

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" W TO THE CENTER OF SAID SECTION 12; THENCE S 89° 51' 05" E ALONG THE SAID 1/4 SECTION LINE A DISTANCE OF 2662.75 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 12; THENCE N 89° 32' 15" 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 811.12 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.

FINAL DEVELOPMENT PLAN

SITE CHARACTERISTICS:

GENERAL STATEMENT:
THE LOTIS PALM BAY PARKWAY MIXED USE PROJECT PROPOSES 772 SINGLE-FAMILY UNITS, 569 MULTIPLE FAMILY UNITS, A 82,600 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. JOHNS HERITAGE PARKWAY (SHP) 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:
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SITE ENGINEERS:
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LOCATION:
TAX ID: 3000715, 3000718, 3010667

OVERALL PROJECT AREAS:

COMMERCIAL:	15.10 AC
SINGLE FAMILY:	265.24 AC
NORTH MULTI-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

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:
SOUTH MULTIFAMILY UNITS:
SINGLE-FAMILY LOTS (MIN. 45'x110'): 772

FLOOD ZONE: X & A PER MAP 12009C0690G AND 12009C0780G 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:	6,598,238.00 SF	151.47 AC	43 %
TOTAL PERVIOUS:	8,798,904.39 SF	202.00 AC	57 %
TOTAL:	15,397,143.39 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	
FRONT:	25'
SIDE INTERIOR:	5'
SIDE CORNER:	15'
REAR:	20'

COMMERCIAL BUILDING SETBACKS:

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

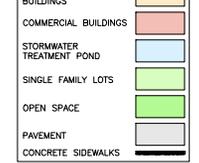
APARTMENT BUILDING SETBACKS:

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

PARKING SETBACKS:

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

LEGEND:



LOTIS PALM BAY | 11/28/23 | LPB-1

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