NDA MERRITT PROJECT ZENITH, LLC 2 S. UNIVERSITY DRIVE, SUITE 321 PLANTATION, FL 33324

SES MERRITT PROJECT ZENITH, LLC 2 S. UNIVERSITY DRIVE, SUITE 321 PLANTATION, FL 33324

PARCEL TAX NUMBERS: PARCEL 1: 24-36-36-00-518 PARCEL 2: 24-36-36-00-549 PARCEL 3: 24-36-36-00-547 PARCEL 4: 24-36-36-00-543

EXISTING ZONING - BU-1 AND BU-2 PROPOSED ZONING - PLANNED UNIT DEVELOPMENT (PUD) OVERALL ACREAGE = 15.1 AC DWELLING UNITS = 370 DU COMMON OPEN SPACE = 4.45 AC

SITE AREA	ABULATIONS		
Туре	Area (SF.)	Area (AC.)	Percent Overall
Buildings Type II Footprint	47,154 sf	1.082 ac	7.2%
Buildings Type III Footprint	34,783 sf	.798 ac	5.3%
Clubhouse Footprint	5,100 sf	.117 ac	0.8%
Trash Compactor Footprint	609 sf	.013 ac	0.1%
Asphalt Pavement	228,181 sf	5.238 ac	34.7%
Unpaved	289,238 sf	6.639 ac	44.0%
Landscape islands+ls around bldg	52,755 sf	1.21 ac	8.0%
Overall Site	657,820 sf	15.1 ac	100.0%
FLOOR AREA	TABULATION	IS	
Description	GFA (SF)	GFA (AC)	
Buildings Type II	235,770 sf	5.41 ac	
Buildings Type III	173,915 sf	3.99 ac	
Clubhouse	8,500 sf	.117 ac	
Trash Compactor Footprint	609 sf	.013 ac	
TOTAL	418,794 sf	9.53 ac	
COMPUTED FAR			•

Type II(5st) | Type III(5 st)

30

80 units

210 units | 160 units | 370 units

**DEVELOPMENT SUMMARY - UNIT MIX** 

170 units

120 units

15 units

**150** units

50 units

50 units

370 units 5 bldgs

## **DEVELOPMENT REQUIREMENTS:**

MIN. LOT SIZE

FRONT SETBACK (NORTH)

SIDE SETBACK (NORTHWEST)

Common open space (includes

active recreational open space)

0.5 ac x 100 dus =

Active recreation open space:

**OPEN SPACE BREAKDOWN** 

**BUILDING SEPARATION** 

1. THIS PLAN IS PRELIMINARY ONLY AND IS

SUBJECT TO FINAL DESIGN AND

2. ADDITIONAL DATA AND SUPPORTING

LEASABLE AREA (NRSF)

89,280 sf

37,050 sf

126,330 sf

13,605 sf

128,760 sf

17,685 sf

160,050 sf

66,650 sf

66,650 sf

353,030 sf

954 sf

INFORMATION IS INCLUDED ON THE

ATTACHED PUD NARRATIVE INCLUDED

MAINTENANCE SHALL BE RETAINED BY

OWNER. CONTROL AND MAINTENANCE OF

COMMON OPEN SPACE AND FACILITIES BY

**MIN. FLOOR AREA** 

**BUILDING HEIGHT** 

PERMITTING.

WITH THIS PDP.

THE DEVELOPER.

% of Totals | target mix

43%

32%

14%

46%

32%

4%

14%

14%

100% 100%

**Gross Average Unit Area** 

41%

REAR SETBACK (SOUTH)

**OPEN SPACE TOTALS** 

REQ./ALLOWED

10,000 SF

25 FT

99 FT

25 FT

Wetland Area #1 (Common) =

Wetland Area #2 (Common) =

20-30 FT

500 SF

750 SF

Amenity Area (Active) =

Park (Active) =

Green Area #1 =

Green Area #2 =

2 BR

3 BR

PROVIDED

657,820 SF

25 FT

95 FT

46'-2" FT

4.45 ac

1.19 ac

2.01 ac

1.25 ac

0.16 ac

0.10 ac

0.27 ac

0.66 ac

30'-0" FT

741 SF

907 SF

1,290 SF

60FT

WAIVER TABLE				
REQUEST TYPE	REQUEST	CODE SECTION	REQUIRED	PROVIDED
Waiver #1	A waiver for a 25 ft reduction in the 2:1 setback requirement to RU-2-30 residential zoning boundary along the south interior property line	Municode Brevard County, Chapter 62, Article VI, Division 6, Subdivision I, Sec. 62- 2101.5.(a)(2)	120'-0"	95'-0"

