMENCE ON THE BUILDING STARTING AUGUST 2023 DURING SITE WORK CONSTRUCTION. ALLOWING 6 MONTHS TO COMPLETE THE BUILDING AND FIXTURE INSTALLATION FEBRUARY 2024.
3.

ALL REMAINING SITE WORK FOR PAVEMENT, UTILITIES AND OPEN SPACE, BUILDING AND FIXTURES CONSTRUCTION COMPLETE FOR CITY INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY MARCH 2024 TO OPEN FOR BUSINESS.

TRACT C MOD CAR WASH

1.

CONSTRUCTION TO COMMENCE MAY 2023 WITH THE APPROXIMATE LIMITS OF THE SITE WORK INDICATED ON SHEET C-1. SITE WORK TO BE PERFORMED CONCURRENTLY WITH TRACT A. ALLOWING 5 MONTHS FOR SITE CONSTRUCTION TO BE COMPLETE OCTOBER 2023.
2.

CONSTRUCTION TO COMMENCE ON THE CAR WASH TUNNEL STARTING JUNE 2023 DURING SITE WORK CONSTRUCTION. ALLOWING 5 MONTHS TO COMPLETE THE TUNNEL AND EQUIPMENT INSTALLATION NOVEMBER 2023.
3.

ALL SITE WORK FOR PAVEMENT, UTILITIES AND OPEN SPACE, TUNNEL AND CAR WASH EQUIPMENT CONSTRUCTION COMPLETE FOR CITY INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY NOVEMBER 2023 TO OPEN FOR BUSINESS.

DEVELOPMENT CONDITIONS FOR TRACTS

- 1A. BUILDING SETBACK:

FRONT (BAYSIDE LAKE BLVD.)

50 FEET

REAR (NORTH)

50 FEET

SIDE (INTERIOR)

6" MIN, 15 FEET TOTAL

SIDE (EXTERIOR)

25 FEET
- 1B. LANDSCAPE BUFFER:

FRONT (BAYSIDE LAKE BLVD.)

50 FEET

REAR (NORTH)

50 FEET

SIDE (INTERIOR)

6" MIN, 15 FEET TOTAL

SIDE (EXTERIOR)

25 FEET
2. PROPOSED TRACT COVERAGE:

TRACT A

TRACT B

TRACT C

BUILDING

0.07 AC

07%

0.17 AC

17%

0.10 AC

10%

PAVEMENT

0.63 AC

63%

0.53 AC

53%

0.57 AC

60%

TOTAL SITE

1.00 AC

100%

1.00 AC

100%

0.96 AC

100%

MAXIMUM IMPERVIOUS

0.70 AC

70%

0.70 AC

70%

0.67 AC

70%

MINIMUM OPEN SPACE

0.30 AC

30%

0.30 AC

30%

0.29 AC

30%

OVERALL MAXIMUM IMPERVIOUS AREA

2.07 AC

(70%)

OVERALL OPEN SPACE AREA

0.89 AC

(30%)

TOTAL OVERALL DEVELOPMENT AREA

2.96 AC

(100%)

MAXIMUM HEIGHT BUILDING

40 FEET
3. PARKING REQUIREMENTS PER SECTION 185.140 OF THE LDC. SECTION 185.140.D(2) FOR MINIMUM PARKING SPACE WIDTH SHALL BE 9 FT. SECTION 185.140.D(3) FOR TWO-WAY 90° MINIMUM DRIVE AISLE WIDTH SHALL BE 22 FT.
4. LANDSCAPE PLANTING REQUIREMENTS PER SECTION 185.142 OF THE LDC. SECTION 185.142.4(a) FOR PEDESTRIAN ZONE LANDSCAPING SHALL NOT APPLY.
5. SITE LIGHTING REQUIREMENTS PER SECTION 185.143 OF THE LDC.
6. A CITIZEN PARTICIPATION MEETING WAS HELD ON JANUARY 16 AT THE HAMPTON INN LOCATED AT 194 COASTAL LANE, MELBOURNE AS REQUIRED PER SECTION 169-005 CODE OF ORDINANCES. NO CITIZENS ATTENDED THE MEETING.

