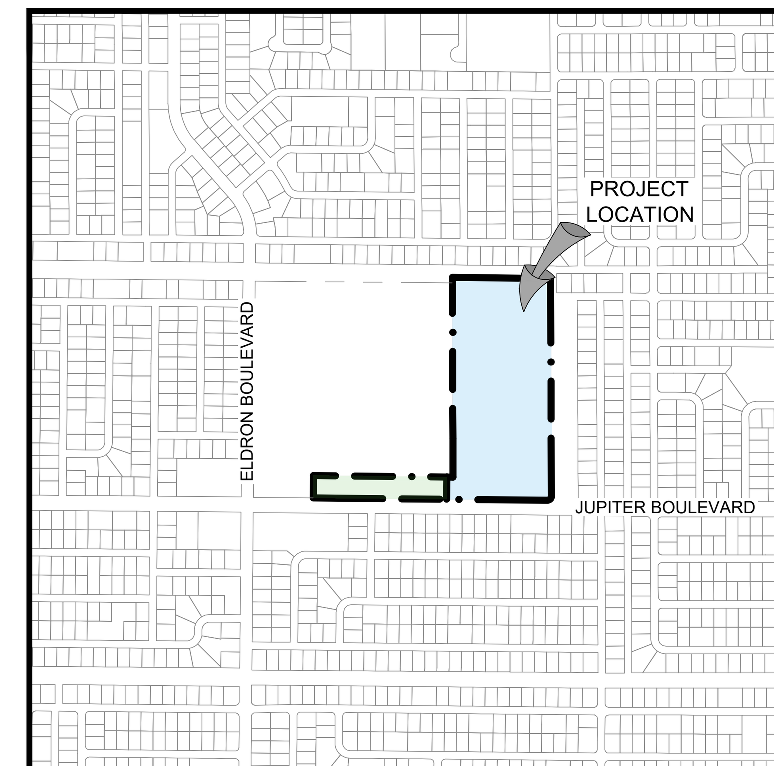


VICINITY MAP

SITE INFORMATION

GENERAL STATEMENT

THIS PROPOSED PROJECT INVOLVES CONSTRUCTION AND DEVELOPMENT OF A MIXED USE (COMMERCIAL & RESIDENTIAL) PLANNED UNIT DEVELOPMENT (PUD). INFRASTRUCTURE IMPROVEMENTS CONSIST OF DRAINAGE PIPES AND STRUCTURE, PARKING AREA, DRIVE AISLE AND WATER AND SEWER SERVICE. CONSTRUCTION OF THE FACILITIES WILL INVOLVE CLEARING, GRUBBING, FILLING, EXCAVATION, GRADING AND STABILIZATION, POTENTIAL POLLUTION SOURCES INCLUDE SOIL EROSION AND SILTATION, AND DISCHARGES FROM CONSTRUCTION EQUIPMENT (I.E. OIL, GAS).

APPLICANT/OWNER

SACHS CAPITAL GROUP
2132 DEEP WATER LANE
SUITE 232, NAPERVILLE, IL 60564

ENGINEER

MBV ENGINEERING, INC.
1250 W.EAU GALLIE BLVD, UNIT L
MELBOURNE, FL 32935
PHONE: (321) 253-1510

SITE ADDRESS

JUPITER BOULEVARD
PALM BAY, FLORIDA

SURVEYOR

WALLACE SURVEYING, CORP.
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
PHONE: (561) 640-4551

CURRENT FUTURE LAND USE

MU - MIXED USE

CURRENT ZONING

RR - RURAL RESIDENTIAL

3

PROPOSED FUTURE LAND USE

MU - MIXED USE

PROPOSED ZONING

PUD

TAX PARCEL I.D. NUMBER(S)

29-37-06-GK-K
29-37-06-00-750
29-37-06-00-751
29-37-06-00-752

TAX ACCOUNT NO.

