PROPOSED ZONING GUIDELINES:

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

NOTES:

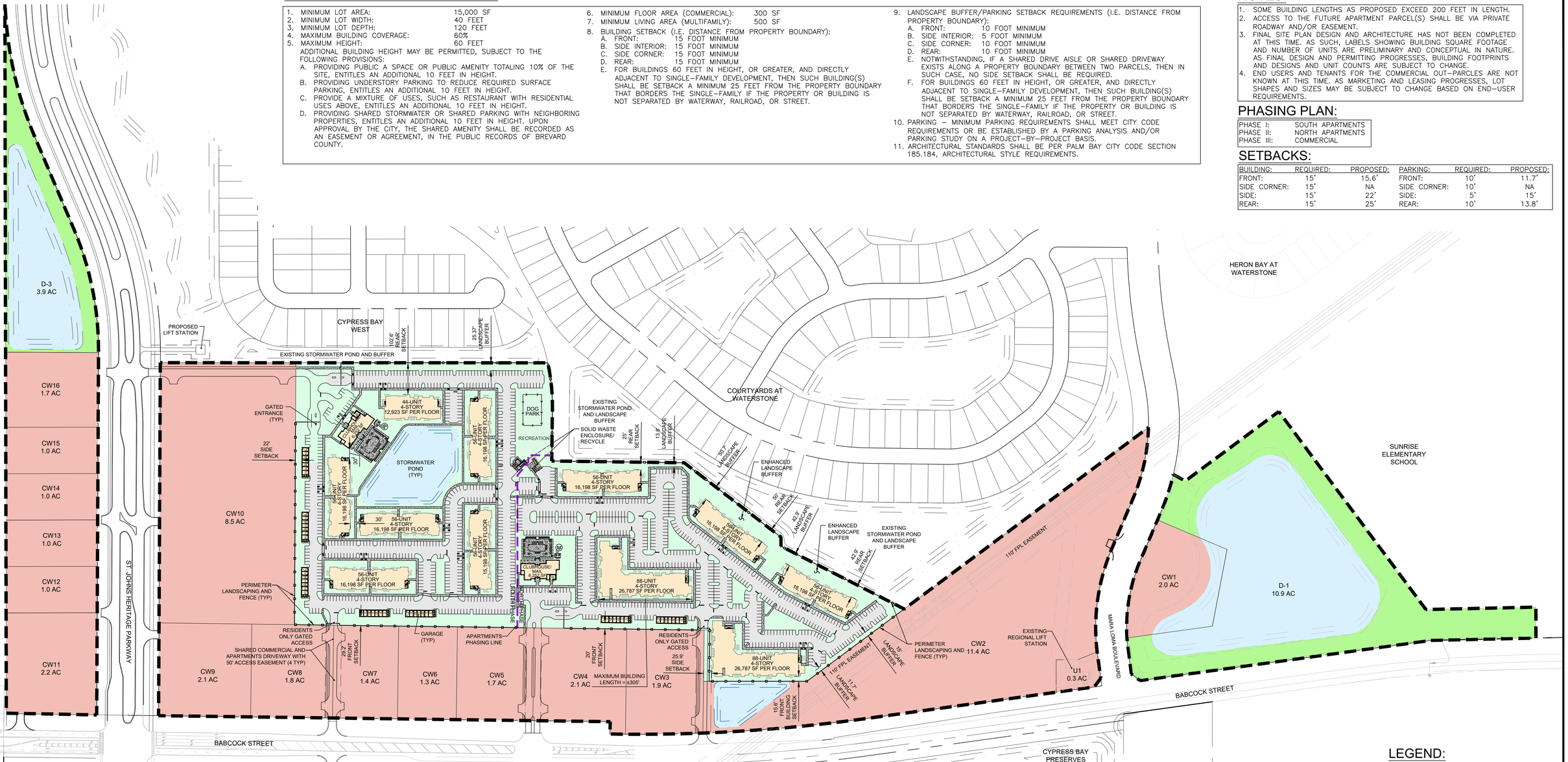
1. SOME BUILDING LENGTHS AS PROPOSED EXCEED 200 FEET IN LENGTH.
2. ACCESS TO THE FUTURE APARTMENT PARCEL(S) SHALL BE VIA PRIVATE ROADWAY AND/OR EASEMENT.
3. FINAL SITE PLAN DESIGN AND ARCHITECTURE HAS NOT BEEN COMPLETED AT THIS TIME. AS SUCH, LABELS SHOWING BUILDING SQUARE FOOTAGE AND NUMBER OF UNITS 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-PARCLES 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.

