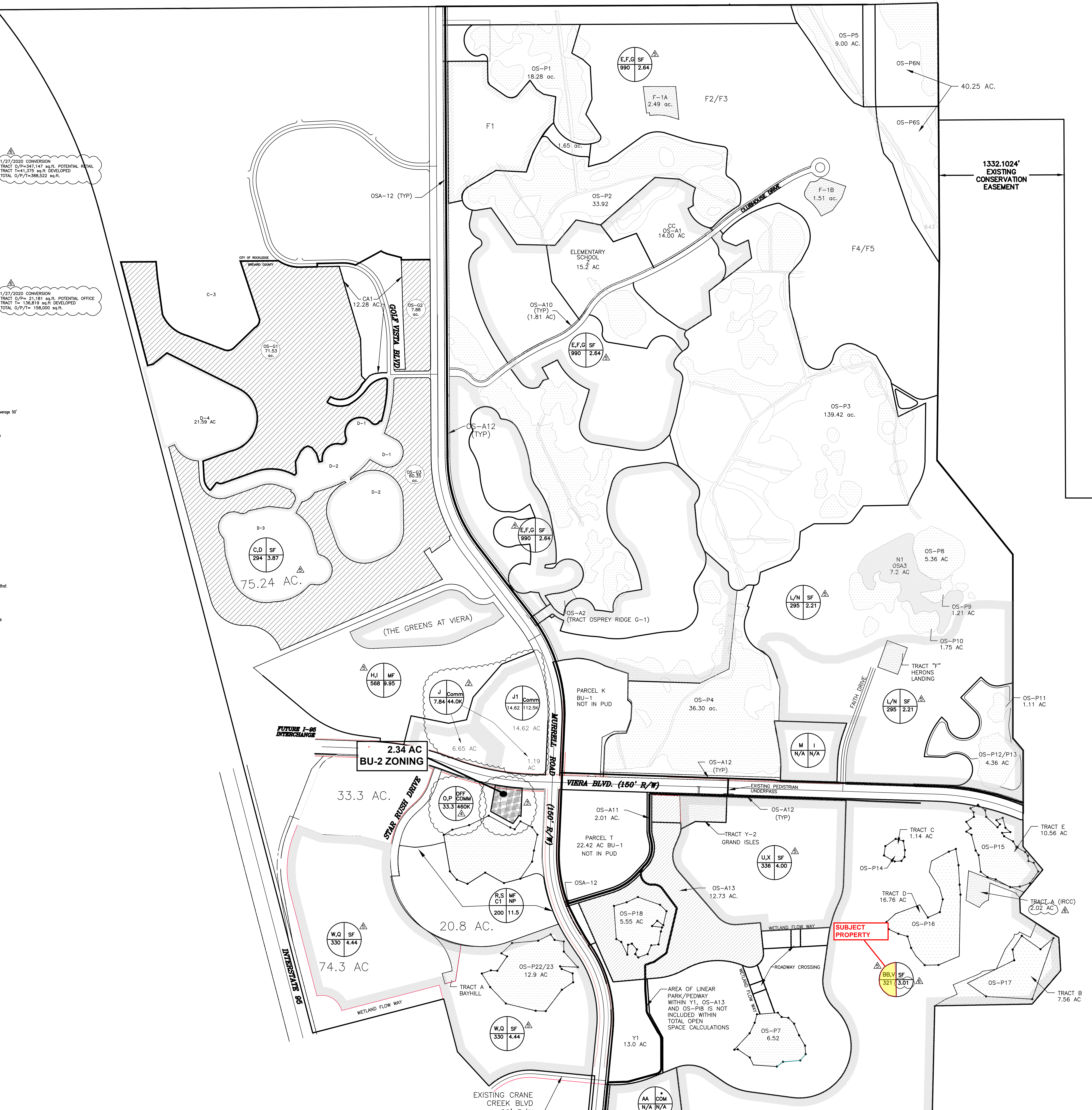


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PROPOSED LAND USE/DEVELOPMENT PROGRAM	Code	Average	2025	Net Density
Single-Family Residential (Detached)	SF	1,200	1,200	1,200
Multi-Family Residential	MF	30	30	30
Office	OFF	100,000	100,000	100,000
Community	COM	100,000	100,000	100,000
Elementary School	ES	100,000	100,000	100,000
High School	HS	100,000	100,000	100,000
College	COL	100,000	100,000	100,000
Public/Parish System	PT	100,000	100,000	100,000
Other	OTH	100,000	100,000	100,000



1/27/2020 CONVERSION TRACT D/P=21,181 sq.ft. POTENTIAL OFFICE TRACT T=141,375 sq.ft. DEVELOPED TOTAL D/P/T=162,556 sq.ft.

