



SITE INFORMATION

GENERAL STATEMENT

THE PROPOSED PROJECT INVOLVES CONSTRUCTION AND DEVELOPMENT OF THREE MULTI-FAMILY RESIDENTIAL BUILDINGS, ONE MIXED-USE MULTI-FAMILY & COMMERCIAL BUILDING, AND COMMUNITY CLUBHOUSE AND POOL WITHIN THE CITY OF PALM BAY. THE PROJECT SITE IS GENERALLY LOCATED SOUTH OF THE INTERSECTION OF PALM BAY ROAD AND BASS PRO DRIVE.

OWNER
JOSE DANIEL BERMAN
APARTMENTS AT PALM BAY, LLC
701 N. FEDERAL HIGHWAY, BLDG 2, SUITE 201B
HALLENDALE, FLORIDA 33009

ENGINEER
MBV ENGINEERING, INC.
1200 W. GAUL GALLE BLVD. UNIT H
MELBOURNE, FL 32955
PHONE: (321) 255-1910

APPLICANT
JOSE DANIEL BERMAN
APARTMENTS AT PALM BAY, LLC
701 N. FEDERAL HIGHWAY, BLDG 2, SUITE 201B
HALLENDALE, FLORIDA 33009

SURVEYOR

SITE ADDRESS

1415 SPORTSMAN LANE NE
PALM BAY, FLORIDA 32909

FUTURE LAND USE

CC - COMMUNITY COMMERCIAL

TAX PARCEL I.D. NUMBER(S)

28-37-20-54-3

ZONING

CC - COMMUNITY COMMERCIAL

TAX ACCOUNT NO.

3020699

PROJECT INFORMATION

SITE AREA (LOT 3 - MULTI-FAMILY SITE)	216,493 SF	(4.97 AC)	TOTAL	100.00%
BUILDINGS COVERAGE (35% MAX)	43,312 SF	(0.99 AC)	20.01%	
CONCRETE AREA	20,374 SF	(0.47 AC)	9.41%	
ASPHALT AREAS (EXISTING)	81,480 SF	(1.87 AC)	37.60%	
TOTAL IMPERVIOUS AREA	17,112 SF	(0.39 AC)	7.90%	
TOTAL PAVEMENT AREA (M.F.)	162,207 SF	(3.72 AC)	74.92%	
TOTAL PAVEMENT AREA (M.F.)	54,286 SF	(1.25 AC)	25.08%	

PROJECT UNITS

PROJECT DENSITY (LOT 3 - PROPOSED)

120 UNITS

24.1 UNITS PER ACRE

BUILDING INFORMATION

TOTAL EXISTING BUILDINGS

1 CLUBHOUSE

1 MIXED-USE (MULTI-FAMILY & COMMERCIAL)

TOTAL PROPOSED BUILDINGS

TWO (2) - HOTEL (NOT WITHIN PROJECT LIMITS)

3 MULTI-FAMILY RESIDENTIAL

1 CLUBHOUSE

1 MIXED-USE (MULTI-FAMILY & COMMERCIAL)

QUANTITY

HEIGHT (MAX. ST)

35'-0" (15-STORY)

15'-0" (1-STORY)

42'-0" (2-STORY)

GENERAL UNIT MIX

BLDG #1

BLDG #2

BLDG #3

BLDG #4

ALL BUILDINGS

PERCENTAGE

MIN. AREA PROV.

1 BEDROOM

2 BEDROOM

3 BEDROOM

TOTAL UNITS

18

18

28

28

62

62.3%

438 S.F.

98 S.F.

7.5%

1,219 S.F.

100.0%

120

24.1

25.08%

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