PHASING PLAN:

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

SETBACKS:

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'



LEGAL DESCRIPTION:

PARCEL 1 (WEST)

A PORTION OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, AND BEING A PORTION OF TRACT "OS2", WATERSTONE PLAT ONE P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 37-57, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE RUN N 01° 11' 38" W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 7.45 FEET; THENCE RUN N 89° 52' 38" E FOR A DISTANCE OF 89.17 FEET

TO A POINT 40.00 FEET WEST, AS MEASURED BY PERPENDICULAR, OF THE WEST RIGHT OF WAY LINE OF BABCOCK STREET (A 100' FOOT WIDE RIGHT OF WAY); THENCE RUN N 00° 45' 16" E PARALLEL WITH SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 491.93 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN N 89° 42' 39" W FOR A DISTANCE OF 1141.14 FEET; THENCE RUN N 00° 01' 02" E FOR A DISTANCE OF 1252.63 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 680.00 FEET, AND WHOSE CHORD BEARS N 84° 22' 36" E FOR A DISTANCE OF 151.07 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12° 45' 20", FOR A DISTANCE OF 151.39 FEET TO A POINT OF TANGENCY; THENCE RUN S 89° 14' 44" E FOR A DISTANCE OF 167.08 FEET; THENCE RUN N 00° 45' 16" E FOR A DISTANCE OF 428.37 FEET; THENCE RUN N 37° 33' 19" E FOR A DISTANCE OF 394.53 FEET; THENCE RUN S 89° 42' 39" E FOR A DISTANCE OF 29.22 FEET; THENCE RUN N 27° 00' 20" E FOR A DISTANCE OF 447.16 FEET; THENCE RUN N 36° 36' 51" W FOR A DISTANCE OF 983.82 FEET TO THE SOUTH RIGHT OF WAY LINE OF MARA LOMA BOULEVARD (A 100 FOOT WIDE RIGHT OF WAY PER PLAT OF SAID WATERSTONE PLAT ONE P.U.D) ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 625.00 FEET, AND WHOSE CHORD BEARS S 77° 49' 42" E FOR A DISTANCE OF 233.04 FEET; THENCE RUN THE FOLLOWING (5) COURSES, CURVES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE; (1) RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21° 29' 21", FOR A DISTANCE OF 234.41 FEET TO A POINT OF TANGENCY; (2) RUN S 67° 05' 07" E A DISTANCE OF 180.56 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 650.00 FEET, AND WHOSE CHORD BEARS S 82° 28' 58" E FOR A DISTANCE OF 345.17 FEET; (3) RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30° 47' 41", FOR A DISTANCE OF 349.56 FEET TO A POINT OF TANGENCY; (4) RUN N 82° 07' 12" E FOR A DISTANCE OF 75.01 FEET; (5) RUN S 52° 52' 48" E FOR A DISTANCE OF 35.36 FEET TO THE WEST RIGHT OF WAY LINE OF AFOREMENTIONED BABCOCK STREET; THENCE RUN THE FOLLOWING (3) COURSES, CURVES AND DISTANCES ALONG SAID WEST RIGHT OF WAY LINE; (1) RUN S 07° 52' 48" E FOR A DISTANCE OF 753.13 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 5264.29 FEET, AND WHOSE CHORD BEARS S 03° 33' 46" E FOR A DISTANCE OF 792.58 FEET; (2) RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08° 38' 04", FOR A DISTANCE OF 793.33 FEET TO A POINT OF TANGENCY; (3) RUN S 00° 45' 16" W A DISTANCE OF 27.94 FEET; THENCE RUN N 89° 14' 44" W FOR A DISTANCE OF 40.00 FEET TO A POINT BEING 40.00 FEET WEST, AS MEASURED BY PERPENDICULAR, OF THE WEST RIGHT OF WAY LINE OF SAID BABCOCK STREET; THENCE RUN S 00° 45' 16" W PARALLEL WITH SAID WEST RIGHT OF WAY LINE A DISTANCE OF 1460.04 FEET TO THE POINT OF BEGINNING; CONTAINING 60.005 ACRES, MORE OR LESS.

