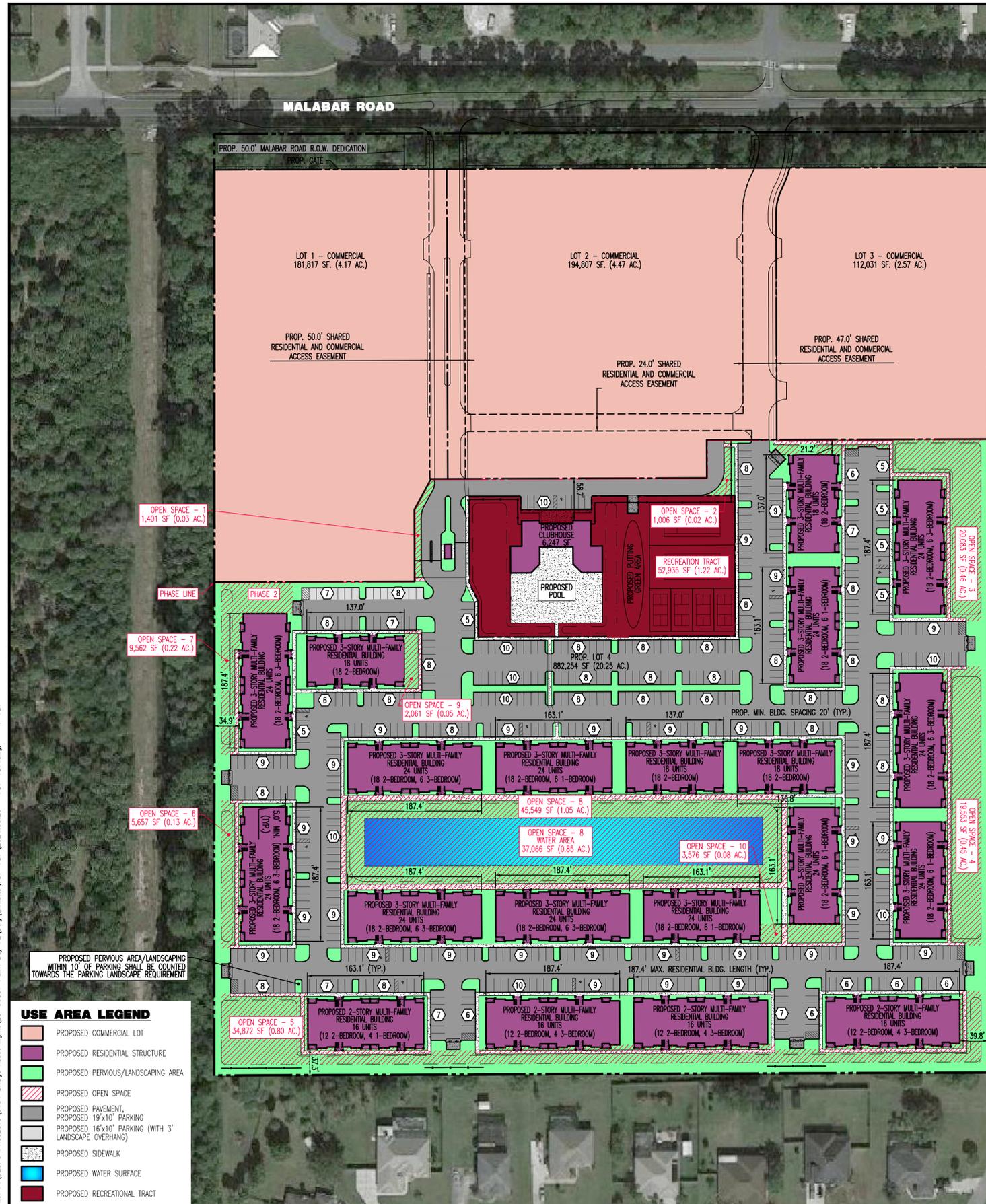
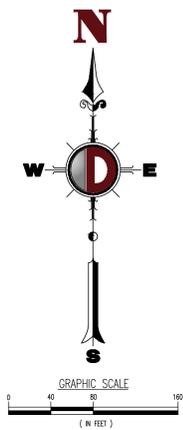


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**USE AREA LEGEND**

- PROPOSED COMMERCIAL LOT
- PROPOSED RESIDENTIAL STRUCTURE
- PROPOSED PERVIOUS/LANDSCAPING AREA
- PROPOSED OPEN SPACE
- PROPOSED PAVEMENT, PROPOSED 19'x10' PARKING
- PROPOSED 16'x10' PARKING (WITH 3' LANDSCAPE OVERHANG)
- PROPOSED SIDEWALK
- PROPOSED WATER SURFACE
- PROPOSED RECREATIONAL TRACT



**GENERAL DESCRIPTION:**  
 PROPOSED MIXED-USE DEVELOPMENT ON ONE (1) UNDEVELOPED ±32.7 AC. PARCEL  
 PARCEL ID: 29-36-04-00-4

**ADDITIONAL IMPROVEMENTS INCLUDE:** ACCESS, ROWS, PARKING, LANDSCAPING, STORMWATER MANAGEMENT, AND UTILITY INFRASTRUCTURE.

