

Ref: 5688.05

## TECHNICAL MEMORANDUM

To: Frank Watanabe, City of Palm Bay

From: Kady Dearing, P.E.



Date: November 27, 2023

Subject: Palm Bay Pointe Commercial – Trip Generation Technical Memorandum  
City of Palm Bay, Florida

### INTRODUCTION

LTG, Inc. has been retained by Kimaya, LLC to prepare a trip generation evaluation for the proposed mixed-use development, known as Palm Bay Pointe, located along the west side of Babcock Street and along St. Johns Heritage Parkway (SJHP) in Palm Bay, Florida. It should be noted that the proposed development is within the Waterstone Master Development area and includes two separate analysis areas identified as the West Development area and the East Development area.

The purpose of the following technical memorandum is to compare the proposed development to the original Master Traffic Impact Study (TIS) developed for the Waterstone Development as it relates to net external PM Peak Hour trips. The location and boundary of each development area (West and East) are graphically depicted in the conceptual site plans attached as **Exhibit A**.

### MASTER DEVELOPMENT PLAN

The master development plan and resulting PM external trips from the approved Waterstone Development TIS, dated August 2017, is provided in **Table 1**. The total overall, net new external PM Peak Hour trips equate to 2,938.

**Table 1**  
**Waterstone Development PM Peak Hour Trips**  
**Palm Bay Pointe Mixed-Use**

Owner	ITE Land Use	ITE Code	Units (X)	Trip Rate Equation	Total Trips	Percent Enter	Percent Exit	Trips Entering	Trips Exiting
Cypress Bay Farms	Single-Family Residential	210	250 DU	$\ln(T)=0.90\ln(X)+0.51$	240	65%	35%	156	84
	Townhomes	230	100 DU	$\ln(T)=0.82\ln(X)+0.32$	60	67%	33%	41	19
	Home Improvement Store	862	80 KSF	$T=2.33(X)$	186	49%	51%	92	94
	Shopping Center	820	130 KSF	$\ln(T)=0.67\ln(X)+3.31$	714	48%	52%	343	371
	General Office	710	30 KSF	$T=1.12(X)+78.45$	112	17%	83%	20	92
	Church	560	30 KSF	$T=0.34(X)+5.24$	15	48%	52%	8	7
	Research and Development Center	760	50 KSF	$\ln(T)=0.83\ln(X)+1.06$	74	15%	85%	12	62
	Assisted Living Facility	254	100 Beds	$T=0.22(X)$	22	44%	56%	10	12
	Nursing Home	620	100 Beds	$T=0.22(x)$	22	33%	67%	8	14
Waterstone Farms	Apartments (Age Restricted)	252	160 DU	$T=0.24(X)+1.64$	40	67%	33%	27	13
	Single-Family Residential	210	1100 DU	$\ln(T)=0.90\ln(X)+0.51$	909	63%	37%	573	336
	Single-Family (Age Restricted)	251	200 DU	$\ln(T)=0.75\ln(X)+0.35$	75	61%	39%	46	29
	Townhomes (Age Restricted)	252	100 DU	$T=0.24(X)+1.64$	26	54%	46%	15	11
Waterstone Holdings	Single-Family Residential	210	171 DU	$\ln(T)=0.90\ln(X)+0.51$	170	63%	37%	108	62
	Townhomes	230	64 DU	$\ln(T)=0.82\ln(X)+0.32$	42	67%	33%	29	13
	Shopping Center	820	205 KSF	$\ln(T)=0.67\ln(X)+3.31$	969	48%	52%	466	503
	Mini-Warehouse	151	80 KSF	$T=0.26(X)$	21	50%	50%	11	10
	General Office	710	30 KSF	$T=1.12(X)+78.45$	112	17%	83%	20	92
<b>P.M. Peak-Hour Gross Totals:</b>					<b>3,809</b>			<b>1,985</b>	<b>1,824</b>
Internal Capture Percent Reduction					17.80%			17.80%	17.80%
Internal Capture Trips					678			353	325
Pass-By Trips (34% of Shopping Center)					<del>470</del>			<del>244</del>	<del>226</del>
Allowable Pass-By Trips (14% of Adjacent Street Traffic)					193			97	96
<b>Net New External Project Trips (P.M. Peak-Hour)</b>					<b>2,938</b>			<b>1,535</b>	<b>1,403</b>

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In order to compare the commercial aspect of the development, those trips in the master plan (Table 1) associated with residential development were removed. Additionally, the commercial trips associated with the previously approved Cypress Bay Commercial Project, which includes 70,500 sq. ft. of general shopping center, a 48,400 sq. ft. supermarket, and a 2,100 sq. ft. liquor store, were also deducted from the total (689 total PM peak hour net external trips as reported in the Cypress Bay Commercial Site Access Analysis, dated April 2022). The resulting PM peak hour trip bank equates to 965 trips.

