



**FINAL DEVELOPMENT PLAN**  
1"=200'

#### SITE CHARACTERISTICS:

**GENERAL STATEMENT:**  
THE LOTIS PALM BAY PARKWAY MIXED USE PROJECT PROPOSES 772 SINGLE-FAMILY UNITS, 569 MULTIPLE-FAMILY UNITS, A 482,600 SQUARE FOOT (SF) COMMERCIAL DEVELOPMENT, A 420,000 SF DAYCARE AND A POTENTIAL CELLULAR TOWER SITE. IN ADDITION, THE PROJECT PROPOSES TO EXTEND THE ST. JOHN'S HERITAGE PARKWAY (SHIP) FROM THE EXISTING INTERCHANGE AT EMERALD LAKES EAST JUST TO THE NORTH OF THIS SITE, THROUGH THE PROJECT, AND THE IT INTO MICCO ROAD AT ITS SOUTHEAST CORNER. IT HAS TWO OVERSIZED LAKES THAT WILL HAVE A MIX OF PUBLIC AND PRIVATE ACCESSIBILITY. IT'S A WALKABLE COMMUNITY BETWEEN THE PARKWAY, EEL'S PROPERTIES TO THE EAST AND WEST OF THE COMMUNITY, AND INTERCONNECTIVITY BETWEEN THE SINGLE AND MULTI-FAMILY RESIDENCES WITH THE PLANNED COMMERCIAL. IT HAS AMPLE AMENITIES INCLUDING 4 CLUBHOUSES WITH POOLS, OTHER LARGE RECREATION AREAS, AND 10 POCKET PARKS. IT HAS OPEN SPACE/LANDSCAPING BUFFERS THROUGHOUT THE PROJECT AS WELL.

**DRAINAGE:**  
THE PROJECT WILL BE DESIGNED TO MEET ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS REGARDING STORMWATER TREATMENT DESIGN AND EROSION CONTROL. STORMWATER PONDS WILL BE INTERCONNECTED THROUGH A SERIES OF STORM PIPES WITH ULTIMATE OUTFALL LOCATIONS TO THE SOTTLE CANAL TO THE NORTH AND MICCO ROAD TO THE SOUTH. ALL STORMWATER TREATMENT AREAS SHALL BE OWNED AND MAINTAINED BY A MASTER PROPERTY OWNER'S ASSOCIATION (POA) OR A COMMUNITY DEVELOPMENT DISTRICT (CDD) AS DEDICATED ON EACH RESPECTIVE RECORDED FINAL PLAN. THE SHIP EXTENSION IS INCLUDED IN THE MASTER STORMWATER TREATMENT PLAN.

**DEVELOPER:**  
JIM GIELDA  
THE LOTIS GROUP  
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**SUBVELOPER:**  
DAVE BOWER  
DENNIS J. LEAVY & ASSOCIATES, INC  
480 BUSINESS PARK WAY, SUITE B  
ROYAL PALM BEACH, FL 33411  
TEL: (561) 753-0650

**OVERALL PROJECT AREAS:**

AREA	ACRES
COMMERCIAL	265.24 AC
SINGLE-FAMILY	21.78 AC
SOUTH MULTI-FAMILY	12.66 AC
PARKWAY EXTENSION	24.54 AC
STORMWATER/LANDSCAPING	11.21 AC
BOULEVARD ENTRANCES	2.94 AC
TOTAL	353.47 AC

OPEN SPACE/RECREATION/LANDSCAPING: 22.43 AC

**CIVIL ENGINEER:**  
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**LOCATION:**  
FAX ID: 3000715, 3000718, 3010667

**SITE DATA:**  
PROJECT AREA: 353.47 AC  
EXISTING ZONING CLASSIFICATION: RR (RURAL RESIDENTIAL)  
EXISTING FUTURE LAND USE: PARKWAY FLEX USE (PFU)  
PROPOSED ZONING CLASSIFICATION: PMU (PARKWAY MIXED USE)  
NORTH MULTIFAMILY UNITS: 329  
SOUTH MULTIFAMILY UNITS: 240  
SINGLE-FAMILY LOTS (MIN. 45'x110'): 772  
FLOOD ZONE: X & A PER MAP 12009C06900 AND 12009C07800 DATED 3/17/14  
DENSITY:  
1,341 UNITS / 353.47 ACRES = 3.79 UNITS/ACRE  
BUILDING HEIGHTS:  
APARTMENT BUILDINGS: ±65 FEET  
CLUBHOUSES: ±50 FEET  
COMMERCIAL BUILDINGS: ±50 FEET  
LOT COVERAGE:  
TOTAL IMPERVIOUS: 6,598,239.00 SF 151.47 AC 43  
TOTAL PERVIOUS: 8,798,504.39 SF 202.00 AC 57  
TOTAL: 15,397,743.39 SF 353.47 AC 100

