



**NOTE:**  
1. FUTURE BUILDING LENGTHS MAY EXCEED 200 FEET IN LENGTH.

**PALM BAY POINTE EAST  
FINAL DEVELOPMENT PLAN**

1"=120'

**PROPOSED ZONING GUIDELINES:**

- MINIMUM LOT AREA: 15,000 SF
  - MINIMUM LOT WIDTH: 40 FEET
  - MINIMUM LOT DEPTH: 120 FEET
  - MAXIMUM BUILDING COVERAGE: 60%
  - MAXIMUM HEIGHT: 60 FEET
- ADDITIONAL BUILDING HEIGHT MAY BE PERMITTED, SUBJECT TO THE FOLLOWING PROVISIONS:
- PROVIDING PUBLIC A SPACE OR PUBLIC AMENITY TOTALING 10% OF THE SITE, ENTITLES AN ADDITIONAL 10 FEET IN HEIGHT.
  - PROVIDING UNDERSTORY PARKING TO REDUCE REQUIRED SURFACE PARKING, ENTITLES AN ADDITIONAL 10 FEET IN HEIGHT.
  - PROVIDE A MIXTURE OF USES, SUCH AS RESTAURANT WITH RESIDENTIAL USES ABOVE, ENTITLES AN ADDITIONAL 10 FEET IN HEIGHT.
  - PROVIDING SHARED STORMWATER OR SHARED PARKING WITH NEIGHBORING PROPERTIES, ENTITLES AN ADDITIONAL 10 FEET IN HEIGHT. UPON APPROVAL BY THE CITY, THE SHARED AMENITY SHALL BE RECORDED AS AN EASEMENT OR AGREEMENT, IN THE PUBLIC RECORDS OF BREVARD COUNTY.
- MINIMUM FLOOR AREA (COMMERCIAL): 300 SF
- BUILDING SETBACK (I.E. DISTANCE FROM PROPERTY BOUNDARY):
    - FRONT: 15 FOOT MINIMUM
    - SIDE INTERIOR: 15 FOOT MINIMUM
    - SIDE CORNER: 15 FOOT MINIMUM
    - REAR: 15 FOOT MINIMUM
    - FOR BUILDINGS 60 FEET IN HEIGHT, OR GREATER, AND DIRECTLY ADJACENT TO SINGLE-FAMILY DEVELOPMENT, THEN SUCH BUILDING(S) SHALL BE SETBACK A MINIMUM 25 FEET FROM THE PROPERTY BOUNDARY THAT BORDERS THE SINGLE-FAMILY IF THE PROPERTY OR BUILDING IS NOT SEPARATED BY WATERWAY, RAILROAD, OR STREET.
  - LANDSCAPE BUFFER/PARKING SETBACK REQUIREMENTS (I.E. DISTANCE FROM PROPERTY BOUNDARY):
    - FRONT: 10 FOOT MINIMUM
    - SIDE INTERIOR: 5 FOOT MINIMUM
    - SIDE CORNER: 10 FOOT MINIMUM
    - REAR: 10 FOOT MINIMUM
    - NOTWITHSTANDING, IF A SHARED DRIVE AISLE OR SHARED DRIVEWAY EXISTS ALONG A PROPERTY BOUNDARY BETWEEN TWO PARCELS, THEN IN SUCH CASE, NO SIDE SETBACK SHALL BE REQUIRED.
    - FOR BUILDINGS 60 FEET IN HEIGHT, OR GREATER, AND DIRECTLY ADJACENT TO SINGLE-FAMILY DEVELOPMENT, THEN SUCH BUILDING(S) SHALL BE SETBACK A MINIMUM 25 FEET FROM THE PROPERTY BOUNDARY THAT BORDERS THE SINGLE-FAMILY IF THE PROPERTY OR BUILDING IS NOT SEPARATED BY WATERWAY, RAILROAD, OR STREET.
  - PARKING - MINIMUM PARKING REQUIREMENTS SHALL MEET CITY CODE REQUIREMENTS OR BE ESTABLISHED BY A PARKING ANALYSIS AND/OR PARKING STUDY ON A PROJECT-BY-PROJECT BASIS.
  - ARCHITECTURAL STANDARDS SHALL BE PER PALM BAY CITY CODE SECTION 185.184, ARCHITECTURAL STYLE REQUIREMENTS.