## PALM BAY POINTE DEVELOPMENT PLAN

The Palm Bay Pointe Development Plan, divided into West and East development areas are listed below:

### Development West:

- Mini Warehouse = 90,000 sq. ft.
- Multifamily Residential = 668 dwelling units (DUs)
- Assisted Living Facility = 120 Beds
- Day Care Center = 8,000 sq. ft.
- Medical Office = 35,000 sq. ft.
- General Retail/Shopping Plaza = 45,000 sq. ft.
- High-Turnover (Sit-Down) Restaurant = 2,000 sq. ft.

### Development East:

- Charter Elementary School = 750 Students
- General Retail/Shopping Plaza = 30,000 sq. ft.
- High-Turnover (Sit-Down) Restaurant = 2,000 sq. ft.
- Fast-Food Restaurant w/ Drive Thru = 2,000 sq. ft.
- Convenience Store/Gas Station = 12 Fuel Pumps (FP)

The p.m. peak hour gross total trip generation is based on the rates published in the latest edition of the Institute of Transportation Engineers (ITE), *Trip Generation Manual, 11<sup>th</sup> Edition*. The resulting PM Peak Hour trip generation for each development area are shown in **Table 2** and **Table 3**, respectively.

**Table 2**  
**Development West Gross Total Trip Generation**  
**Palm Bay Pointe Mixed-Use**

Time Period	Land Use	ITE Code	Trip Rate Equation	Quantity (X)		Total Trips (T)	% Entering	% Exiting	Entering	Exiting
PM Peak Hour	Mini Warehouse	151	$T = 0.15(X)$	90.0	KSF	14	47%	53%	7	7
	Multifamily Residential (Mid-Rise)	221	$T = 0.39(X) + 0.34$	668	DU	308	61%	39%	188	120
	Assisted Living Facility	254	$T = 0.24(X)$	120	Beds	29	39%	61%	11	18
	Day Care Center	565	$T = 11.12(X)$	8.0	KSF	89	47%	53%	42	47
	Medical Office	720	$T = 4.07(X) - 3.17$	35.0	KSF	139	30%	70%	42	97
	Shopping Plaza (40-150k) <sup>1</sup>	821	$T = 5.19(X)$	45.0	KSF	234	49%	51%	115	119
	High-Turnover Restaurant	932	$T = 9.05(X)$	2.0	KSF	18	61%	39%	11	7
<b>Total</b>						<b>831</b>			<b>416</b>	<b>415</b>

<sup>1</sup>Land use subcategory: No Supermarket

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**Table 3**  
**Development East Gross Total Trip Generation**  
**Palm Bay Pointe Mixed-Use**

Time Period	Land Use	ITE Code	Trip Rate Equation	Quantity (X)		Total Trips (T)	% Entering	% Exiting	Entering	Exiting
PM Peak Hour	Charter Elementary School	536	$T = 0.16(X)$	750	Students	120	35%	65%	42	78
	Shopping Plaza (40-150k) <sup>1</sup>	821	$T = 5.19(X)$	30.0	KSF	156	49%	51%	76	80
	High-Turnover Restaurant	932	$T = 9.05(X)$	2.0	KSF	18	61%	39%	11	7
	Fast-Food w/ Drive Thru	934	$T = 33.03(X)$	2.0	KSF	66	52%	48%	34	32
	Convenience Store/Gas Station	945	$T = 26.90(X)$	12	FP <sup>2</sup>	323	50%	50%	162	161
	<b>Total</b>					<b>683</b>			<b>325</b>	<b>358</b>

<sup>1</sup>Land use subcategory: No Supermarket

<sup>2</sup>FP = Fueling Positions

Due to the mixed-use nature of the development a portion of trips, known as internal capture, are expected to remain within the Waterstone Development Boundary. The internal capture reduction, as adopted and implemented for those developments within the Waterstone Master Development, equates to 17.8% of the total PM Peak Hour Traffic. In order to determine the number of trips associated with the commercial portion of the internal capture, the National Cooperative Highway Research Program (NCHRP) Report 8-51 for internal trip capture was used. The residential component of the calculation includes existing and previously approved residential developments within the Waterstone Development area, such as The Lakes, The Courtyards, The Gardens, Cypress Bay East, and Cypress Bay West.