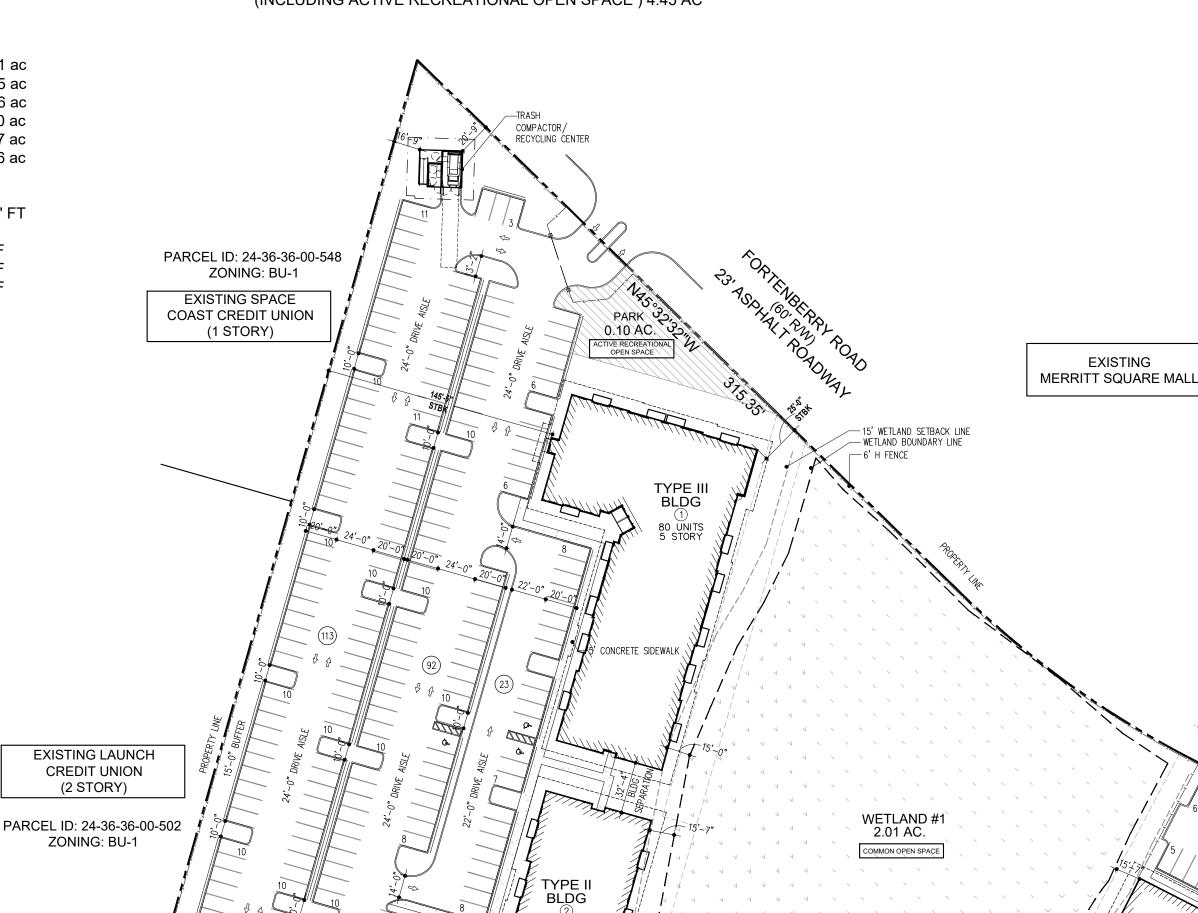
22Z00062 PDP Submitted 12/22/22 by the Applicant

## **LEGEND**

COMMON OPEN SPACE (3.26 AC)

ACTIVE RECREATIONAL OPEN SPACE (1.19 AC)