**SITE INFORMATION:**

**GENERAL STATEMENT:**  
CYPRESS BAY PRESERVES (CBP) IS LOCATED EAST OF BABCOCK STREET AND NORTH AND SOUTH OF THE ST. JOHNS HERITAGE PARKWAY CONSISTING OF A PREVIOUSLY APPROVED MASTER PLAN WITH A MIX OF SINGLE FAMILY RESIDENTIAL THAT IS CURRENTLY COMPLETED OR UNDER CONSTRUCTION AND VACANT COMMERCIALLY ZONED PROPERTIES. A PORTION OF IT INCLUDES A FUTURE PUBLIX PLAZA AND ADJACENT FUTURE COMMERCIAL PARCELS. PALM BAY POINTE EAST CONSISTS OF ALL OF THE COMMERCIAL PROPERTY ALONG THE ST. JOHNS HERITAGE PARKWAY WITHIN CPB EXCEPT FOR THE PUBLIX PLAZA. IT INCLUDES APPROXIMATELY 43 ACRES, WHICH IS A MIX OF MOSTLY VACANT FUTURE COMMERCIAL PARCELS AND EXISTING STORMWATER TREATMENT PONDS/OPEN SPACE. PALM BAY POINTE EAST IS A MASTER PLANNED COMMERCIAL DEVELOPMENT ON BOTH SIDES OF THE PARKWAY AND IS BEING PRELIMINARY PLATTED FOR 14 COMMERCIAL LOTS LABELED CE1 THROUGH CE14. PLEASE NOTE BOTH D-2 AND D-3 COULD BE MODIFIED TO BE COMMERCIAL LOTS IN THE FUTURE.

**DEVELOPER:**  
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**SITE DATA:**  
ZONING CLASSIFICATION: PUD  
FUTURE LAND USE: COM (COMMERCIAL)  
FLOOD ZONE: X & A PER MAP 12009C0670G AND 12009C0690G DATED 3/17/14  
TAX ID: 3000210, 3000211, 3000212, 3009330

**CALCULATED STORMWATER BASIN COVERAGE (PERMITTED):**

	SF	ACRE	PERCENT
TOTAL IMPERVIOUS:	1,496,526	34.37	80
TOTAL PERVIOUS:	374,131	8.58	20
TOTAL:	1,870,657	42.95	100

**SETBACKS:**

BUILDING:	REQUIRED:
FRONT:	15'
SIDE CORNER:	15'
SIDE:	15'
REAR:	15'

PARKING:	REQUIRED:
FRONT:	10'
SIDE CORNER:	10'
SIDE:	5'
REAR:	10'