**50' RIGHT-OF-WAY DEDICATION PROPOSED FOR MALABAR ROAD**

**MAINTENANCE OF INTERNAL ROADWAYS, STORMWATER MANAGEMENT AREA, AND OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF THE MALABAR VILLAGE PROPERTY OWNER'S ASSOCIATION AND THE MALABAR VILLAGE HOMEOWNERS ASSOCIATION**

- NOTES:**
- 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 UNITS AND UNIT COUNTS ARE SUBJECT TO CHANGE.
  - 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.

**PROJECT CONTACTS:**

**ENGINEER OF RECORD:**  
 DYNAMIC ENGINEERING CONSULTANTS, P.A.  
 100 NE 5TH AVENUE, SUITE B2  
 DELRAY BEACH, FL 33483  
 (561) 824-4570  
 CONTACT: ANGEL PIÑERO, P.E.

**LANDSCAPE ARCHITECT:**  
 SCOTT BARBER DESIGN, P.A.  
 1551 WINDOLFE DRIVE  
 WELLSVILLE, FL 33414  
 (561) 309-7263  
 CONTACT: SCOTT BARBER

**ARCHITECT:**  
 BDC ARCHITECTS, LLP  
 400 NORTH ASHLEY DRIVE, SUITE 600  
 TAMPA, FL 33602  
 (813) 366-2177  
 CONTACT: GREAT PARKER, AIA, NCARB, LEED-AP

**SUBCONTRACTOR:**  
 WISE PSM, LLC  
 1248 SE 12TH AVENUE  
 DEERFIELD BEACH, FL 33441  
 (772) 536-1828  
 CONTACT: WILLIAM WRIGHT

**SITE DATA TABLE**

PROJECT LOCATION:	SOUTHWEST CORNER OF THE INTERSECTION OF MALABAR RD. AND ALLISON DR.
PARCEL ID:	29-36-04-00-4
LEGAL DESCRIPTION:	N 7/8 OF NW 1/4 OF NE 1/4 EX RDS PAR 4 TO 9
EXISTING ZONING:	COMMUNITY COMMERCIAL (CC)
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT (PUD)
CURRENT FUTURE LAND USE:	COMMERCIAL (COM)
PROPOSED FUTURE LAND USE:	NEIGHBORHOOD CENTER (NC)
COMMERCIAL INTENSITY ALLOWED:	0.50 FAR
RESIDENTIAL DENSITY ALLOWED:	25 DU/AC.
RESIDENTIAL DENSITY PROPOSED:	21 DWELLING UNITS/AC. (424 DWELLING UNITS / 20.25 AC)
MINIMUM COMMERCIAL LOT SIZE ALLOWED:	15,000 SF.
TOTAL AREA:	± 32.72 ACRES (AC.)
TOTAL AREA (AFTER ROW DEDICATION):	± 30.98 AC.
TOTAL RESIDENTIAL AREA:	± 20.25 AC.
TOTAL COMMERCIAL AREA:	± 11.21 AC.
RESIDENTIAL STORMWATER MANAGEMENT AREA:	± 3.53 AC. (17.4% OF RESIDENTIAL AREA)
MAX. BUILDING COVERAGE:	60%

**COMMON OPEN SPACE**

OPEN SPACE-1:	± 0.03 AC. LOT 4
OPEN SPACE-2:	± 0.02 AC. LOT 4
OPEN SPACE-3:	± 0.46 AC. LOT 4
OPEN SPACE-4:	± 0.45 AC. LOT 4
OPEN SPACE-5:	± 0.80 AC. LOT 4
OPEN SPACE-6:	± 0.13 AC. LOT 4
OPEN SPACE-7:	± 0.22 AC. LOT 4
OPEN SPACE-8:	± 1.05 AC. LOT 4
OPEN SPACE-8 WATER AREA: **	± 0.85 AC. LOT 4
OPEN SPACE-9:	± 0.05 AC. LOT 4
OPEN SPACE-10:	± 0.08 AC. LOT 4
RECREATION TRACT: *	± 1.22 AC. LOT 4
PROVIDED RESIDENTIAL COMMON OPEN SPACE:	5.36 AC. (25% MIN.)
REQUIRED COMMERCIAL COMMON OPEN SPACE:	2.80 AC. (25% MIN.)
TOTAL PROVIDED COMMON OPEN SPACE:	± 8.16 AC.
REQUIRED COMMON OPEN SPACE:	± 7.75 AC. (25% OF GROSS SITE AREA)
TOTAL WATER AREA COMMON OPEN SPACE:	± 0.85 AC. (10.4% OF TOTAL PROVIDED COMMON OPEN SPACE)