2925050
2926316
2926317
2926318

SITE DATA CALCULATIONS

3

TOTAL ACREAGE	24.69 AC.
RESIDENTIAL TRACT	21.74 AC.
TOTAL UNITS	176 UNITS (TH) 60 UNITS (MF) 236 (TOTAL)
DENSITY	236 UNITS / 24.69 AC. = 9.56 U.P.A.
COMMERCIAL TRACT (PARCEL A)	2.95 AC.
GROSS FLOOR AREA	30,000 SF
FLOOR AREA RATIO [BASED ON COMM AREA]	0.233

	COMMERCIAL (PARCEL A)	RESIDENTIAL TRACT
IMPERVIOUS AREA	2.16 AC.	12.38 AC.
PERVIOUS AREA	0.79 AC.	9.36 AC.

BUILDING INFORMATION

TOTAL EXISTING BUILDINGS	2 (RETAIL & STORAGE)
TOTAL PROPOSED BUILDINGS	176 RESIDENTIAL TOWNHOMES 3 COMMERCIAL RETAIL / CONDOS 1 CLUBHOUSE
CLUBHOUSE	2,025 SF
COMMERCIAL RETAIL	10,000 SF (EACH)

PERIMETER BUILDING SETBACKS (PUD)

	REQUIRED	PROPOSED
FRONT	NONE	20.0 FT
REAR	NONE	10.0 FT
SIDE CORNER	NONE	20.0 FT
SIDE INTERIOR	NONE	10.0 FT

INTERIOR BUILDING SETBACKS (TOWNHOUSES)

REQUIRED	PROPOSED
NONE	20.0 FT
NONE	NONE
NONE	10.0 FT
NONE	NONE

BUILDING HEIGHT (PUD)

ALLOWED: NO MAXIMUM
PROPOSED: TOWNHOUSES & CLUBHOUSE (25'-0")
COMMERCIAL / CONDOS (45'-0")

BUILDING SEPARATION

	REQUIRED	PROVIDED
TWO-STORY (OR LESS)	10 FT	30 FT
FOUR-STORY	30 FT	35 FT

NOTE: MINIMUM ALLOWABLE SETBACK TO PERIMETER OF PUD BOUNDARY SHALL BE 30 FEET FOR RESIDENTIAL AND 10 FEET FOR COMMERCIAL.

TOWNHOUSE LOT AREA

REQUIRED: NONE
MIN. PROPOSED: 20 FT WIDE
90 FT LENGTH
1,800 SF AREA

PARKING INFORMATION

REQUIRED COMMERCIAL	1 SPACE /200 SF	@ 30,000 SF	= 100 SPACES
REQUIRED MULTI-FAMILY CONDOS	2 SPACES/ UNIT	@ 60 UNITS	= 120 SPACES
(ALL CONDO UNITS SHALL HAVE 3 OR MORE BEDROOMS PER UNIT)			
PROVIDED (COMMERCIAL)	1 SPACE /300 SF	@30,000 SF	= 100 SPACES
PROVIDED (CONDOS)			= 132 SPACES
PROVIDED (TOTAL)			= 232 SPACES
REQUIRED (TOWNHOMES)	2 SPACES / UNIT	@176 UNITS	= 352 SPACES
PROVIDED (SEE NOTE #1 BELOW)	2 SPACES / UNIT	@176 UNITS	= 352 SPACES
ADA PARKING (REQUIRED)	7		
ADA PARKING (PROVIDED)	7		

NOTE:
1. PARKING FOR ALL 176 TOWNHOUSES UNITS ARE PROVIDED FOR AS ONE (1) GARAGE SPACE AND ONE (1) DRIVEWAY SPACE PER EACH UNIT.
2. COMMERCIAL PARKING REDUCED FROM 1/200 SF TO 1/300 SF DUE TO PROPOSED RESIDENTIAL HAVING DIRECT ACCESS TO COMMERCIAL.

PARKING SETBACKS

REQUIRED	PROPOSED
NONE	10.0 FT (FROM PROPERTY PERIMETER BOUNDARY)

3

LEGEND

COMMERCIAL - PHASE 2
MULTI-FAMILY RESIDENTIAL - PHASE 1

LEGAL DESCRIPTION:

THE WEST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, ACCORDING TO THE SUBDIVISION OF SAID SECTION BY THE FLORIDA INDIAN RIVER LAND COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 165, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT: BEING A PART OF THE WEST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 165, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER THEREOF, THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET; THENCE WESTERLY ON A LINE PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE SOUTHERLY ALONG THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET TO THE POINT OF BEGINNING.