FINAL DEVELOPMENT PLAN (FDP)

BAYSIDE LAKES COMMERCIAL CENTER

CASE No. FD-67-2022

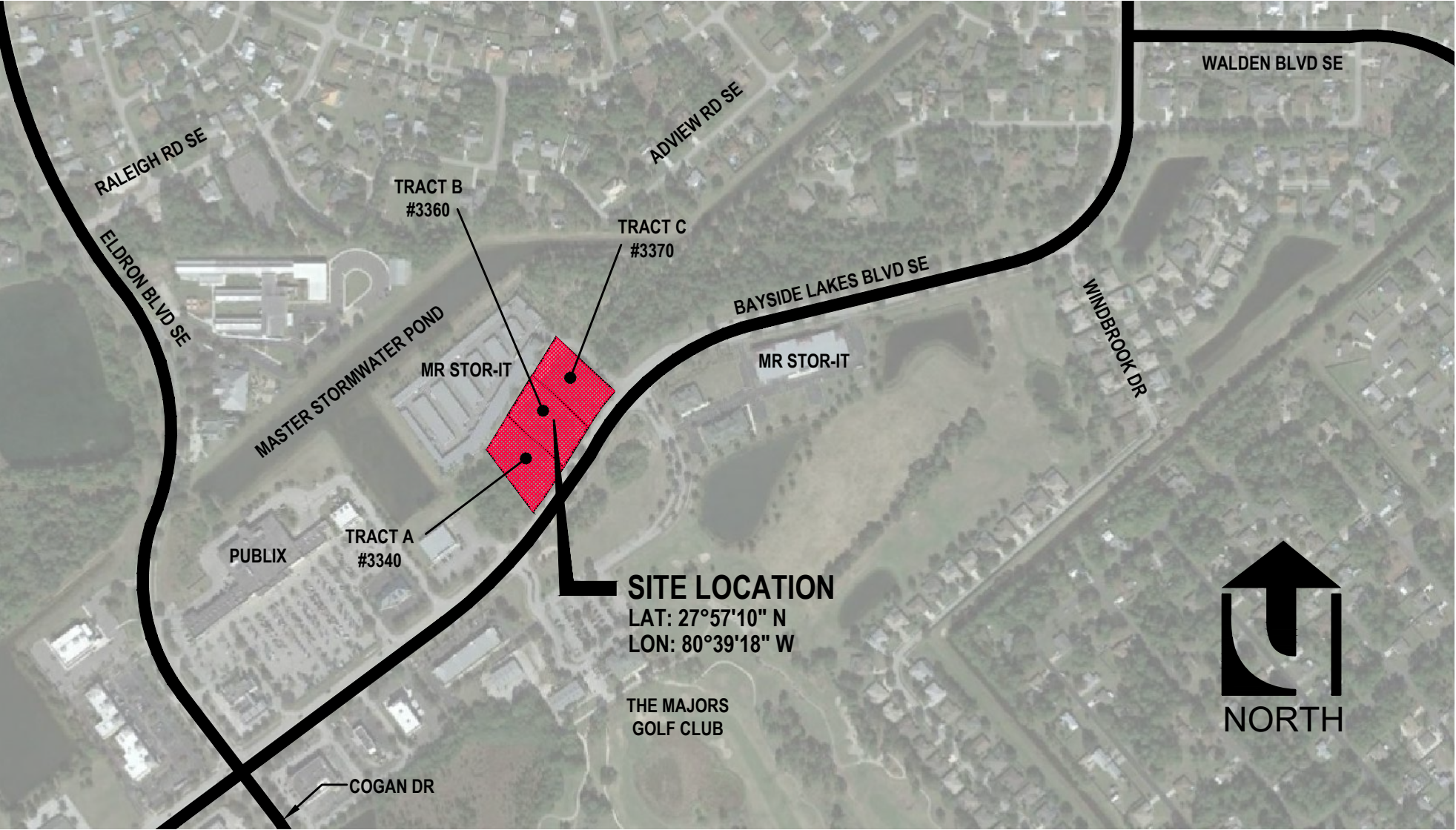
SECTION 20, TOWNSHIP 29 S, RANGE 37 E

3340, 3360, AND 3370

BAYSIDE LAKES BLVD SE

PALM BAY, FL 32909

OCTOBER 3, 2022
REVISED NOVEMBER 8, 2022
REVISED JANUARY 26, 2023
REVISED MARCH 8, 2023



LOCATION MAP

1" = 500'