**RESIDENTIAL MULTI-FAMILY DWELLING UNITS**

1-BEDROOM UNITS:	34 UNITS
2-BEDROOM UNITS:	336 UNITS
3-BEDROOM UNITS:	54 UNITS
TOTAL UNITS:	424 UNITS

**PARKING**

RESIDENTIAL:	2 SPACES FOR 3 OR MORE BEDROOMS, 1.5 SPACES FOR 1 OR 2 BEDROOM
PARKING RATIO:	(34 1-BEDROOM UNITS + 336 2-BEDROOM UNITS) X 1.5 SPACES/UNIT + 54 3-BEDROOM UNITS X 2 SPACES/UNIT = 663 SPACES
PARKING PROVIDED:	672 SPACES
ADA STALLS PROVIDED:	14 (2% OF TOTAL)
PARKING LANDSCAPE REQUIREMENT:	50 SF OF LANDSCAPE PER PARKING STALL (50 X 672) = 33,600 SF
PARKING LANDSCAPE PROVIDED:	39,839 SF

**COMMERCIAL:**  
 MINIMUM PARKING REQUIREMENTS SHALL MEET CITY OF PALM BAY CODE REQUIREMENTS OR BE ESTABLISHED BY A PARKING ANALYSIS AND/OR PARKING STUDY ON A PROJECT BY PROJECT BASIS AT TIME OF SITE PLAN REVIEW.

**LANDSCAPE BUFFER/PARKING SETBACK REQUIREMENTS FROM PROPERTY LINE**

FRONT (NORTH):	10'
SIDE (EAST):	10' COMMERCIAL / 15' MULTIFAMILY
BACK (SOUTH):	25'
SIDE (WEST):	10'

NOTE: NOTWITHSTANDING, IF A SHARED DRIVE ASLE OR SHARED DRIVEWAY EXISTS ALONG A PROPERTY BOUNDARY BETWEEN TWO PARCELS, THEN IN SUCH CASE, NO SIDE SETBACK SHALL BE REQUIRED.

**LOT 1, 2, & 3 REQUIRED SETBACKS**

FRONT (NORTH):	REQUIRED
SIDE (EAST):	45'
BACK (SOUTH):	35'
SIDE (WEST):	35'

**LOT 4 REQUIRED SETBACKS**

FRONT (NORTH):	REQUIRED	PROPOSED
SIDE (EAST):	12'	21.2'
BACK (SOUTH):	35'	39.6'
SIDE (WEST):	34'	37.3'
MINIMUM SPACING REQUIRED BETWEEN 3 STORY BUILDINGS:	20'	20'
MINIMUM SPACING REQUIRED BETWEEN 2 STORY BUILDINGS:	15'	20'

**MAXIMUM BUILDING HEIGHT ALLOWED**

COMMERCIAL:	60'
RESIDENTIAL MULTI-FAMILY:	60'

**COVERAGE PER LOT**

	PERVIOUS	IMPERVIOUS (EXCLUDING BUILDINGS)	BUILDING COVERAGE
LOT 1 (COMMERCIAL):	± 0.63 AC. (15% MIN.)	± 3.54 AC. (85% MAX.)	± 2.50 AC. (60% MAX.)
LOT 2 (COMMERCIAL):	± 0.67 AC. (15% MIN.)	± 3.80 AC. (85% MAX.)	± 2.68 AC. (60% MAX.)
LOT 3 (COMMERCIAL):	± 0.39 AC. (15% MIN.)	± 2.18 AC. (85% MAX.)	± 1.54 AC. (60% MAX.)
LOT 4 (RESIDENTIAL):	± 5.10 AC. (25.2%)	± 9.67 AC. (47.7%)	± 5.48 AC. (21.1%)

NOTE - ALL AREA CALCULATIONS ARE CALCULATED FROM THE TOTAL SITE AREA AFTER RIGHT-OF-WAY DEDICATION ON MALABAR ROAD & ON-SITE ACCESS ROAD  
 \*\* NOTE - RECREATION TRACT AREA EXCLUDES THE CLUBHOUSE AND POOL AREA  
 \*\* NOTE - ALL OPEN SPACE WATER AREAS SHALL BE MAINTAINED PER LDC 185.065(C).  
 DRAINAGE NOTE - EACH COMMERCIAL LOT SHALL PROVIDE THEIR OWN DRAINAGE PER ALL APPLICABLE AGENCY REQUIREMENTS.



REV.	DATE	COMMENTS	BY
1	03/19/24	PER CITY HEARINGS	KAK
2	07/02/24	CITY COMMENTS	KAK
3	11/27/23	CITY COMMENTS	KAK
4	09/05/23	CITY COMMENTS	JAC

**PRELIMINARY**

PROJECT: BRIDGE ASSET MANAGEMENT  
 MALABAR ROAD  
 PALM BAY, BREVARD COUNTY, FLORIDA

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**ÁNGEL PIÑERO**  
 PROFESSIONAL ENGINEER  
 FLORIDA LICENSE No. 88047  
 DATE:

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 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

**FINAL DEVELOPMENT PLAN**

SCALE: (AS SHOWN) DATE: 03/19/2024  
 PROJECT No: 4179-23-0857  
 SHEET No: FDP-01 Rev. #: 3