1/27/2020 CONVERSION TRACT D/P=21,181 sq.ft. POTENTIAL OFFICE TRACT T=141,375 sq.ft. DEVELOPED TOTAL D/P/T=162,556 sq.ft.

**DEVELOPMENT NOTES:**

191121 AC (includes existing platted lots)

Existing Zoning = PUD

Proposed Uses = Residential with supporting commercial, recreational and institutional uses

Remedial Zoning = PUD, BU-1, BU-2, R-2, R-3 (Residential)

Neighboring Subdivisions = Veterans Subdivision (North, City of Rockledge), Indian River Colony Club (South), Six Mile Creek, Phase II (South)

**GENERAL NOTES:**

It is noted that the exact location and storage of the wetlands shown on the Preliminary Development Plan (PDP) has not been determined. The applicant intends to more closely define the location and extent of these wetlands through a wetland delineation report prepared by a qualified professional consultant.

The number of dwelling units and net developable acres shown on the Preliminary Development Plan for each parcel may change slightly when final development plans are completed. In no case, however, will the wetland delineation report affect the amount of development permitted under the Preliminary Development Plan. For non-residential development, the total acreage of wetlands shown on the PDP may change, but in no case, will the passive open space area be reduced by such an amount that would decrease the total amount of open space shown on the PDP.

**COMMON OPEN SPACE CALCULATIONS**

Tract ID	Acres	Units	Tract ID	Acres	Units
OS-1	39.3	395	OS-10	1.81	311
OS-2	133.3	295	OS-11	2.01	395
OS-3	81.28	229	OS-12	14.84	201
OS-4	14.96	66	OS-13	12.73	115
OS-5	74.3	335	OS-14	11.5	200
OS-6	84.1	300	OS-15	5.55	115
OS-7	106.44	311	OS-16	12.73	115
OS-8	254.6	779	OS-17	6.52	115
OS-9	77.9	768	OS-18	12.73	115

Total Units = 324

Total Residential Area = 1,200 AC

Check open space requirements:

OS-1 = 148.00 ac

OS-2 = 105.28 ac

Total Required = 254.90 ac

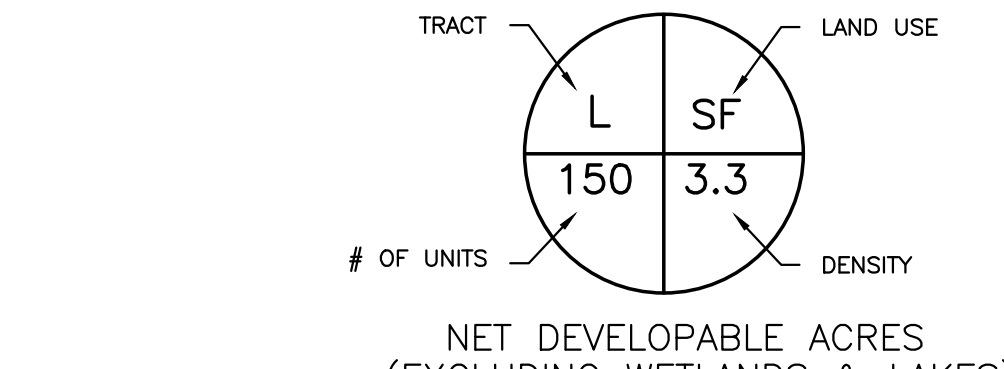
Open space may be satisfied by other active or passive recreation open space.