In addition, a Comprehensive Plan Amendment application is currently underway for the allowance of the 668 Multifamily units proposed within the Palm Bay Pointe development plan. The current future land use on the proposed Multifamily site (approximately 35 acres) is designated as Commercial (COM), which allows a maximum floor area ratio (FAR) of 2.5. As documented in the Comprehensive Plan Amendment prepared for the site, the proposed future land use would result in a net decrease in potential trip generation. These units are "new" to the Waterstone Development plan and would result in additional internal capture within the West Development plan. Only the residential component of the west development internal capture was deducted from the total.

Due to the commercial aspects of the development a certain number of trips, known as pass-by capture, are expected for each development area (West and East). The pass-by capture has been limited to 14% of the adjacent peak-hour two-way volume along Babcock Street and SJHP. Due to the uncertainty in timing for full buildout of the project, the existing 2022 data was used for the calculation for a more conservative approach.

The internal capture and pass-by trips were deducted from the total gross trip generation in order to determine the new net external trips anticipated by the proposed development. The resulting PM peak hour external trips are summarized in **Table 4**.

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**Table 4**  
**Net External PM Peak Hour Trip Generation**  
**Palm Bay Pointe Mixed-Use**

<b>Time Period</b>	<b>Development Area / Description</b>	<b>Total Trips (T)</b>
<b>PM Peak Hour</b>	West	831
	East	683
	<b>Gross Total:</b>	<b>1,514</b>
	<i>Waterstone Master Internal Capture</i>	347
	<i>West Development Internal Capture</i>	53
	<i>Pass-By Limited to 14% of Adjacent Traffic</i>	150
	<b>New External Project Trips</b>	<b>964</b>

### CONCLUSION

An analysis was conducted to determine whether the proposed development plan was within the net external, PM peak hour trip allocations for the commercial component of the Waterstone Master TIS. The residential and previously approved commercial trips (Cypress Bay Commercial) were deducted from the total net external trips documented in the Waterstone TIS to determine the number of commercial trips remaining (EQ: 2,938– 1,284 – 689 = 965). When deducting internal capture and pass-by capture, as custom to mixed-use, commercial developments, the new external total trips for the Palm Bay Pointe project is one (1) trip below the threshold.

### Attachments:

Exhibit A – Conceptual Site Plans

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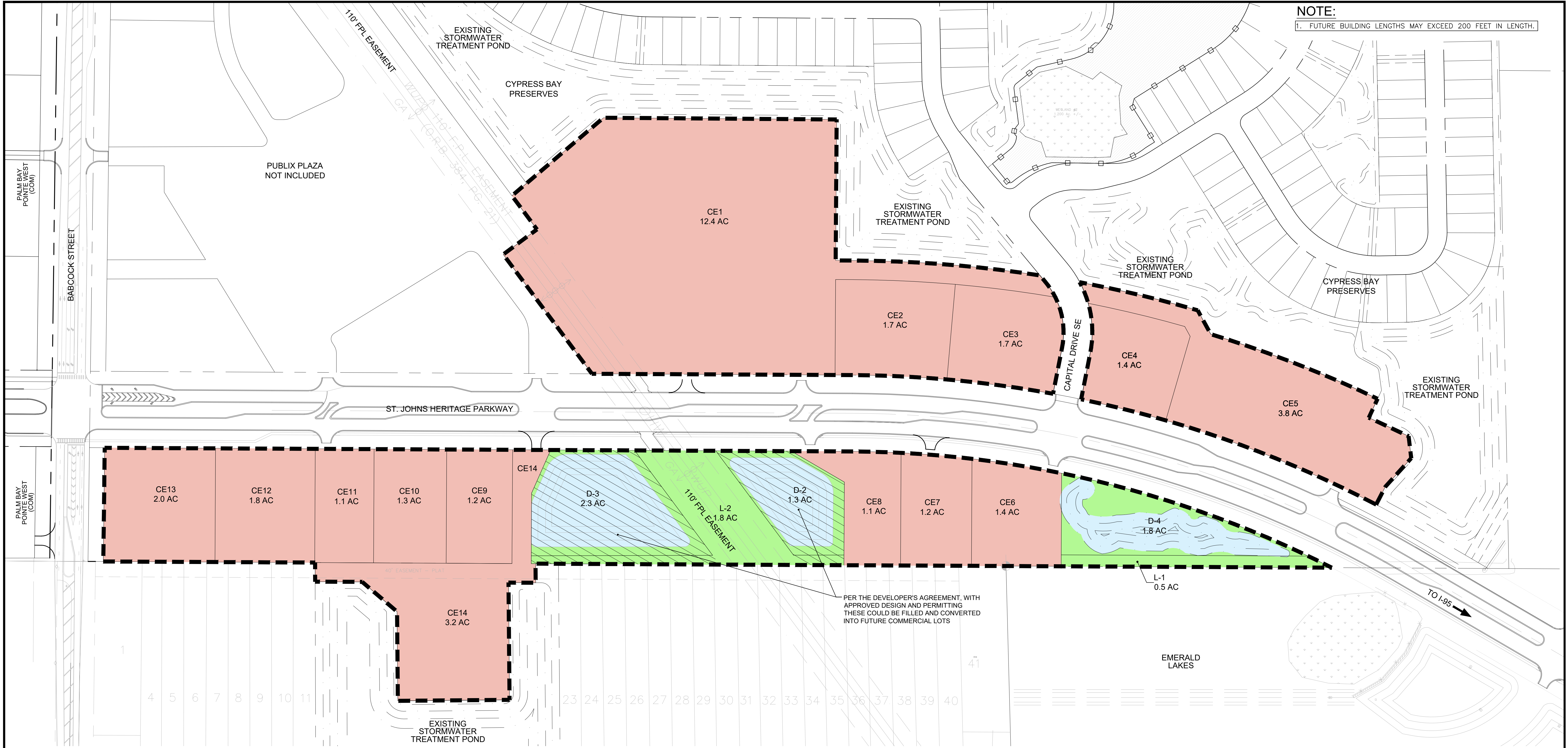
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## EXHIBIT A

