



DEVELOPER:

CONTACT: EYAL PASTERNAK & YARON PASTERNAK  
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GENERAL NOTES:

JURISDICTION: CITY OF PALM BAY  
CURRENT ZONING: CC - COMMUNITY COMMERCIAL  
PROPOSED ZONING: LI - LIGHT INDUSTRIAL  
SITE AREA: ± 93,137.94 SF (± 2.14 AC)  
TOTAL BUILDING FOOTPRINT: ± 29,900 SF (± 0.69 AC)

PROPERTY NOTES:

PARCEL ID: 28-37-23-FN-1-7 (LOT 7), 8-37-23-FN-1-8 (LOT 8), 28-37-23-FN-1-9 (LOT 9)  
ADDRESS: LOT 7, 8 & 9 CLEARMONT ST NE, PALM BAY, FLORIDA 32905  
SOILS ON SITE: 100% MYAKKA SAND, 0-2% SLOPES (WEB SOIL SURVEY)

ZONE: LIGHT INDUSTRIAL (LI)	REQUIRED	PROPOSED	VARIANCE NEEDED
MIN. LOT AREA	20,000 SF	93,137 SF	NO
MIN. LOT WIDTH	100 FT	311 FT	NO
MIN. LOT DEPTH	200 FT	300 FT	NO
MAX. BUILDING COVERAGE	50%	32.1%	NO
MIN. FLOOR AREA	N/A	1:3	NO
MAX. BUILDING HEIGHT	100 FT	35 FT	NO
FRONT SETBACK	40 FT	40 FT	NO
SIDE SETBACK	20 FT	20 FT	NO
REAR SETBACK	25 FT	25 FT	NO
PARKING	see parking calc.	64	NO

SITE LAYOUT NOTES:

- VERIFY WITH THE CITY OF THE FIRE CODE ORDINANCE FOR THE MAXIMUM ALLOWABLE SQUARE FOOTAGE FOR A BUILDING BEFORE THE MANDATORY INSTALLATION OF FIRE SUPPRESSION SYSTEMS.
- NEED TO CONFIRM UTILITY LOCATIONS WITH THE UTILITY PROVIDER
- FLEX SPACE BUILDABLE AREA IS 32.1%
- FLEX SPACE BUILDING 1 & 2 MEASURES 6,480 SF WITH (4) 1,620 SF UNITS, FLEX SPACE BUILDING 3 & 4 MEASURES 8,470 SF WITH (4) ± 2,117.5 SF UNITS

POST-DEVELOPMENT PROPERTY COVERAGE					
BUILDING =	29,900 SF	0.69 AC	32.1 %	Impervious =	68.3 %
ASPHALT =	26840 SF	0.62 AC	28.8 %		
CONCRETE =	6842 SF	0.16 AC	7.3 %		
LANDSCAPING=	29556 SF	0.68 AC	31.7 %	Pervious =	31.7 %
					100.0 %

PARKING CALCULATIONS			
Building Use			
Warehousing and wholesaling	1 spaces per 1,000 sf		
	29,900/1,000 * 1 =	30 Spaces	
Manufacturing and industrial activities	1 spaces per 1,000 sf		
	29,900/1,000 * 1 =	30 Spaces	

PARKING NOTES:

- WAREHOUSING AND WHOLESALING INCLUDES:** ONE (1) SPACE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF GROSS FLOOR AREA FOR BUILDINGS UP TO TEN THOUSAND (10,000) SQUARE FEET OF GROSS FLOOR AREA. FOR BUILDINGS IN EXCESS OF TEN THOUSAND (10,000) SQUARE FEET, ONE (1) SPACE SHALL BE PROVIDED FOR EACH TWO THOUSAND (2,000) SQUARE FEET, PLUS ONE (1) SPACE FOR EACH COMPANY VEHICLE OPERATING FROM THE PREMISES.
- MANUFACTURING AND INDUSTRIAL ACTIVITIES:** ONE (1) SPACE FOR EVERY EMPLOYEE ON THE LARGEST WORKING SHIFT, OR ONE (1) SPACE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF GROSS FLOOR AREA, WHICHEVER IS GREATER, PLUS ONE (1) SPACE FOR EACH COMPANY VEHICLE OPERATING FROM THE PREMISES.

ENGINEER DESIGNER:

NAME: V BALLARD CONSULTING LLC  
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LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- SS PROPOSED SANITARY SEWER
- W PROPOSED WATERLINE
- STM PROPOSED STORM DRAIN
- LOD LIMITS OF DISTURBANCE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- ROAD CENTERLINE
- PROPOSED SHRUBS
- PROPOSED TREES

V BALLARD  
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PROGRESS DRAWINGS  
DO NOT USE FOR CONSTRUCTION

Revisions		Drawing Information	
No.	Name	Project No.	Date
1		24-033	
2		24-033	
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LIGHT INDUSTRIAL  
DEVELOPMENT

CONCEPTUAL  
SITE PLAN

Drawing No.

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OF 1