**PARKING CALCULATIONS:**  
NORTH PARKING SPACE CALCULATIONS:  
121-ONE BEDROOM UNITS X 1.5 = 182 SPACES  
208-TWO AND THREE BEDROOM UNITS X 2 = 416 SPACES  
TOTAL REQUIRED: 598 INCLUDING 12 HANDICAP SPACES  
PROVIDED: 772 INCLUDING 29 HANDICAP AND 228 GARAGE SPACES  
SOUTH PARKING SPACE CALCULATIONS:  
84-ONE BEDROOM UNITS X 1.5 = 126 SPACES  
156-TWO AND THREE BEDROOM UNITS X 2 = 312 SPACES  
TOTAL REQUIRED: 438 INCLUDING 9 HANDICAP SPACES  
PROVIDED: 551 SPACES INCLUDING 14 HANDICAP AND 120 GARAGE SPACES  
COMMERCIAL PARKING SPACE CALCULATIONS:  
COMMERCIAL = 1 SPACE PER 200 SF  
82,600 SF / 200 SF = 413 SPACES INCLUDING 9 HANDICAP SPACES  
PROVIDED: 474 SPACES INCLUDING 16 HANDICAP SPACES  
DAYCARE PARKING SPACE CALCULATIONS:  
DAYCARE = 1 SPACE PER EMPLOYEE + 1 SPACE PER 20 KIDS  
20 EMPLOYEES PLUS 210 STUDENTS/20 = 31 PARKING SPACES INCLUDING 2 HANDICAP SPACES  
PROVIDED: 32 SPACES INCLUDING 2 HANDICAP SPACES

**SINGLE-FAMILY SETBACKS:**

REQUIRED	REAR
FRONT: 25'	15'
SIDE INTERIOR: 5'	15'
SIDE CORNER: 15'	20'
REAR: 20'	

**COMMERCIAL BUILDING SETBACKS:**

REQUIRED	REAR
FRONT: 25'	15'
SIDE INTERIOR: 5'	15'
SIDE CORNER: 15'	20'
REAR: 20'	

**APARTMENT BUILDING SETBACKS:**

REQUIRED	REAR
FRONT: 25'	15'
SIDE INTERIOR: 5'	15'
SIDE CORNER: 15'	20'
REAR: 20'	

**PARKING SETBACKS:**

REQUIRED	REAR
FRONT: 10'	10'
SIDE INTERIOR: 5'	10'
SIDE CORNER: 10'	10'
REAR: 5'	

#### LEGAL DESCRIPTION:

**PARCEL 1:**  
THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA.

**PARCEL 2:**  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, TOWNSHIP 30 SOUTH, RANGE 37 EAST FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, THENCE N 02° 27' 32" W ALONG THE WEST LINE OF SAID SECTION 12 A DISTANCE OF 2694.63 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 12; THENCE S 89° 49' 41" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 2513.11 FEET TO THE CENTER OF SAID SECTION 12; THENCE S 89° 51' 05" E ALONG THE SAID 1/4 SECTION LINE A DISTANCE OF 294.46 FEET; THENCE S 01° 39' 23" ALONG THE EAST LINE OF THE WEST 18 ACRES OF THE SOUTHEAST 1/4 OF SAID SECTION 12 A DISTANCE OF 2662.75 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 12; THENCE N 89° 32' 19" E ALONG THE SOUTH LINE OF SAID SECTION 12 A DISTANCE OF 316.44 FEET; THENCE S 00° 01' 57" E ALONG THE EAST LINE OF THE WEST 37 ACRES OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 37 EAST A DISTANCE OF 2587.86 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MICCO ROAD; THENCE S 89° 36' 28" W ALONG THE SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 611.12 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE N 89° 19' 07" W ALONG THE SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1772.17 FEET; THENCE N 00° 23' 57" E ALONG THE SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET; THENCE N 87° 52' 34" W ALONG THE SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 745.73 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 13; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE RUN N 00° 57' 24" E ALONG THE WEST LINE OF SAID SECTION 13 A DISTANCE OF 2468.91 FEET TO THE NORTHWEST CORNER OF SAID SECTION 13 AND THE POINT OF BEGINNING, LESS AND EXCEPT THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA.

IN ALL CONTAINING 353.470 ACRES MORE OR LESS.

#### LEGEND:

MULTIFAMILY BUILDINGS  
COMMERCIAL BUILDINGS  
STORMWATER TREATMENT POND  
SINGLE FAMILY LOTS  
OPEN SPACE  
PAVEMENT  
CONCRETE SIDEWALKS

200' 0' 200' 400'  
LOTIS PALM BAY 11/28/23 LPB-1

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