

Sun Terra Lakes

COUNTY COMMISSION

May 2, 2024

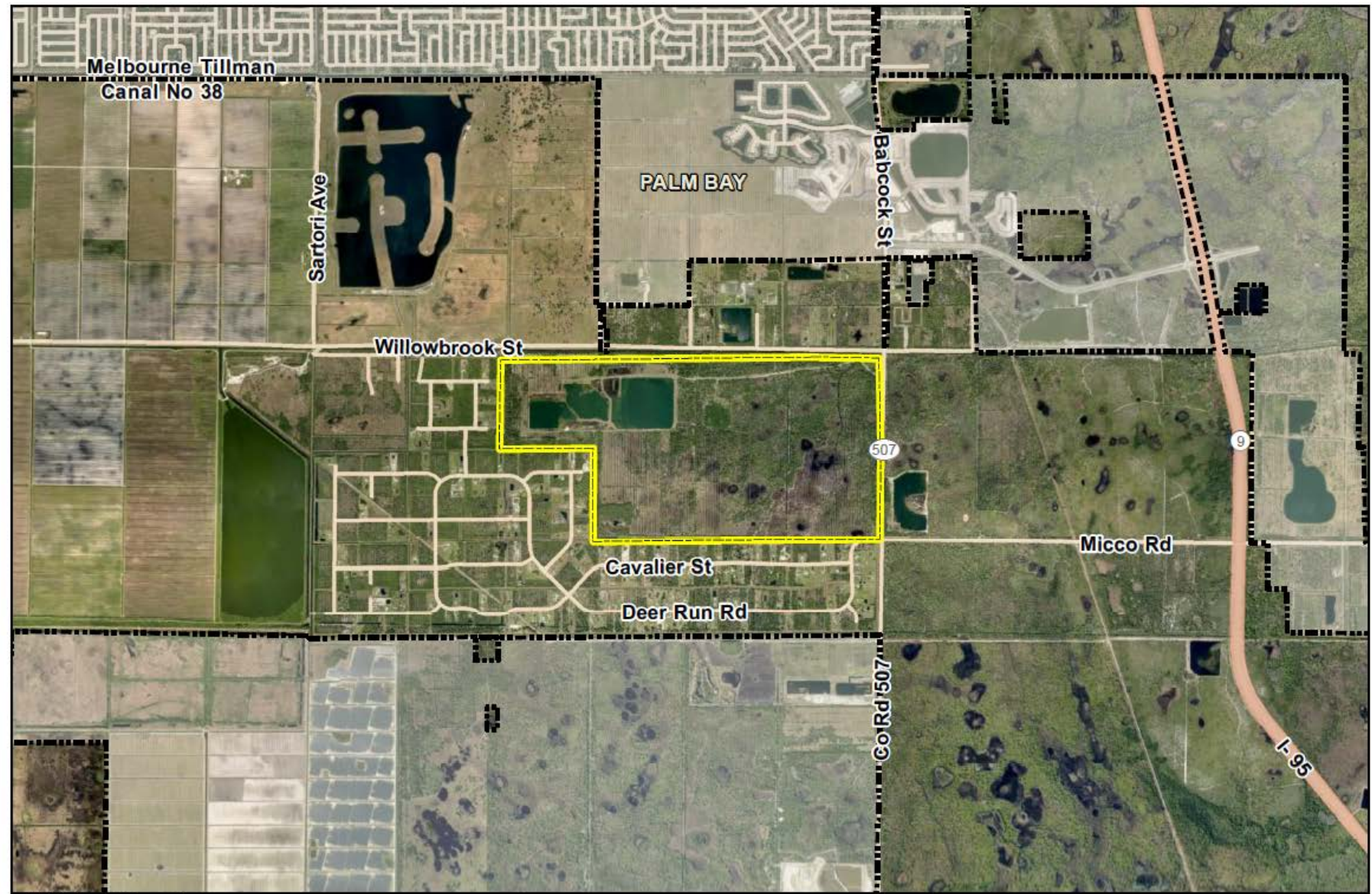
# Project Location and Summary of Request

**Location:**

Located on the west side of Babcock Street, south of Willowbrook Street, in unincorporated Brevard County, Florida.