AND THE SOUTH 40 FEET OF THE EAST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, ACCORDING TO THE SUBDIVISION OF SAID SECTION BY THE FLORIDA INDIAN RIVER LAND COMPANY, AS PER PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, BREVARD COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 165.

ALSO

TRACT "K" OF PORT MALABAR UNIT TEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 10 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

ALSO

THE EAST 1/2 OF LOT 16, IN SECTION 6, TOWNSHW 29 SOUTH, RANGE 37 EAST, ACCORDING TO THE SUBDIVISION OF SAID SECTION BY THE FLORIDA INDIAN RIVER LAND COMP ANY, AS PER PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR BREY ARD COUNTY IN PLAT BOOK 1, PAGE 165, LESS AND EXCEPT THE SOUTH 40 FEET AND, LESS AND EXCEPT MELBOURNE-TILLMAN DRAINAGE DISTRICT CANAL NO. 49.

ALSO

THE WEST ½ OF LOT 16, FLORIDA INDIAN RIVER LAND COMPANY, A SUBDIVISION IN SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 165, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER THEREOF, THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE IN NORTHERLY DIRECTION PARALLEL TO THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET; THENCE WESTERLY ON A LINE PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE SOUTHERNLY ALONG THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET TO THE POINT OF BEGINNING.

SOILD WASTE NOTES

THE PROJECT UNITS SHALL HAVE BULK REFUSE CONTAINER SERVICE FOR EACH USE.

3

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' PER F.I.R.M. PANEL No. 12009C 0660 G, DATED MARCH 17, 2014.

SANITARY SEWER SOURCE

CITY OF PALM BAY SANITARY SEWER SYSTEM

POTABLE WATER SOURCE

CITY OF PALM BAY WATER SYSTEM

PLANNED UNIT DEVELOPMENT NOTES:

1. NO BUILDINGS, PARKING LOTS OR OTHER STRUCTURES MAY BE LOCATED WITHIN THE PERIMETER SETBACK AREA. HOWEVER, SWIMMING POOLS AND POOL DECKS MAY BE PERMITTED SUBJECT TO THE NORMAL RESIDENTIAL SETBACK REQUIREMENTS.
2. WITHIN THE PUD, ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.
3. THE MINIMUM REQUIREMENTS FOR STREETS OR ROADS, SIDEWALKS, SEWER FACILITIES, UTILITIES AND DRAINAGE SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BAY SUBDIVISION REGULATIONS.
4. SUBDIVISION SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 178 OF THE LAND DEVELOPMENT REGULATIONS.
5. WALLS AND FENCES SHALL MEET ALL THE REQUIREMENTS OF CHAPTER 170 OF THE LAND DEVELOPMENT REGULATIONS.
6. PARKING SHALL MEET ALL THE REQUIREMENTS OF CHAPTER 185 OF THE LAND DEVELOPMENT REGULATIONS.
7. LANDSCAPING SHALL MEET ALL THE REQUIREMENTS OF CHAPTER 180 OF THE LAND DEVELOPMENT REGULATIONS.

LANDSCAPING NOTES:

PARCEL A:
TOTAL SPACES = 164 SPACES
50 SF LANDSCAPED AREA / PARKING SPACE
REQUIRED LANDSCAPING AREA = 164 x 50 = 8,200 SF