AND:

PARCEL 2 (WEST)

A PORTION OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, AND BEING A PORTION OF TRACT "OS2", WATERSTONE PLAT ONE P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 37-57, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE RUN N 01° 11' 38" W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 7.45 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN N 89° 52' 38" E FOR A DISTANCE OF 89.17 FEET TO A POINT 40.00 FEET WEST, AS MEASURED BY PERPENDICULAR, OF THE WEST RIGHT OF WAY LINE OF BABCOCK STREET (A 100' FOOT WIDE RIGHT OF WAY); THENCE RUN N 00° 45' 16" E PARALLEL WITH SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 291.92 FEET; THENCE RUN N 89° 42' 39" W FOR A DISTANCE OF 1174.30 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1000.00 FEET AND WHOSE CHORD BEARS S 78° 39' 00" W FOR A DISTANCE OF 403.49 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23° 16' 41", FOR A DISTANCE OF 406.28 FEET TO A POINT OF TANGENCY; THENCE RUN S 67° 00' 40" W FOR A DISTANCE OF 328.03 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1200.00 FEET AND WHOSE CHORD BEARS S 78° 26' 39" W FOR A DISTANCE OF 475.74 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22° 51' 58", FOR A DISTANCE OF 478.91 FEET TO A POINT ON THE SOUTH LINE OF PARCEL B, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3480, PAGE 685 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN N 89° 52' 38" E ALONG THE SOUTH LINE OF SAID PARCEL B FOR A DISTANCE OF 2244.96 FEET TO THE POINT OF BEGINNING; CONTAINING 11.894 ACRES, MORE OR LESS.

AND

PARCEL 3 (WEST)

ALL OF TRACTS S.M.T. - 2 (STORMWATER MANAGEMENT TRACT) AND "OS1", WATERSTONE PLAT ONE P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 37 THROUGH 57 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; CONTAINING 12.851 ACRES MORE OR LESS.

PALM BAY POINTE WEST
FINAL DEVELOPMENT PLAN

1"=150'

SITE INFORMATION

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 INCLUDING OVER 57 ACRES OF FUTURE COMMERCIAL AND LESS THAN 28 ACRES 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.

DEVELOPER:
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5200 VINELAND ROAD SUITE 200
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TEL: (407) 619-1096

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5445 MURRELL ROAD, SUITE 101
ROCKLEDGE, FL 32955
TEL: (321) 806-4171
EMAIL: BOB@HORIZONSURVEYORS.COM

CIVIL ENGINEER:
JAKE T. WISE, P.E.
2651 EAU GALLIE BLVD, SUITE A
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ARCHITECT:
GLEN BAURHYTE
FORUM ARCHITECTURE AND INTERIOR DESIGN, INC.
237 S. WESTMONTE DRIVE, SUITE 220
ALTAMONTE SPRINGS, FL 32714
TEL: (407) 830-1400

LOCATION:
TAX ID: 3000215, 3000216, 3010920, 3010940, 3011110, 3011111, 3027842, 3027881

SITE DATA:
ZONING CLASSIFICATION: PUD
EXISTING FUTURE LAND USE (FLU): COMMERCIAL (84.75)
PROPOSED PARTIAL FLU: NC-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 (33%)
PROPOSED COMMERCIAL FLU: ±57.03 AC (67%)
TOTAL PROJECT AREA: ±84.75 AC
SOUTH MULTIFAMILY UNITS: 324
NORTH MULTIFAMILY UNITS: 344
TOTAL MULTIFAMILY UNITS: 668

DENSITY:
27.72 ACRES X 25 UNITS = 693 UNITS
NOTE: BONUS DENISTY 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 1 AND 4 STORY = 30 FEET

BUILDING LENGTH:
MAXIMUM BUILDING LENGTH PROPOSED = 305 FEET

BUILDING HEIGHT:
PROPOSED HEIGHT:

APARTMENT BUILDINGS:	±59 FEET
CLUBHOUSES:	±28 FEET
GARAGES:	±15 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	ACRE	PERCENT
TOTAL IMPERVIOUS:	2,768,874	63.56	75
TOTAL PERVIOUS:	922,958	21.19	25
TOTAL:	3,691,832	84.75	100

DRAINAGE:
PALM BAY POINTE WEST IS PART OF WATERSTONE MASTER STORMWATER TREATMENT PLAN WITH A MIX OF ON-SITE AND OFF-SITE INTERCONNECTED STORMWATER TREATMENT PONDS.

LEGEND:

- EXISTING COMMERCIAL TO REMAIN
- PROPOSED NEIGHBORHOOD CENTER
- STORMWATER TREATMENT POND
- EXISTING GREEN SPACE TO REMAIN
- PROJECT BOUNDARY
- APARTMENTS PHASING
- FENCE

150' 0' 150' 300'

PALM BAY POINTE WEST	10/05/23	PBP-W1

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