**Summary of Request:**

A Large-Scale Future Land Use Map Amendment from RES 1:2.5 (Residential 1 Unit per 2.5 Acres) to RES 4 (Residential 4 Units per Acre) and CC (Community Commercial).



SOURCE: Brevard County, FL

Aerial

 Subject Boundary

SunTerra - Brevard Co

04/09/2024  
P & B Job No.: 23-081

2602 E. Livingston Street  
Orlando, FL 32803 Ph. 407-487-2594

**POULOS & BENNETT**

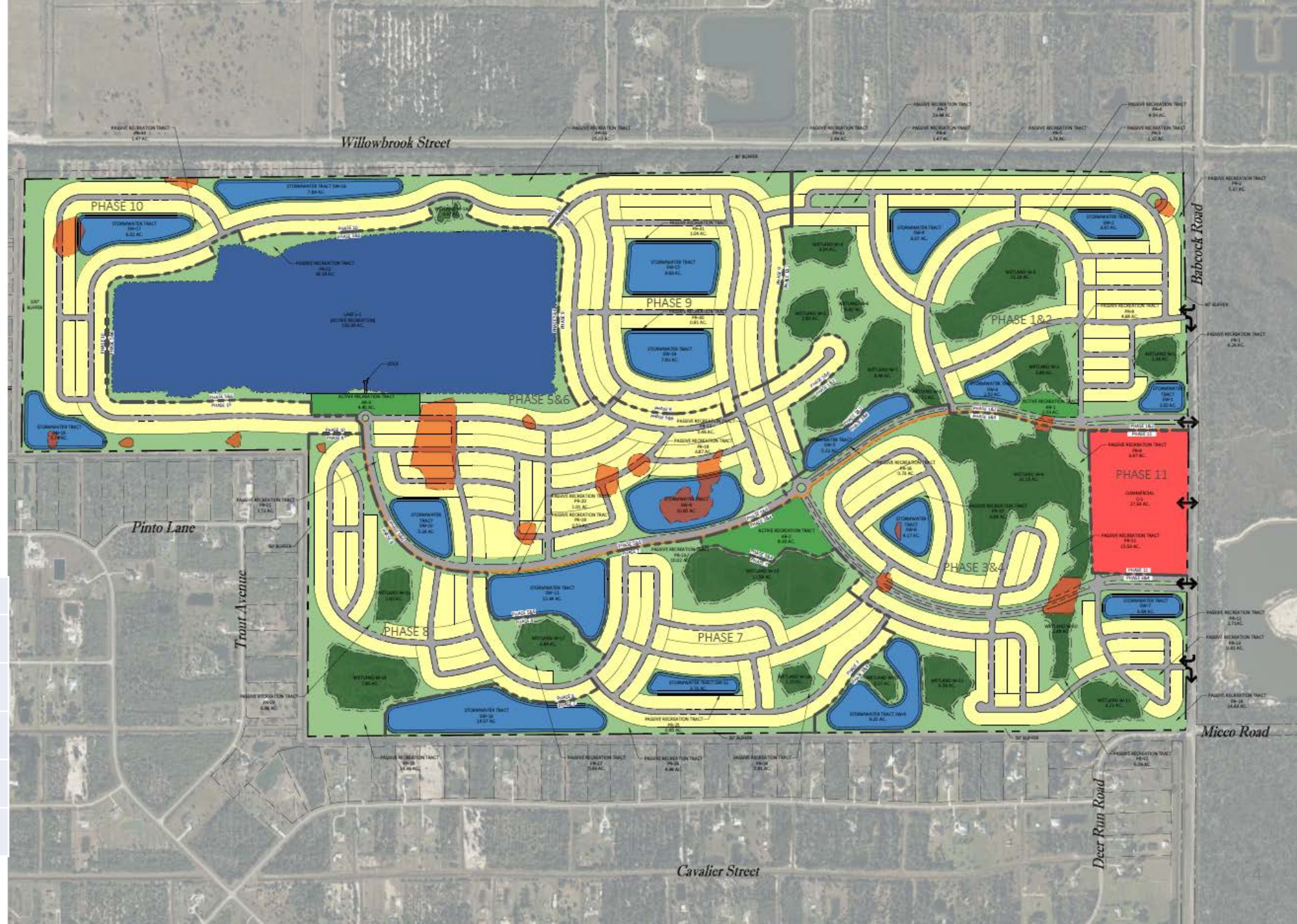
www.poulosandbennett.com  
Certificate of Authorization No. 28567