PROVIDED ALONG PERIMETER = 29,620 SF
PROVIDED WITHIN INTERIOR ISLANDS = 2,909 SF

PARCEL B:
TOTAL SPACES = 68 SPACES
50 SF LANDSCAPED AREA / PARKING SPACE
REQUIRED LANDSCAPING AREA = 68 x 50 = 3,400 SF

PROVIDED ALONG PERIMETER = 7,500 SF
PROVIDED WITHIN INTERIOR ISLANDS = 5,229 SF

3

BUILDING INFORMATION

PARCEL A - COMMERCIAL & RESIDENTIAL CONDOMINIUM	FLOOR	AREA (SF)	USE
BUILDING 1	1	10,000	COMMERCIAL (RETAIL / OFFICE)
	2	10,000	RESIDENTIAL (8 UNITS)
	3	10,000	RESIDENTIAL (8 UNITS)
	4	10,000	RESIDENTIAL (4 UNITS)
	FLOOR	AREA (SF)	USE
BUILDING 2	1	10,000	COMMERCIAL (RETAIL / OFFICE)
	2	10,000	RESIDENTIAL (8 UNITS)
	3	10,000	RESIDENTIAL (8 UNITS)
	4	10,000	RESIDENTIAL (4 UNITS)
	FLOOR	AREA (SF)	USE
BUILDING 3	1	10,000	COMMERCIAL (RETAIL / OFFICE)
	2	10,000	RESIDENTIAL (8 UNITS)
	3	10,000	RESIDENTIAL (8 UNITS)
	4	10,000	RESIDENTIAL (4 UNITS)

3 3 3

COMMERCIAL & RESIDENTIAL CONDOMINIUM - PARCEL A

DESCRIPTION	IMPERVIOUS AREA (SF)	IMPERVIOUS AREA (AC)	PERCENT (%)	OPEN SPACE CREDIT	ACTUAL OPEN SPACE AREA (AC.)
BUILDINGS	30,000	0.689	23.4	0	0
PARKING / DRIVES	58,421	1.341	45.5	0	0
SIDEWALKS / CONCRETE	5,479	0.126	4.3	0	0
OPEN SPACE	34,523	0.793	26.8	100%	0.793
COMMERCIAL TOTAL	128,423	2.948	100.0	26.8%	0.793