INDEX OF SHEETS

SHEET No.	DESCRIPTION
CV-1	COVER SHEET
C-1	PRELIMINARY DEVELOPMENT PLAN
A3.0	TRACT "A" BUILDING ELEVATIONS
A3.1	TRACT "A" BUILDING ELEVATIONS
A6	TRACT "B" BUILDING ELEVATIONS
A1.0	TRACT "C" BUILDING ELEVATIONS
A403	TRACT "C" DUMPSTER ENCLOSURE
SU-1	BOUNDARY SURVEY
SU-2	TOPOGRAPHIC SURVEY
SU-3	SURVEY REPORT

LEGAL DESCRIPTION

TRACTS "A", "B" AND "C", KEW COMMERCIAL CENTER, PHASE 1, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 78, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TAX PARCEL / TAX ACCOUNT NUMBERS / AREA
TRACT A 29-37-20-UK-²-A / 2963372 / 1.00 ACRES -- STARBUCKS
TRACT B 29-37-20-UK-²-B / 2963373 / 1.00 ACRES -- ADVANCE AUTO PARTS
TRACT C 29-37-20-UK-²-C / 2963374 / 0.961 ACRES -- MOD CAR WASH

TOTAL AREA 2.961 ACRES

FUTURE LAND USE -- COMMERCIAL

PROJECT TEAM

LANDOWNERS:

TRACT A:

BAYSIDE LAKES HOLDINGS #3370, LLC
18990 SE COUNTY LINE RD
TEQUESTA, FL 33469

TRACTS B AND C:

ROBERT E. AND RUTH A. ESCHER
282 LEDGESTONE LN
BOONE, NC 28607

DEVELOPER:

ROCK BAYSIDE LAKES, LLC
145 LINCOLN AVE, SUITE B
WINTER PARK, FL 32789
PHONE: (407) 478-8220
FAX: (407) 478-8221
EMAIL: gzuckerman@rockproperties.us

ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT:

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265 KENILWORTH AVE.
ORMOND BEACH, FL 32174
PHONE: (386) 672-9515
FAX: (386) 673-6554
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TRAFFIC ENGINEER:

TRAFFIC PLANNING AND DESIGN, INC
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LAND USE ATTORNEY:

LACEY LYONS REZANKA
1290 US HWY 1, SUITE 201
ROCKLEDGE, FL 32955
PHONE: (321) 608-0892
EMAIL: krezanka@LLR.law



ZONING MAP

1" = 500'



FLOOD PLAIN CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), MAP NUMBER 12009C0660G, COMMUNITY OF CITY OF PALM BAY, DATED: MARCH 17, 2014. THE PROPERTY IS IN FLOOD ZONE "X" (SCREENED) AREA OF 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1' AND (NO SCREEN) WITH MINIMAL CHANCE FLOOD HAZARD.

FLOOD ZONE MAP

1" = 500'

REVISIONS

DATE	DESCRIPTION
11/8/22	REV TO ADD CONST SCHEDULE
1/26/23	REV PER 12/19 CITY COMMENTS
3/8/23	REV PER 2/14 CITY COMMENTS

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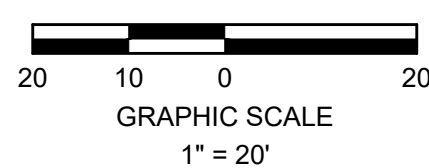
ROCK PROPERTIES
BAYVIEW
BAYSIDE LAKES COMMERCIAL CENTER
3340, 3360, AND 3370 BAYSIDE LAKES BLVD
PALM BAY, FLORIDA

FINAL DEVELOPMENT PLAN (FDP)