**ACTIVE OPEN SPACE SUMMARY**

Use	Tract ID	Actual (AC)	STATUS (OCTOBER 2000)	ANTICIPATED PLATTING AND DEVELOPMENT SCHEDULE
Off-Course	OS-12, OS-13	139.76	EXISTING	PRIOR TO OR IN CONNECTION WITH LAST PHASE OF TRACT L/N
Part of school	OS-10 (Detached)	14.80	UNDEVELOPED	PLATTED, UNDER DEVELOPMENT
Padway	OS-10	1.81	EXISTING TO TRACT OC	BALANCE TO BE WITH DEVELOPMENT OF F2-F5
Padway	OS-11	2.01	UNDEVELOPED	***
Padway	OS-12	14.84	EXISTING *	***
Like w/imp.	OS-13	12.73	PENDING	***
Total		192.45		

**PASSIVE OPEN SPACE SUMMARY**

Passive Open Space	UNIMPAVED AREA TO BE PLATTED (AC)	DESCRIPTION	ANTICIPATED PLATTING AND DEVELOPMENT SCHEDULE
OS-P1	18.28	PARTIALLY PLATTED WITH PLAT OF TRACT F-1	BALANCE TO BE PLATTED WITH PLAT OF WESTERN PORTION OF F2/F3
OS-P2	33.92	PARTIALLY PLATTED WITH PLAT OF TRACT F-1	BALANCE TO BE PLATTED WITH PLAT OF WESTERN PORTION OF F2/F3
OS-P3	139.42	UNPLATTED	TO BE PLATTED WITH WESTERN PORTION OF F4/F5 & NORTHERN PORTION OF L/N
OS-P4	36.30	UNPLATTED	TO BE PLATTED WITH WESTERN PORTION OF TRACT L (UNIT 5)
OS-P5	8.00	UNPLATTED	TO BE PLATTED WITH EASTERN PORTION OF F2/F3
OS-P6	14.00	UNPLATTED	TO BE PLATTED WITH EASTERN PORTION OF F2/F3
OS-P6S	14.00	UNPLATTED	TO BE PLATTED WITH EASTERN PORTION OF F4/F5
OS-P7	6.52	WETLAND AREA WITHIN PHASE 2 OF GRAND ISLES	GRAND ISLE, PHASE 2 PLAT (PARCEL U/V)
OS-P8	5.36	PART OF TRACT H OF TRACT N, PHASE 2, UNIT 4	PLATTED
OS-P9	0.90	PART OF TRACT H OF TRACT N, PHASE 2, UNIT 4	PLATTED
OS-P10	1.80	PART OF TRACT H OF TRACT N, PHASE 2, UNIT 4	PLATTED
OS-P11	1.11	PART OF TRACT H OF TRACT N, PHASE 2, UNIT 1	PLATTED
OS-P12	1.60	PART OF TRACT H OF TRACT N, PHASE 2, UNIT 1	PLATTED
OS-P13	2.20	PART OF TRACT H OF TRACT N, PHASE 2, UNIT 1	PLATTED
OS-P14	1.14	TRACT C PER PLAT OF BB/V, PHASE 3	PLATTED
OS-P15	19.56	TRACT D PER PLAT OF BB/V, PHASE 3	PLATTED
OS-P16	16.76	TRACT D PER PLAT OF BB/V, PHASE 3	PLATTED
OS-P17	7.56	TRACT B PER PLAT OF BB/V, PHASE 3	PLATTED
OS-P18	5.55	WETLAND AREA WITHIN LANE 4	***
OS-P22/23	12.9	BAYHILL, PHASE 2	PLATTED
Total Passive Open Space	301.13		



- NET DEVELOPABLE ACRES (EXCLUDING WETLANDS & LAKES)**
- OS-A AREA USED FOR ACTIVE OPEN SPACE CREDIT (INCREASE FOR OS-A13 HAS BEEN PROJECTED AT 40% OF TOTAL AREA TO ROAD AND VIERA BOULEVARD)
  - OS-P AREA USED FOR PASSIVE OPEN SPACE CREDIT (INCREASE FOR OS-P16 AS SHOWN)
  - WETLANDS
  - PEDWAY/LINER PARK
  - INDICATES LIMITS OF EXISTING DEVELOPMENT WITHIN THE P.U.D. BOUNDARY
  - NEIGHBORHOOD PARKS
  - EXISTING 8' CONCRETE PEDWAY (NOT INCLUDED AS OPEN SPACE)