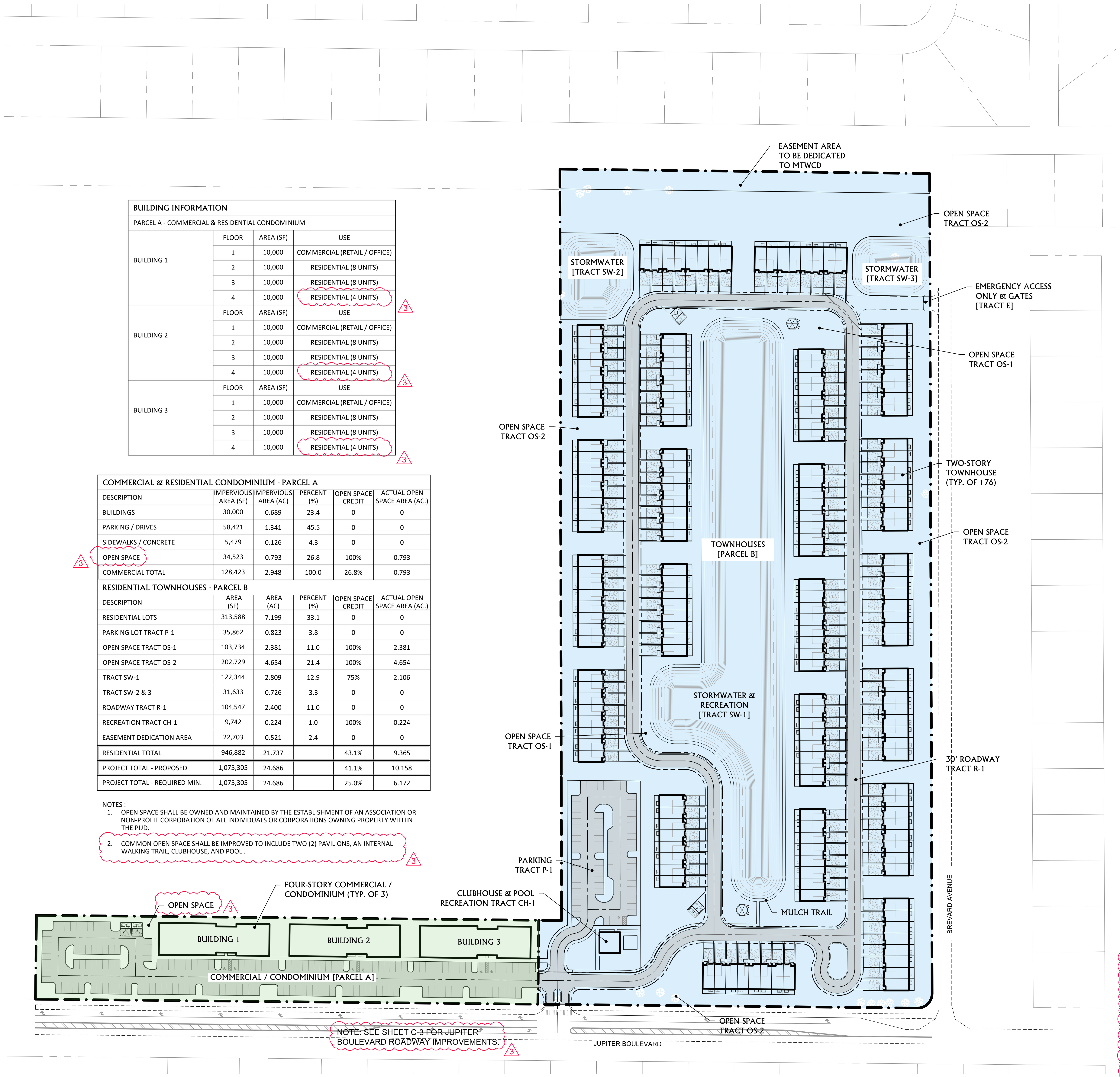
3

RESIDENTIAL TOWNHOUSES - PARCEL B

DESCRIPTION	AREA (SF)	AREA (AC)	PERCENT (%)	OPEN SPACE CREDIT	ACTUAL OPEN SPACE AREA (AC.)
RESIDENTIAL LOTS	313,588	7.199	33.1	0	0
PARKING LOT TRACT P-1	35,862	0.823	3.8	0	0
OPEN SPACE TRACT OS-1	103,734	2.381	11.0	100%	2.381
OPEN SPACE TRACT OS-2	202,729	4.654	21.4	100%	4.654
TRACT SW-1	122,344	2.809	12.9	75%	2.106
TRACT SW-2 & 3	31,633	0.726	3.3	0	0
ROADWAY TRACT R-1	104,547	2.400	11.0	0	0
RECREATION TRACT CH-1	9,742	0.224	1.0	100%	0.224
EASEMENT DEDICATION AREA	22,703	0.521	2.4	0	0
RESIDENTIAL TOTAL	946,882	21.737		43.1%	9.365
PROJECT TOTAL - PROPOSED	1,075,305	24.686		41.1%	10.158
PROJECT TOTAL - REQUIRED MIN.	1,075,305	24.686		25.0%	6.172

NOTES :
1. OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE ESTABLISHMENT OF AN ASSOCIATION OR NON-PROFIT CORPORATION OF ALL INDIVIDUALS OR CORPORATIONS OWNING PROPERTY WITHIN THE PUD.
2. COMMON OPEN SPACE SHALL BE IMPROVED TO INCLUDE TWO (2) PAVILIONS, AN INTERNAL WALKING TRAIL, CLUBHOUSE, AND POOL .

3



REV.	REVISIONS	DATE
8		
7		
6		
5		
4		
3	REVISED PER COPB COMMENTS	01-03-2023
2	REVISED PER COPB COMMENTS	05-05-2022
1	REVISED PER COPB COMMENTS	05-04-2022
	COMMENTS	

JOB NO.	20-1013
DESIGNED	DWB
DRAWN	DWB
DATE	06-24-2020
CHECKED	BAM
DATE ISSUED	05-05-2022

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL
CA#3728
1250 W. EAU GALLIE BLVD, SUITE H
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F:321-253-0911
ALSO WITH OFFICES IN:
VERO: 772-569-0035, FT PIERCE: 772-468-9055, PALM CITY: 772-426-9959

OVERALL FINAL DEVELOPMENT PLAN

Jupiter Bay
CITY OF PALM BAY FLORIDA

NOT FOR CONSTRUCTION
PLAN SHEETS ARE PRELIMINARY AND FOR INFORMATION ONLY. PLANS SHOULD NOT BE USED AS A BASIS FOR BIDS. CONTRACTOR SHOULD ORDER THE OFFICIAL PLANS FROM THE ENGINEER OF RECORD TO ENSURE THAT ANY ADDENDUMS ARE PROPERLY DISTRIBUTED. PLANS ARE INVALID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.