**LEGEND:**

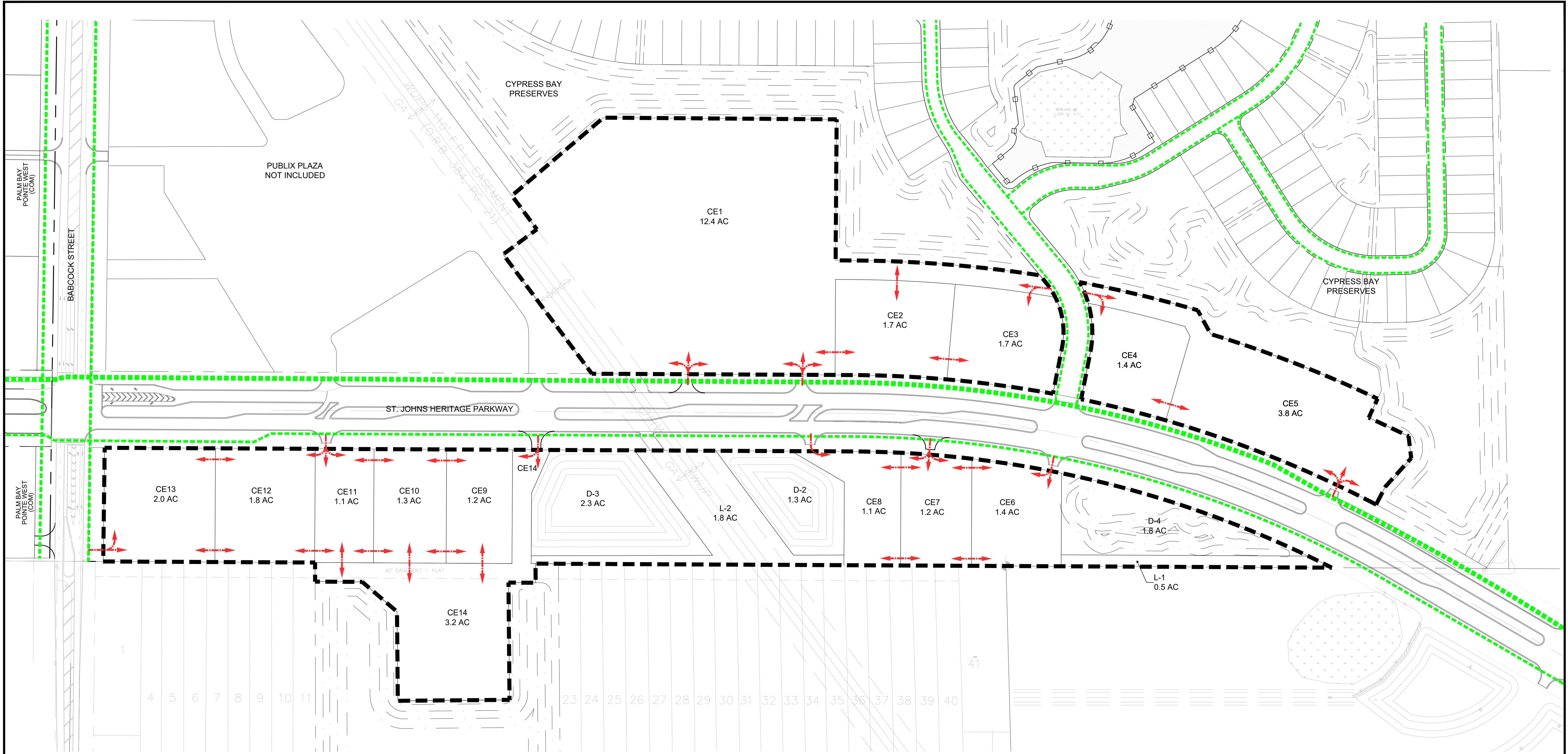
- COMMERCIAL
- EXISTING STORMWATER TREATMENT POND
- EXISTING OPEN SPACE
- EXISTING STORM POND THAT CAN BE FUTURE COMMERCIAL LOT
- PROJECT BOUNDARY



**PALM BAY POINTE EAST 11/01/23 PBP-E1**

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**VEHICULAR AND PEDESTRIAN ACCESS PLAN**  
 1"=120'

**LEGEND:**

- PROJECT BOUNDARY:
- PEDESTRIAN ACCESS:
- VEHICULAR ACCESS:

- NOTES:**
1. THE LOCATIONS OF CROSS-ACCESS POINTS BETWEEN PARCELS ARE ESTIMATED AND CANNOT BE FINALIZED UNTIL SUCH TIME AS END-USERS ARE IDENTIFIED AND KNOWN. LOCATIONS OF CROSS-ACCESS BETWEEN PARCELS MAY CHANGE SUBJECT TO END-USER DESIGN AND REQUIREMENTS. A MINIMUM OF ONE CROSS-ACCESS POINT WILL EXIST BETWEEN OUT-PARCELS THAT DO NOT HAVE ACCESS TO A PUBLIC RIGHT-OF-WAY.
  2. THE LOCATION OF PEDESTRIAN PATHWAYS ARE CONCEPTUAL UNTIL SUCH TIME AS FINAL SITE ENGINEERING IS COMPLETED.
  3. ADDITIONAL ACCESS POINTS MAY BE PROVIDED SUBJECT TO GOVERNMENTAL REVIEW AND APPROVAL.

120' 0' 120' 240'

**PALM BAY POINTE EAST | 9/18/23 | PBP-E2**

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