COVER SHEET

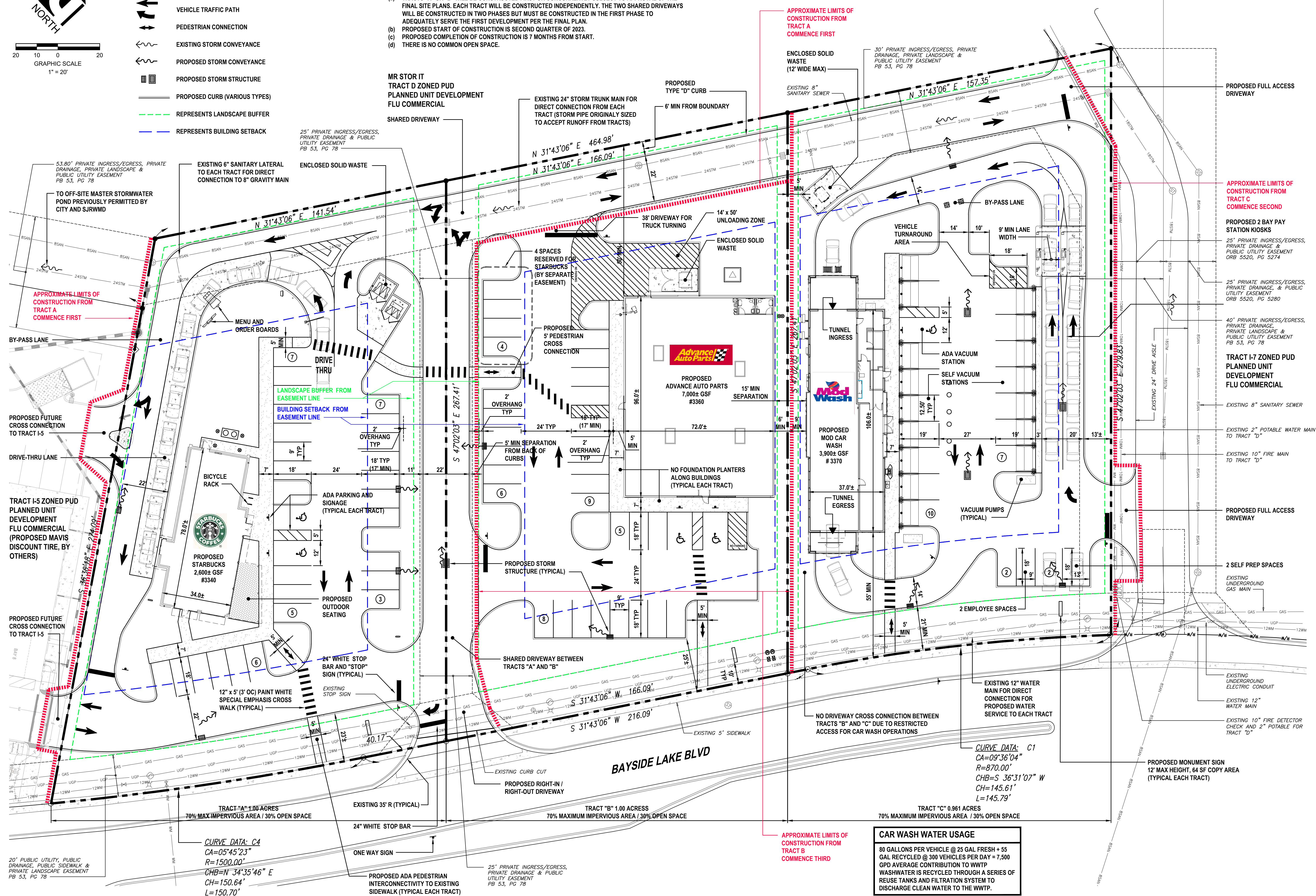
PROJECT No: 220310
DATE: OCTOBER 3, 2022
DESIGN BY: RWS
DRAWN BY: HMT
CHECKED BY: RWS
SCALE: AS SHOWN

SHEET NUMBER:
CV-1



	VEHICLE TRAFFIC PATH
	PEDESTRIAN CONNECTION
	EXISTING STORM CONVEYANCE
	PROPOSED STORM CONVEYANCE
	PROPOSED STORM STRUCTURE
	PROPOSED CURB (VARIOUS TYPES)
	REPRESENTS LANDSCAPE BUFFER
	REPRESENTS BUILDING SETBACK

- (a) TRACTS "A" OR "B" WILL BE CONSTRUCTED FIRST OR CONCURRENTLY SUBJECT TO APPROVAL OF THE FINAL SITE PLANS. EACH TRACT WILL BE CONSTRUCTED INDEPENDENTLY. THE TWO SHARED DRIVEWAYS WILL BE CONSTRUCTED IN TWO PHASES BUT MUST BE CONSTRUCTED IN THE FIRST PHASE TO ADEQUATELY SERVE THE FIRST DEVELOPMENT PER THE FINAL PLAN.
- (b) PROPOSED START OF CONSTRUCTION IS SECOND QUARTER OF 2023.
- (c) PROPOSED COMPLETION OF CONSTRUCTION IS 7 MONTHS FROM START.
- (d) THERE IS NO COMMON OPEN SPACE.



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ROCK PROPERTIES
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BAYSIDE LAKES COMMERCIAL CENTER
33340, 3360, AND 3370 BAYSIDE LAKES BLVD SE
PALM BAY, FLORIDA

PROJECT No:	22031
DATE:	OCTOBER 3, 2022
DESIGN BY:	RW
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C-1