SHEET
C-1
20-1013
PRELIMINARY SET

MELBOURNE TILLMAN DRAINAGE
CANAL DISTRICT NO. 49

CONNECT TO EXISTING
6" FORCEMAIN ON ELDRON BLVD.

S89° 18' 18"E 645.15'

85.0'

85.0'

10 FT FPL
EASEMENT

GRANDUER STREET
(50' PUBLIC R/W)

PROPOSED
STORMWATER

PROPOSED
STORMWATER

40'

GATED EMERGENCY
EGRESS

20.0'

30.0'

DUMPSTER ENCLOSURE
AREA (BULK REFUSE)

SEE SHEET C-3 FOR TYPICAL
TOWNHOME ENLARGED DETAIL.

20.0'

40'

40'

40'

40'

40'

40'

40'

40'

40'

40'

30.0'

30.0'

TRACT "J"
PORT MALABAR UNIT 10
(P.B. 15, PG. 10)
SCHOOL BOARD OF BREVARD COUNTY FLORIDA
PARCEL ID: 29-37-06-CK-J

N00° 49' 41"W 1311.70'

BREVARD AVENUE
(50' PUBLIC R/W)

S00° 10' 15"E 1431.59'

BLOCK 396
PORT MALABAR
UNIT 10

EXISTING
STORMWATER
(TO BE MODIFIED)

N

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

		DATE
8		
7		
6		
5		
4		
3		
2		
1	COMMENTS	
	REVISIONS	

JOB NO.	20-1013
DESIGNED	DWB
DRAWN	DWB
DATE	06-24-2020
CHECKED	BAM
DATE ISSUED	1/16/2023

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
CA#7728
1250 W. EAU GALLIE BLVD, SUITE H
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F:321-253-0911
VERO: 772-569-0035, FT PIERCE: 772-468-9055, PALM CITY: 772-436-9959

FINAL DEVELOPMENT PLAN
(SHEET 01)

