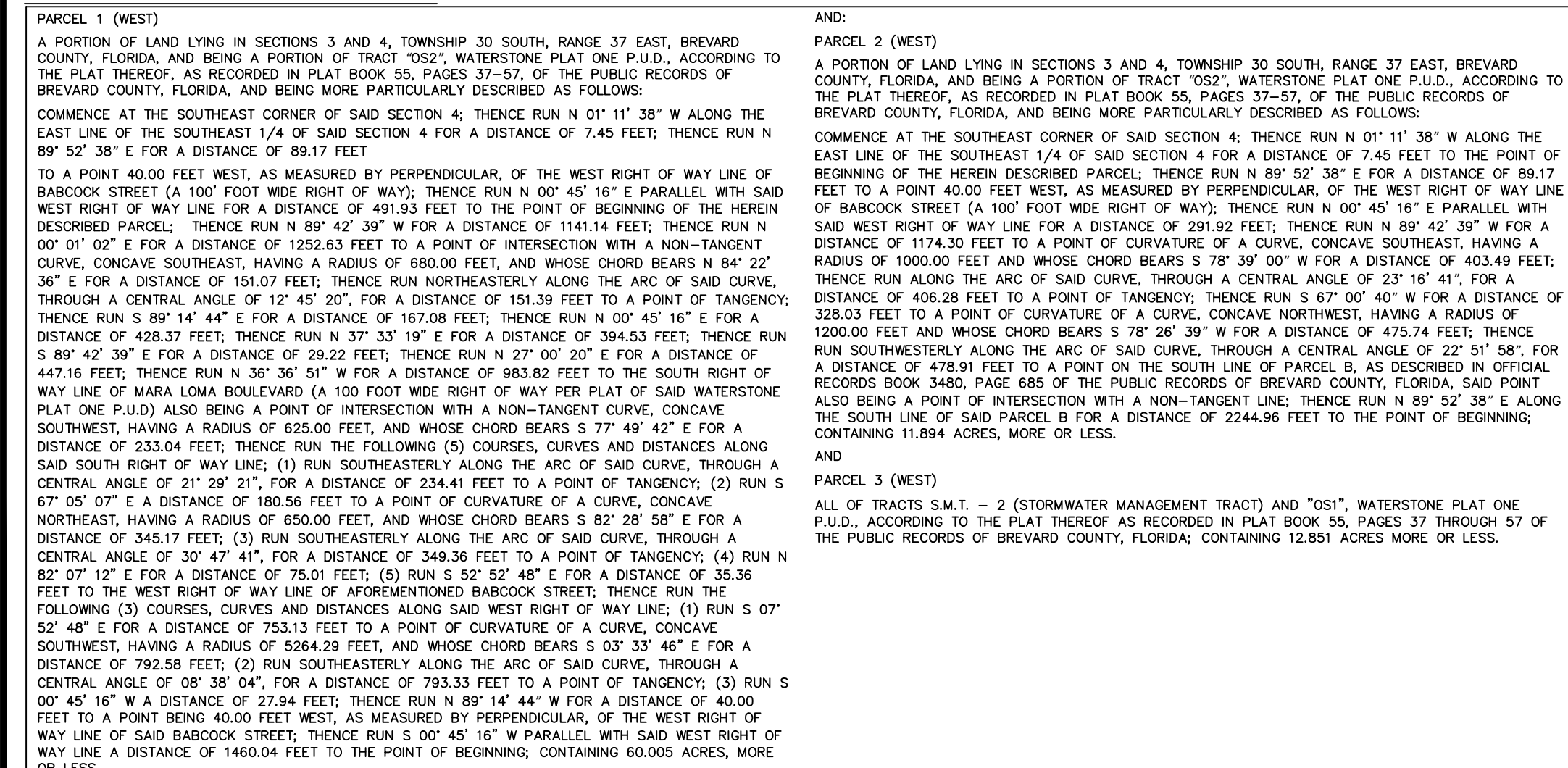


1. MINIMUM LOT AREA:	15,000 SF	6. MINIMUM FLOOR AREA (COMMERCIAL):	300 SF	9. LANDSCAPE BUFFER/PARKING SETBACK REQUIREMENTS (I.E. DISTANCE FROM PROPERTY BOUNDARY):	
2. MINIMUM LOT WIDTH:	40 FEET	7. MINIMUM LIVING AREA (MULTIFAMILY):	500 SF	A. FRONT:	10 FOOT MINIMUM
3. MINIMUM LOT DEPTH:	120 FEET	8. BUILDING SETBACK (I.E. DISTANCE FROM PROPERTY BOUNDARY):		B. SIDE INTERIOR:	5 FOOT MINIMUM
4. MAXIMUM BUILDING COVERAGE:	60%	A. FRONT:	15 FOOT MINIMUM	C. SIDE CORNER:	10 FOOT MINIMUM
5. MAXIMUM HEIGHT:	60 FEET	B. SIDE INTERIOR:	15 FOOT MINIMUM	D. REAR:	10 FOOT MINIMUM
ADDITIONAL BUILDING HEIGHT MAY BE PERMITTED, SUBJECT TO THE FOLLOWING PROVISIONS:		C. SIDE CORNER:	15 FOOT MINIMUM	E. 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.	
A. PROVIDING PUBLIC A SPACE OR PUBLIC AMENITY TOTALING 10% OF THE SITE, ENTITLES AN ADDITIONAL 10 FEET IN HEIGHT.		D. REAR:	15 FOOT MINIMUM	F. 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.	
B. PROVIDING UNDERSTORY PARKING TO REDUCE REQUIRED SURFACE PARKING, ENTITLES AN ADDITIONAL 10 FEET IN HEIGHT.		E. 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.		10. 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.	