TOTAL COMMON OPEN SPACE (INCLUDING ACTIVE RECREATIONAL OPEN SPACE) 4.45 AC



OFFICIAL RECORDS BOOK 1450, PAGE 218; THENCE RUN NORTH 09°09'48" EAST, ALONG SAID SOUTH LINE FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°33'33 WEST, A DISTANCE OF 25.00 FEET FROM AND PARALLEL TO THE WEST LINE OF SAID SECTION 36 FOR A DISTANCE OF 314.00 FEET TO THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 150 PAGE 218 AND THE NORTH LINE OF THE SOLITH 300 00 FEET OF THE NORTHWEST 1 OF THE SOLITHWEST 1 OF SAID SECTION. 36: THENCE RUN NORTH 09°09'48" EAST, ALONG SAID NORTH LINE FOR A DISTANCE OF 885.48 FEET: THENCE RUN NORTH 27°58'04" EAST, ALONG THE NORTHWESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 1450, PAGE 218, FOR A DISTANCE OF 254.11 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF FORTENBERRY AVENUE, A 60.00 FOOT RIGHT-OF-WAY, AND THE NORTHERLY LINE

A PORTION OF SECTION 06, TOWNSHIP 24 SOUTH, RANGE 06 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS

DESCRIBED IN OFFICIAL RECORDS BOOK 1450, PAGE 218, OFFICIAL RECORDS BOOK 2304, PAGE 896, OFFICIAL RECORDS BOOK

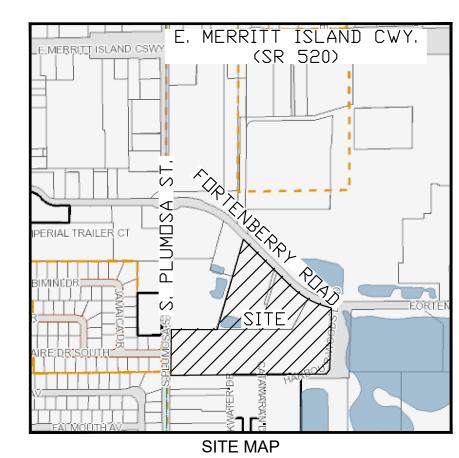
1187, PAGE 832, AND OFFICIAL RECORDS BOOK 2302, PAGES 908 AND 914, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY

FEET AND A RADIAL BEARING OF NORTH 27°58'04" EAST; THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY AND ARC OF CURVE FOR A DISTANCE OF 173.05 FEET, THROUGH A CENTRAL ANGLE OF 16°26'37"; THENCE RUN SOUTH 12°46'26" WEST, FOR A DISTANCE OF 65.00 FEET; THENCE RUN SOUTH 00°34'07" EAST, 15 FEET FROM AND PARALLEL TO THE WEST LINE OF THE EAST 126.00 FEET OF THE SOUTHWEST 1 OF SAID SECTION 36, FOR A DISTANCE OF 399.55 FEET: THENCE RUN SOUTH 37°12'06" WEST. FOR A DISTANCE OF 35.61 FEET TO A POINT ON THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 2304, PAGE 896 AND THE SOUTH LINE OF SAID NORTH 14.00 FEET OF THE SOUTHWEST \$\frac{1}{4}\$ OF THE SOUTHWEST \$\frac{1}{4}\$ OF SECTION 36; THENCE RUN SOUTH 89°09'48" WEST, ALONG SAID SOUTH LINE 14.00 FEET FROM AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST \$\frac{1}{4}\$ OF SAID SECTION 36 FOR A DISTANCE OF 695.70 FEET TO THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 1450, PAGE 28; THENCE CONTINUE SOUTH 89°09'48" WEST, ALONG THE SOUTH LINE OF OFFICIAL RECORDS BOOK 1450, PAGE 218 AND

COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF FORTENBERRY ROAD AND THE EAST RIGHT-OF-WAY LINE OF PLUMOSA AVENUE; THENCE RUN SOUTH 00°34'14" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 917.98 FEET; THENCE RUN NORTH 89°09'02" EAST, A DISTANCE OF 650.67 FEET: THENCE RUN NORTH 15°54'22" EAST, A DISTANCE OF 189.68 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE RUN NORTH 74°05'38" WEST, A DISTANCE OF 22.00 FEET; THENCE RUN NORTH 15°54'22" EAST, A DISTANCE OF 267.97 FEET TO THE POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF FORTENBERRTY ROAD; THENCE RUN SOUTH 45°32'32" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.05 FEET; THENCE RUN SOUTH 15°54'22" WEST, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 0.13 ACRES, MORE OR LESS; AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.