JupiterBay

FLORIDA

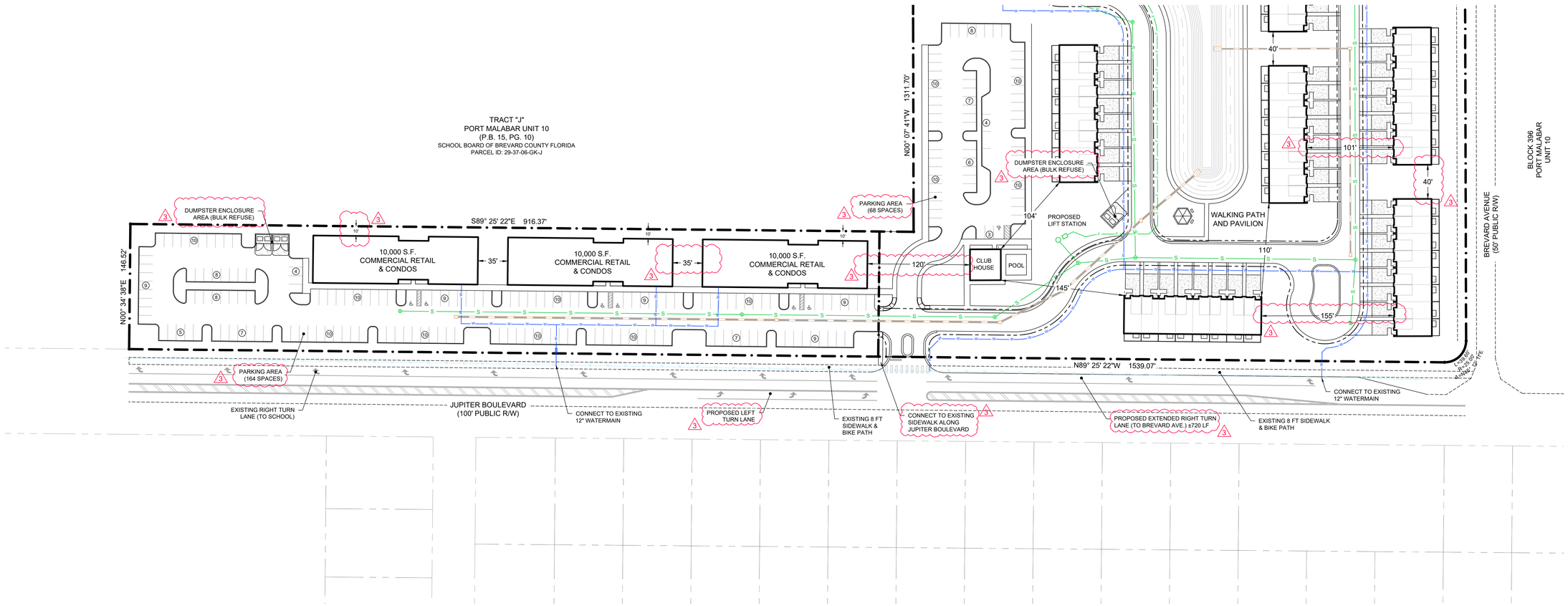
CITY OF PALM BAY

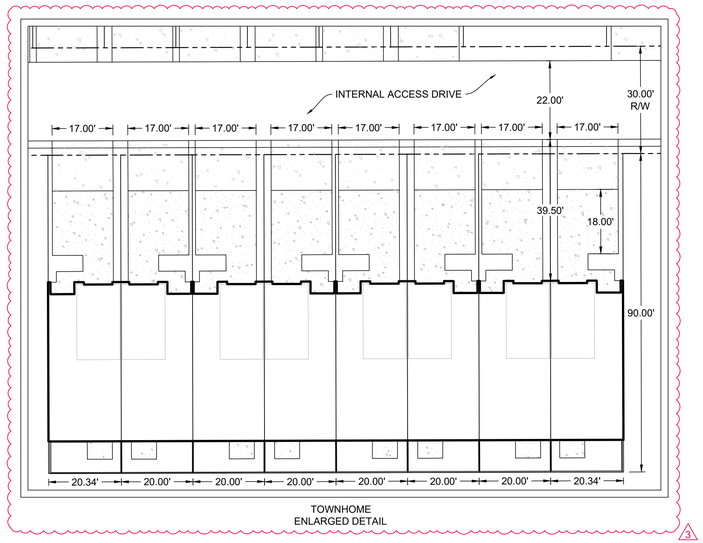
NOT FOR CONSTRUCTION
PLAN SHEETS ARE PRELIMINARY AND FOR INFORMATION ONLY. PLANS SHOULD NOT BE USED AS A BASIS FOR BIDS. CONTRACTOR SHOULD ORDER THE OFFICIAL PLANS FROM THE ENGINEER OF RECORD TO ENSURE THAT ANY ADDENDUMS ARE PROPERLY DISTRIBUTED. PLANS ARE INVALID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.

SHEET
C-2

20-1013
PRELIMINARY SET

W:\2020\-1013 JUPITER BAY\ACAD\Sheets\20-1013 PUD SHEET.dwg, 1/16/2023 11:51 AM, DAVID BASSFORD





TOWNHOME
ENLARGED DETAIL

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

N

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

REVISIONS	COMMENTS	DATE
8		
7		
6		
5		
4		
3		
2		
1		

JOB NO.	20-1013
DESIGNED	DWB
DRAWN	DWB
DATE	06-24-2020
CHECKED	BAM
DATE ISSUED	1/16/2023

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD, SUITE H
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F: 321-253-0911
ALSO WITH OFFICES IN:
VERO: 772-569-0035, FT PIERCE: 772-468-9055, PALM CITY: 772-426-9959
CA#3728

FINAL DEVELOPMENT PLAN (SHEET 02)

Jupiter Bay
CITY OF PALM BAY
FLORIDA

NOT FOR CONSTRUCTION
PLAN SHEETS ARE PRELIMINARY AND FOR INFORMATION ONLY. PLANS SHOULD NOT BE USED AS A BASIS FOR BIDS. CONTRACTOR SHOULD ORDER THE OFFICIAL PLANS FROM THE ENGINEER OF RECORD TO ENSURE THAT ANY ADDENDUMS ARE PROPERLY DISTRIBUTED. PLANS ARE INVALID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.

SHEET
C-3

20-1013
PRELIMINARY SET

W:\2020-1013 JUPITER BAY\CAD\Site\20-1013 PUD SHEET.dwg 1/16/2023 2:31 PM DAVID BASSFORD