# Sun Terra Lakes

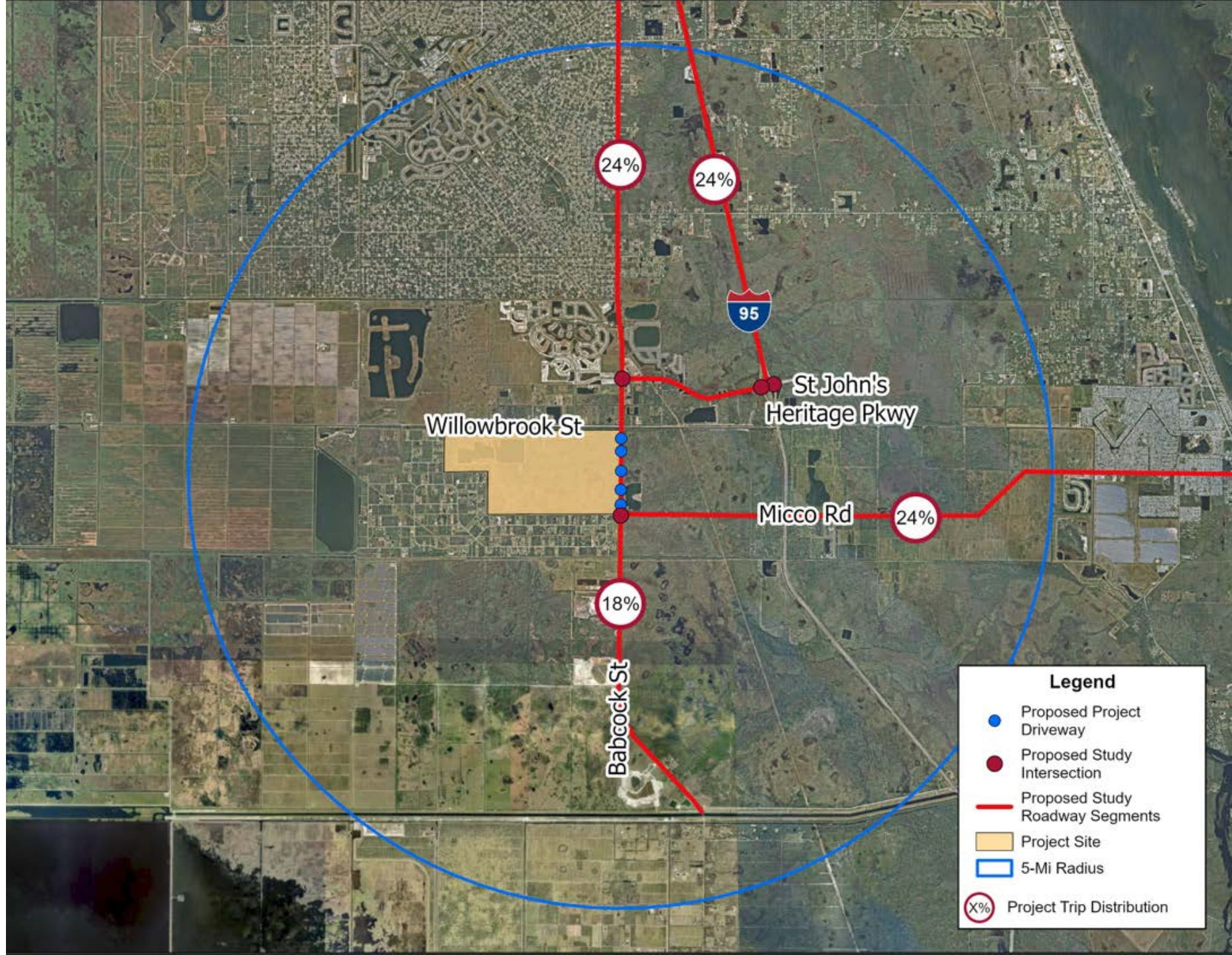
Proposed Development Program	
Proposed Max Allowable Dwelling Units	3,246 units
Proposed Max Commercial Development (Sqft)	398,000 sqft
Open Space	468.54 acres
Active Recreation	140.08 acres
Passive Recreation	328.46 acres