RIGHT-OF-WAY LINE OF PLUMOSA AVENUE; THENCE RUN SOUTH 00°34'14" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 917.98 FEET; THENCE RUN NORTH 89°09'02" EAST, A DISTANCE OF 338.14 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREON DESCRIBED; THENCE RUN NORTH 15°54'22" EAST, A DISTANCE OF 692.39 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF FORTENBERRY ROAD; THENCE RUN SOUTH 45°32'32" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 315.35 FEET; THENCE RUN SOUTH 15°54.22" WEST, A DISTANCE OF 267.97 FEET; THENCE RUN SOUTH 74°05'38" EAST, A DISTANCE OF 22.00 FEET; THENCE RUN SOUTH 15°54'22" WEST, A DISTANCE OF 189.68 FEET; THENCE RUN SOUTH 89°09'02" WEST, A DISTANCE OF 312.26 FEET TO THE POINT OF BEGINNING.

COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF--WAY LINE OF FORTENBERRY ROAD AND THE EAST RIGHT-OF--WAY LINE OF PLUMOSA AVENUE: THENCE RUN SOUTH 00°34'14" ALONG SAID FAST RIGHT-OF-WAY LINE A DISTANCE OF 917 98 FFFT THENCE RUN NORTH 89°09 '02" EAST. A DISTANCE OF 650.67 FEET TO THE POINT OF BEGINNING: THENCE RUN NORTH 15°54'22" EAST, A DISTANCE OF 439.68 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE, OF FORTENBERRY ROAD: THENCE RUN SOUTH 45°32'32" FAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 129, 86 FEFT, THENCE RUN SOUTH14°09'12", A DISTANCE OF 340.28 FEET; THENCE RUN SOUTH 89°09 '02" WEST, A DISTANCE OF 130.00 FEET TO THE POINT OF



MONUMENT SIGN

ARCHITECT: MSA ARCHITECTS 8950 SW 74th COURT, SUITE 1513 305-273-9911

**ENGINEER / PLANNER:** LAND PLAN ENGINEERING GROUP, INC 1475 NW 126 DRIVE CORAL SPRINGS, FL 33071 954-812-5651

DRAWN 09/08/2022 SCALE AS SHOWN JOB NO. 2163.PRJ SHEET TITLE:

PRELIMINARY **DEVELOPMENT PLAN** 

SHEET NUMBER:

PDP-1

Multifamily	# of units or SF	# Spaces
All Units @ 1.75 sp/du	370 units	648 sp
All Units @ 1.75 sp/du Clubhouse @ 1 sp per 200 SF	8,500 sf	43 sp
Total Required		691 sp
Surface (Standard)		641 sp
Clubhouse		10 sp
Clubhouse Surface (ADA)		13 sp
Total Provided		664 sp

30

70 units

NOTE: SUBJECT TO ALTERNATIVE PARKING STUDY

**GENERAL STATEMENT** 

**Unit Types** 

В2

В3

Sub-total # of Units/Bldg

**Total Apart. Units** 

# of Bldgs

Sub-tota

Sub-total

741 sf

1,073 sf

1,179 sf

1,333 sf

THIS PRELIMINARY DEVELOPMENT PLAN IS SUBMITTED FOR APPROVAL OF A 370 UNIT APARTMENT COMPLEX CONTAINING 15 +/- ACRES AND CONSIST OF FIVE STORY BUILDINGS, PARKING AREAS AND A RECREATIONAL COMPLEX FOR THE RESIDENTS.

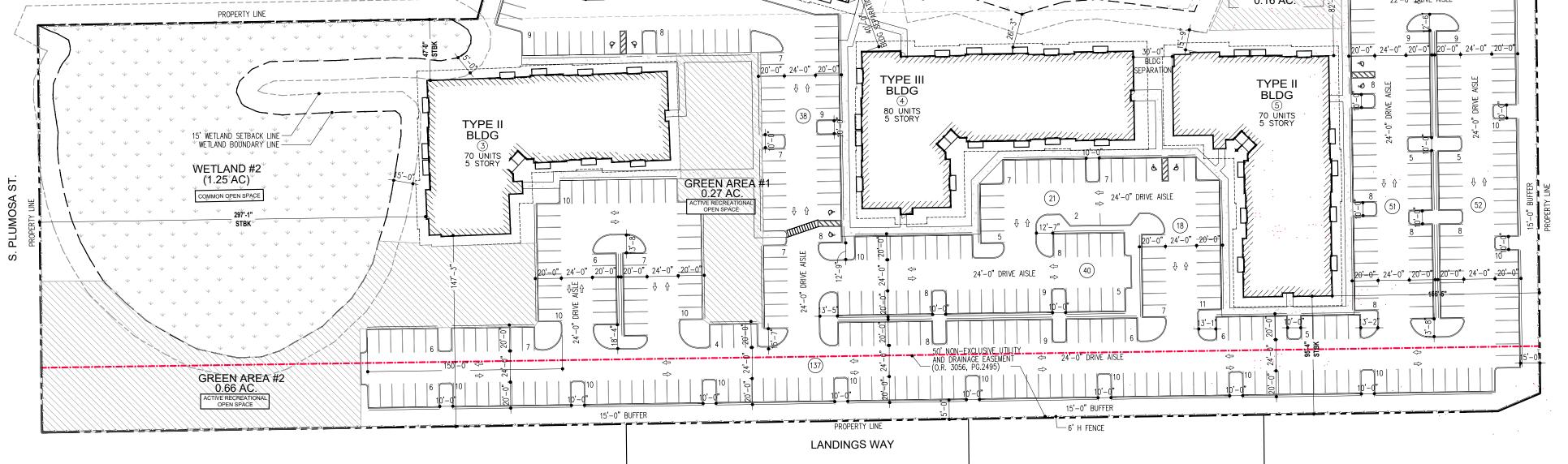
THE DEVELOPMENT PROVIDES A TOTAL OPEN SPACE OF 4.45 AC. THAT INCLUDES COMMON OPEN SPACE AND RECREATIONAL OPEN SPACE