C. PROVIDE A MIXTURE OF USES, SUCH AS RESTAURANT WITH RESIDENTIAL USES ABOVE, ENTITLES AN ADDITIONAL 10 FEET IN HEIGHT.				11. ARCHITECTURAL STANDARDS SHALL BE PER PALM BEACH CITY CODE SECTION 185.184, ARCHITECTURAL STYLE REQUIREMENTS.	
D. 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.					

1. SOME BUILDING LENGTHS AS PROPOSED EXCEED 200 FEET IN LENGTH.
2. ACCESS TO THE FUTURE APARTMENT PARCEL(S) SHALL BE VIA PRIVATE ROADWAY AND/OR EASEMENT.
3. FINAL SITE PLAN DESIGN AND ARCHITECTURE HAS NOT BEEN COMPLETED AT THIS TIME. AS SUCH, LABELS SHOWING BUILDING SQUARE FOOTAGE AND NUMBER OF UNITS ARE PRELIMINARY AND CONCEPTUAL IN NATURE. AS FINAL DESIGN AND PERMITTING PROGRESSES, BUILDING FOOTPRINTS AND DESIGNS AND UNIT COUNTS ARE SUBJECT TO CHANGE.
4. END USERS AND TENANTS FOR THE COMMERCIAL OUT-PARCELS ARE NOT KNOWN AT THIS TIME. AS MARKETING AND LEASING PROGRESSES, LOT SHAPES AND SIZES MAY BE SUBJECT TO CHANGE BASED ON END-USER REQUIREMENTS.

PHASE I:	SOUTH APARTMENTS
PHASE II:	NORTH APARTMENTS
PHASE III:	COMMERCIAL

BUILDING:	REQUIRED:	PROPOSED:	PARKING:	REQUIRED:	PROPOSED:
FRONT:	15'	15.6'	FRONT:	10'	11.7'
SIDE CORNER:	15'	NA	SIDE CORNER:	10'	NA
SIDE:	15'	22'	SIDE:	5'	15'
REAR:	15'	25'	REAR:	10'	13.8'

CAPITAL DRIVE
SE

GENERAL STATEMENT:

THE PROPOSED PROJECT IS A PORTION OF THE PREVIOUSLY APPROVED WATERSTONE MIXED USE PUD AND IT CONSISTS OF MASTER PLANNING APPROXIMATELY 85 ACRES OF DEVELOPED AND UNDEVELOPED ACRES OF FUTURE COMMERCIAL AND LESS THAN 28 ACRES OF RESIDENTIAL DEVELOPMENT. THE PROJECT REQUESTS A ZONING CHANGE FROM REQUESTING A FUTURE LAND USE CHANGE TO NEIGHBORHOOD CENTER. THIS WOULD ALLOW CLASS "A" APARTMENTS AS PROPOSED. THE APARTMENTS WOULD SUPPORT THE FUTURE COMMERCIAL DEVELOPMENT. THIS CHANGE IS A GREAT TRANSITIONAL ZONING FROM SINGLE FAMILY TO COMMERCIAL AND IS A SIGNIFICANT REDUCTION IN DENSITY.

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 3010920, 3010940, 3011110,
 3011111, 3027842, 3027841

ZONING CLASSIFICATION: PUD
EXISTING FUTURE LAND USE (FLU): COMMERCIAL (84.75)
PROPOSED PARTIAL FLOOD NEIGHBORHOOD CENTER (27.72 AC)
DENSITY: 25 UNITS/ACRE WITH BONUS UP TO 30 UNITS/ACRE
FLOOD ZONE: X & A PER MAP 12009C0670G AND
12009C0690G DATED 3/17/14
PROPOSED NEIGHBORHOOD CENTER FLU: ±27.72 AC
PROPOSED COMMERCIAL FLU: ±57.03 AC
TOTAL PROJECT AREA: ±84.75 AC
SOUTH MULTIFAMILY UNITS: 324
NORTH MULTIFAMILY UNITS: 444
TOTAL MULTIFAMILY UNITS: 668
DENSITY:
27.72 ACRES X 25 UNITS = 693 UNITS
NOTE: BONUS DENSITY OF UP TO 30 U/A = 831 UNITS
PROPOSED: 668 UNITS
COMMON RECREATION AND OPEN SPACE CALCULATION (RESIDENTIAL)
NEIGHBORHOOD CENTER AREA: 27.72 AC X 25% = 6.93 AC
COMMON RECREATION AND OPEN SPACE CALCULATION (COMMERCIAL)
NEIGHBORHOOD CENTER AREA: 57.03 AC X 25% = 14.26 AC
DISTANCE BETWEEN BUILDINGS:
MINIMUM BETWEEN 4 STORY = 30 FEET
MINIMUM BETWEEN 4 AND 4 STORY = 30 FEET
BUILDING LENGTH:
MINIMUM BUILDING LENGTH PROPOSED = 305 FEET

PROPOSED HEIGHT: ±59 FEET
APARTMENT BUILDINGS: ±28 FEET
CLUBHOUSE: ±19 FEET
GARAGES: ±12 FEET
SOLID WASTE COLLECTION: ±12 FEET

SOUTH PARKING SPACE CALCULATIONS:
284—ONE AND TWO BEDROOM UNITS X 1.5 = 426 SPACES
40—THREE BEDROOM UNITS X 2 = 80 SPACES
TOTAL REQUIRED: 506 INCLUDING 11 HANDICAP SPACES
PROVIDED: 559 INCLUDING 13 HANDICAP SPACES

NORTH PARKING SPACE CALCULATIONS:
320—ONE AND TWO BEDROOM UNITS X 1.5 = 480 SPACES
24—THREE BEDROOM UNITS X 2 = 48 SPACES
TOTAL REQUIRED: 528 INCLUDING 11 HANDICAP SPACES
PROVIDED: 592 INCLUDING 12 HANDICAP SPACES

LOT COVERAGE: SF ACRES
TOTAL IMPERVIOUS: 2,768,874 63.56
TOTAL PERVIOUS: 922,958 21.19
TOTAL: 3,691,832 84.75

PALM BAY POINT WEST IS PART OF WATERSTONE MASTER
STORMWATER TREATMENT PLANT WITH A MIX OF ON- SITE AND
OFF- SITE TREATMENT.

EXISTING COMMERCIAL TO REMAIN

PROPOSED NEIGHBORHOOD CENTER

STORMWATER TREATMENT POND

EXISTING GREEN SPACE TO REMAIN

PROJECT BOUNDARY

APARTMENTS PHASING

FENCE



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