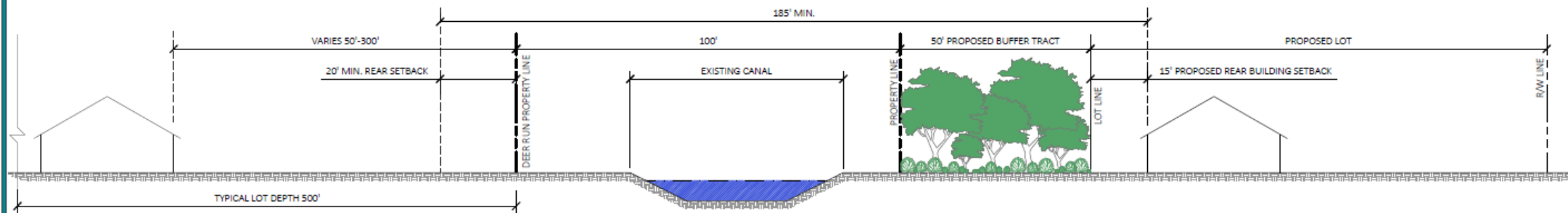


# COMMUNITY MEETING

- Occurrence: 6pm-8:45pm on April 10<sup>th</sup>, 2024
- Location: Comfort Suites Inn, 1175 Malabar Rd, Palm Bay
- Attendance:
  - In-Person – 17 (per sign in sheet), 23 total
  - Virtual – 21 attendees
- Concerns and Responses
  - Traffic Congestion
  - School Impacts
  - Fire and Police Response
  - Density
  - Consistency and Compatibility







### Perimeter Cross Section

N.T.S.

Perimeter Cross Section

**SunTerra Brevard County Mixed Use**

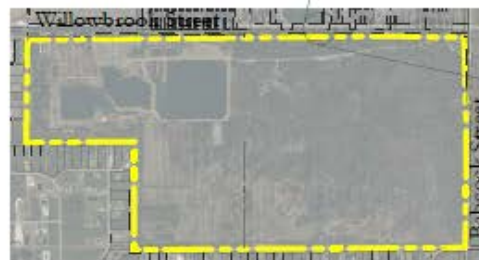
February 28, 2024  
P & B Job No.: 23-081