**NEIGHBORHOOD PARKS**

Parks	Tract ID	PLATTED	STATUS (OCTOBER 2000)	ANTICIPATED PLATTING SCHEDULE
HERON'S LANDING	TRACT F	1.36	EXISTING	PLATTED
GRAND ISLES	TRACT Y-2	3.15	UNDER DEVELOPMENT	PLATTED
BCC	TRACT A	2.02	EXISTING	PLATTED
BAYHILL PHASE 2	TRACT A	1.20	UNDER DEVELOPMENT	PLATTED
OSPREY	OS-A2	0.90	EXISTING	WITH THE DEVELOPMENT OF PARCEL R/S
PARK	C-1	3.40	UNDEVELOPED	WITH THE DEVELOPMENT OF PARCELS F2/F3
PARK	F-1A	2.48	UNDEVELOPED	WITH THE DEVELOPMENT OF PARCELS F4/F5
PARK	F-1B	1.51	UNDEVELOPED	WITH THE DEVELOPMENT OF PARCELS F4/F5
SUBTOTAL		16.04		

**TOTAL ACTIVE OPEN SPACE AND NEIGHBORHOOD PARKS: 208.48**

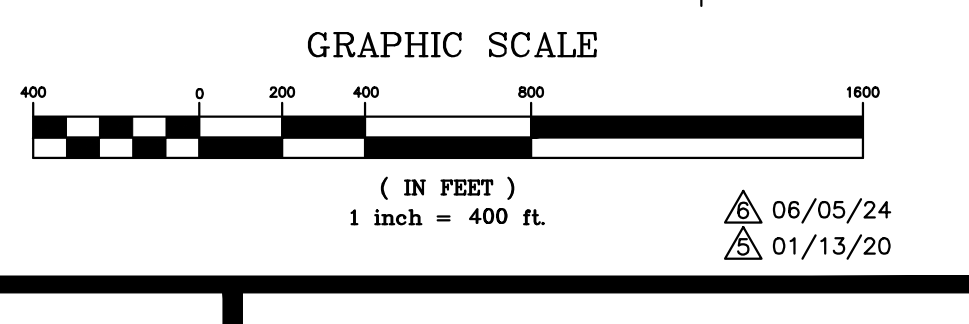
\* THE AREA FOR C-1 HAS BEEN INCORPORATED INTO THE OVERALL AREA OF PARCELS R/S. THE DEVELOPMENT OF PARCELS R & S WILL INCLUDE THE PLATTING AND DEVELOPMENT OF 3.4 ACRES OF PARK AREAS WITHIN THE BOUNDARIES OF THE PARCEL. THE 3.4 ACRES DOES NOT HAVE TO BE CONTIGUOUS AND MAY CONSIST OF SMALLER PARCELS THAT TOTAL A MINIMUM OF 3.4 ACRES.

**SUMMARY OF ACTIVE RECREATION, PASSIVE RECREATION AND NEIGHBORHOOD PARKS PROPOSED**

ACTIVE RECREATION OPEN SPACE	= 192.45 AC
PASSIVE RECREATION OPEN SPACE	= 351.13 AC
TOTAL OPEN SPACE	= 543.58 AC
NEIGHBORHOOD PARK FACILITIES	= 16.04 AC
TOTAL OPEN SPACE & NEIGHBORHOOD PARK FACILITIES PROPOSED	= 559.61 AC

\* EXCEEDS BREVARD COUNTY MINIMUM OF 254.90 AC.

\* USE OF THIS PARCEL WILL BE LIMITED TO ADULT CONGREGATE LIVING FACILITY AND ATTENDANT FACILITIES



**VIERA NORTH P.U.D.**  
Brevard County, Florida

**Preliminary Development Plan**

Sheet 3 of 4

Revised 9/24/92  
11/11/94 1/9/96  
11/22/01  
01/22/19 11/03/03  
03/20/19  
06/20/19

Scale: 1" = 400'

DATE: 06/05/24  
01/13/20

SEE JOB # 10338; DRAWING # 10338-0209