### Conceptual Site Plan

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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.

PALM BAY POINTE EAST  
FINAL DEVELOPMENT PLAN

1"=120'



SETBACKS:

BUILDING:	REQUIRED:
FRONT:	15'
SIDE CORNER:	15'
SIDE:	15'
REAR:	15'
PARKING:	REQUIRED:
FRONT:	10'
SIDE CORNER:	10'
SIDE:	5'
REAR:	10'

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 CBP 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:  
JEREMY GOROVITZ  
KIMAYA, LLC  
5200 VINELAND ROAD SUITE 200  
ORLANDO, FL 32811  
TEL: (407) 619-1096

SURVEYOR:  
HORIZON SURVEYORS OF CENTRAL  
FLORIDA, INC.  
5445 MURRELL ROAD, UNIT 101  
ROCKLEDGE, FL 32955  
TEL: (321) 8064171  
EMAIL: BOB@HORIZONSURVEYORS.COM

CIVIL ENGINEER:  
JAKE T. WISE, P.E.  
2651 EAU GALIE BLVD, SUITE A  
MELBOURNE, FLORIDA 32935  
TEL: (321) 610-1760  
E-MAIL: JWISE@CEGENGINEERING.COM

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

LEGEND:

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



PALM BAY POINTE EAST

10/04/23 | PBP-E1

**CONSTRUCTION  
ENGINEERING  
GROUP**  
Consulting Engineers

2651 Eau Gallie Blvd., Suite A  
Melbourne, FL 32935

Tel. 321.253.1221  
www.ceengineering.com  
COA #008097

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:

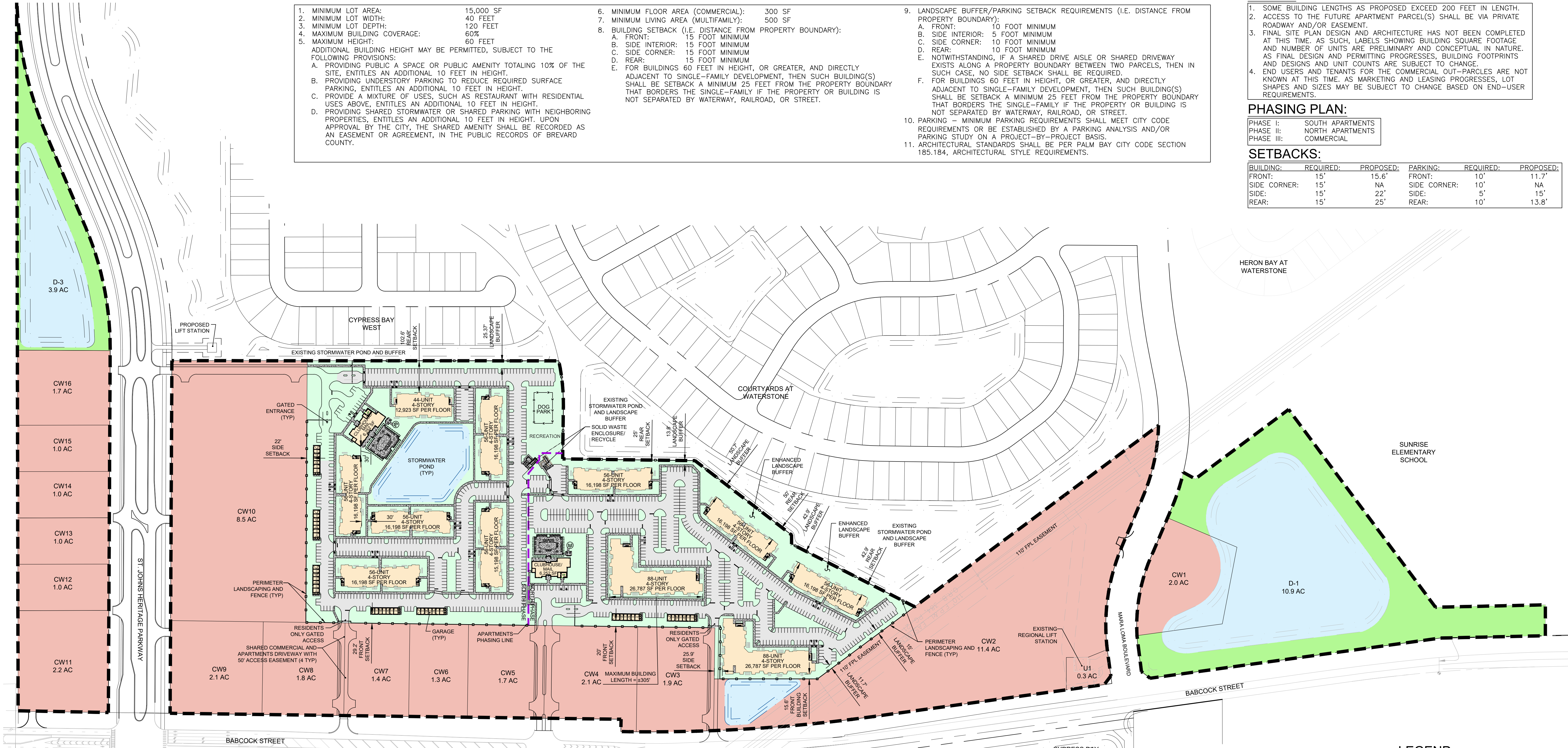
1. SOME BUILDING LENGTHS AS PROPOSED EXCEED 200 FEET IN LENGTH.
2. ACCESS TO THE FUTURE APARTMENT PARCEL(S) SHALL BE VIA PRIVATE ROADWAY AND/OR EASEMENT.
3. FINAL SITE PLAN DESIGN AND ARCHITECTURE HAS NOT BEEN COMPLETED AT THIS TIME. AS SUCH, LABELS SHOWING BUILDING SQUARE FOOTAGE AND NUMBER OF UNITS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

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 114.14 FEET; THENCE RUN N 00° 01' 02" E FOR A DISTANCE OF 125.63 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 680.00 FEET, AND WHOSE CHORD BEARS S 84° 22' 30" 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 151.38 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 349.36 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 526.29 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 491.93 FEET; THENCE RUN N 89° 42' 39" W FOR A DISTANCE OF 114.14 FEET; THENCE RUN N 00° 01' 02" E FOR A DISTANCE OF 125.63 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT 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° 38' 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  
PRELIMINARY DEVELOPMENT PLAN

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:

JEREMY GOROVITZ  
KIMAYA, LLC  
5200 VINELAND ROAD SUITE 200  
ORLANDO, FL 32811  
TEL: (407) 619-1096

SURVEYOR:

HORIZON SURVEYORS OF CENTRAL FLORIDA, INC.  
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 GALIE BLVD, SUITE A  
MELBOURNE, FLORIDA 32935  
TEL: (321) 610-1760  
E-MAIL: JWISE@CEENGINEERING.COM

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  
PROPOSED COMMERCIAL FLU: ±57.03 AC  
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 1 AND 4 STORY = 30 FEET  
BUILDING LENGTH:  
MAXIMUM BUILDING LENGTH PROPOSED = 305 FEET

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 10/04/23 PBP-W1

**CONSTRUCTION  
ENGINEERING  
GROUP**  
Consulting Engineers

2651 Eau Gallie Blvd., Suite A  
Melbourne, FL 32935  
Tel. 321.253.1221  
www.ceengineering.com  
COA #008097

PROVIDED:	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 POND.