THE WETLAND PRESERVES WILL BE MAINTAINED AND ARE THE CENTER OF THE AESTHETICS OF THE PROJECT. THE PROPERTY IS PART OF THE FORTENBERRY REGIONAL STORMWATER MANAGEMENT SYSTEM AND IS TRIBUTARY TO ALUM POND SOUTH OF THE PROPERTY.

WATER AND SANITARY SEWER SERVICE IS AVAILABLE ON-SITE AND IS

MAINTAINED BY THE CITY OF COCOA AND BREVARD COUNTY.

ACCESS TO THE SITE WILL BE DIRECTED TO HARBOR WOODS BOULEVARD ALONG THE EAST SIDE OF THE PROPERTY.



PARCEL ID: 24-36-36-00-505 ZONING: GU

SCHOOL UNIFORMS STORE AND WAREHOUSE

PARCEL ID: 24-36-36-00-527.3-.XA PARCEL ID: 24-36-36-00-520.1-.XA ZONING: RU-2-30 ZONING: RU-2-30

HARBOR WOODS CONDOMINIUM

(2 STORY)

PROGRESS 2022.12.22

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36. TOWNSHIP 24 SOUTH, RANGE 36 EAST: THENCE RUN NORTH

00°33'33 WEST, ALONG THE WEST LINE OF SAID SECTION 36 FOR A DISTANCE OF 1312.75 FEET TO A POINT ON THE SOUTH LINE OF

THE NORTH 14.00 FEET OF THE SOUTHWEST 7 OF THE SOUTHWEST 7 OF SAID SECTION 36 AND THE SOUTHWEST CORNER OF SAID OF SAID OFFICIAL RECORDS BOOK 1450, PAGE 218, SAID POINT ALSO BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 602.96

THE SOUTH LINE OF SAID NORTH 14.00 FEET OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 36, FOR A DISTANCE OF 425.00 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, TALLAHASSEE BASE MERIDIAN, BREVARD

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF FORTENBERRY ROAD AND THE EASTERLY

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, TALLAHASSEE BASE MERIDIAN, BREVARD

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, TALLAHASSEE BASE MERIDIAN, BREVARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FORTENBERRY ROAD AND THE EAST RIGHT-OF-WAY LINE OF PLUMOSA AVENUE; THENCE RUN SOUTH 00°34'14", A DISTANCE OF 917.98 FEET; THENCE RUN NORTH 89°09'02" EAST, A DISTANCE OF 780.67 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 14°09'12" EAST, A DISTANCE OF 340.28 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF FORTENBERRY ROAD; THENCE RUN SOUTH 45°32'32" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2.02 FEET TO THE POINT OF CURVATURE OF A 602 .96 FOOT RADIUS CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE ALONG AN ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 16°29'34", AN ARC DISTANCE OF 173.56 FEET; THENCE RUN SOUTH 27°56'19 "WEST, A DISTANCE OF 254.45 FEET; THENCE RUN SOUTH 89°09'02" WEST, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING.

NTS

KENDALL, FL 33156

SURVEYOR: **KIN SURVEY** 5220 US-1, SUITE 104 VERO BEACH, FL 32967 888-396-7770

PRELIMINARY DEVELOPMENT PLAN

GEORGE L. MOURIZ

AR0007806

REVISIONS