2002 E. Livingston St.  
Orlando, Florida 32803-4074 407.457.2394

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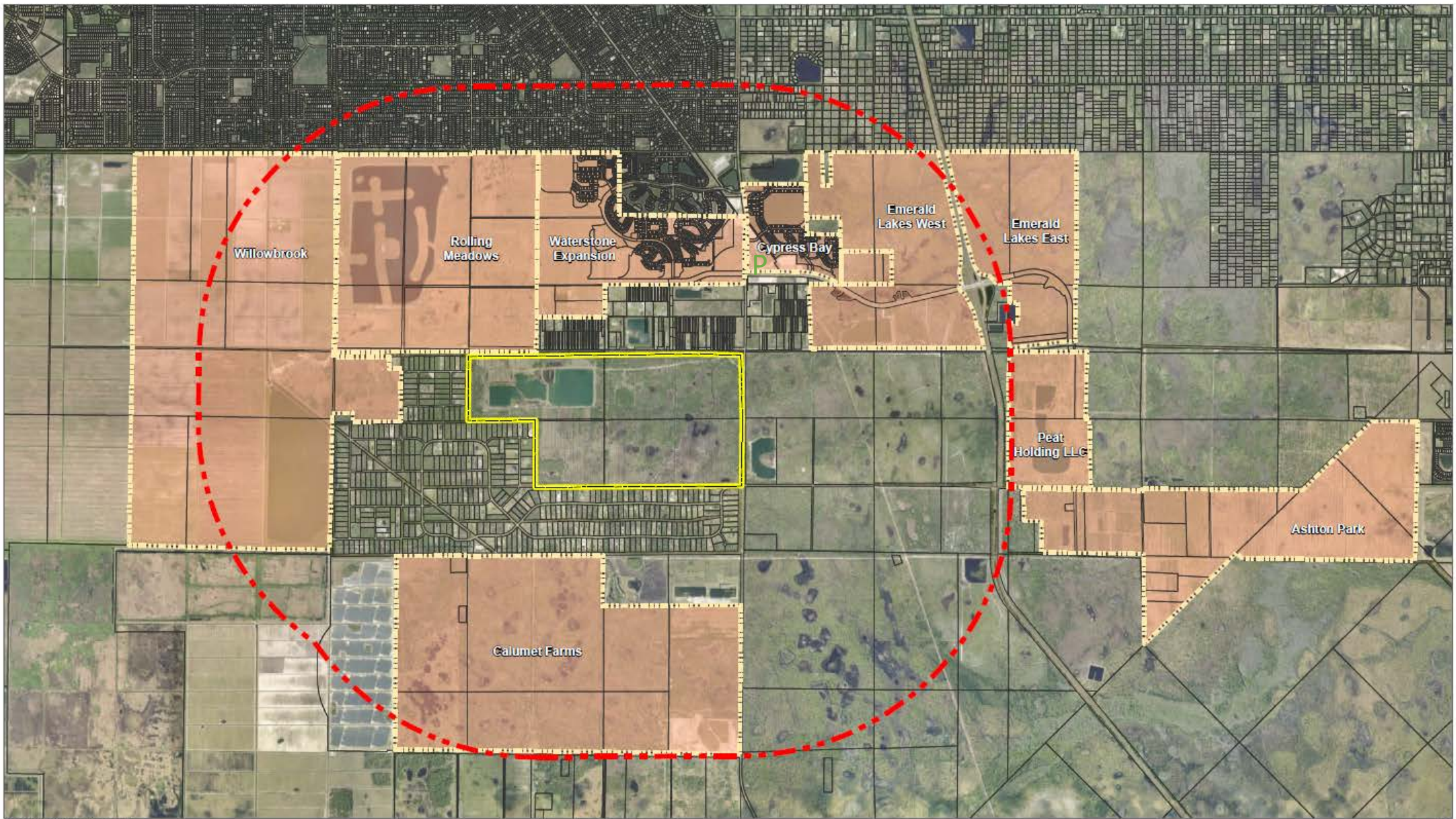


Willowbrook Dimensions  
Sun Terra Lakes

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Map Sources: Brevard County, FL

- Subject Property
- Two-Mile Buffer
- Future Developments

08/14/2023  
P & B Job No.: 23-081

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Orlando, FL 32803 Ph. 407-487-2594

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Two-Mile

SunTerra - Brevard Co



# DEVELOPMENT PROCESS

## Large-Scale Future Land Use Map Amendment

1. April 10, 2024 – Community Meeting
2. April 15, 2024 – Local Planning Agency
3. May 2, 2024 – Board of County Commission
  - If BOCC approves, CPA will be transmitted to the State for review
4. TBD – County Commission Hearing
  - To Approve or Disapprove CPA
5. TBD – Planned Development Zoning