

Planned Unit Development  
for  
**SunTerra Babcock Street**  
Brevard County, FL

**Legal Description:**

BEING A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 30 SOUTH, RANGE 37 EAST LYING IN BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 37 EAST; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 9, SOUTH 01°09'13" EAST, 639.41 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°50'06" EAST, 127.02 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF BABCOCK STREET AS DEPICTED IN PLAT BOOK 21, PAGE 77 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00°39'57" WEST, 643.10 FEET, THENCE SOUTH 89°49'38" WEST, 2795.66 FEET TO THE EAST LINE OF PLAT BOOK 21, PAGE 77 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID EAST LINE, NORTH 00°34'45" WEST, 643.43 FEET; THENCE NORTH 89°50'06" EAST, 2682.62 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN BREVARD COUNTY, FLORIDA AND CONTAINING 41.385 ACRES, MORE OR LESS.

Parcel Id. No.:  
30-37-09-00-1  
30-37-10-00-250

Sheet Index		Subm./Rev.						
Sheet Id.	Sheet Title							
C0 00	Cover Sheet	■						
C1 00	Existing Conditions Plan	■						
C2 00	Land Use Plan	■						
C3 00	Land Use Tables, Waivers & Details	■						
Attachments								
	Boundary Survey	■						
Date		Description						
1	10/17/2023	Submit to Brevard County						

**Owner:**  
**Boruch-David LLC**  
**PO Box 5057**  
**Deerfield Beach, FL 33442**

**Developer:**  
**SunTerra Communities, Inc.**  
**1750 W. Broadway, Suite 111**  
**Oviedo, FL 32765**  
**407.542.4909**

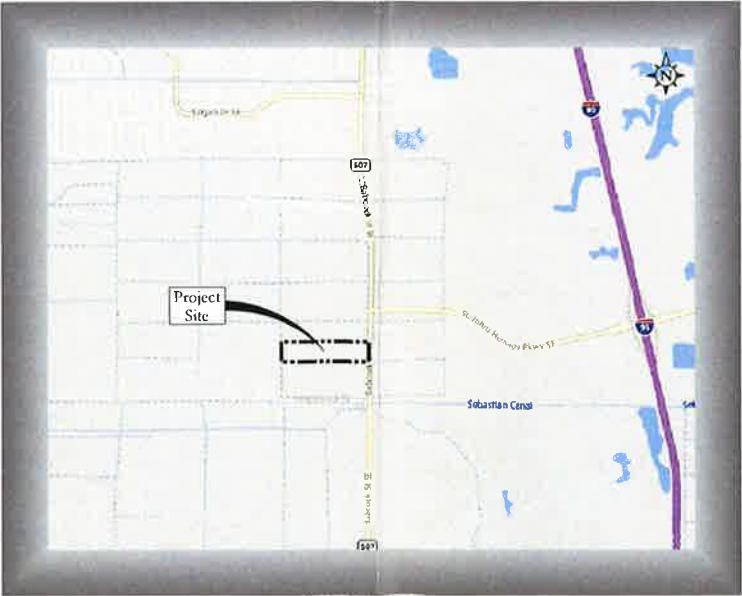
**Applicant:**  
**Poulos & Bennett, LLC**  
**2602 E. Livingston Street**  
**Orlando, FL 32803**  
**407.487.2594**

**Utility Providers**

<b>Electric:</b> <b>Florida Power &amp; Light Company</b> 9001 Ellis Rd Melbourne, FL 32904 800.778.9140	<b>Telephone:</b> <b>AT &amp; T Distribution</b> 6021 Rio Grande Ave Orlando, FL 32809 561.683.2729	<b>Water, Sewer and Reuse:</b> <b>City of Palm Bay Utilities Department</b> 120 Malabar Rd Palm Bay, FL 32907 321.952.3420
<b>CATV:</b> <b>Charter Communications</b> 2551 Lucien Way Maitland, FL 32751 800.778.9140	<b>Fiber:</b> <b>Uniti Fiber LLC</b> 805 Executive Center Dr W St. Petersburg, FL 33702 877.652.2321	

**Consultants**

<b>Civil Engineer:</b> <b>Poulos &amp; Bennett, LLC</b> 2602 E. Livingston Street Orlando, FL 32803 407.487.2594	<b>Surveyor:</b> <b>Caulfield &amp; Wheeler, Inc.</b> 7900 Glades Road Suite 100 Boca Raton, FL 33432 561.392.1991	<b>Environmental:</b> <b>Bio-Tech Consulting Inc.</b> 3025 E. South Street Orlando, FL 32803 407.894.5969
<b>Geotechnical Engineer:</b> <b>Yovaish Engineering Services, Inc.</b> 953 Sunshine Lane Altamonte Springs, FL 32714 407.774.9383	<b>Transportation</b> <b>LTG Engineering &amp; Planning</b> 1450 W Granada Blvd #2 Ormond Beach, FL 32174 386.257.2571	



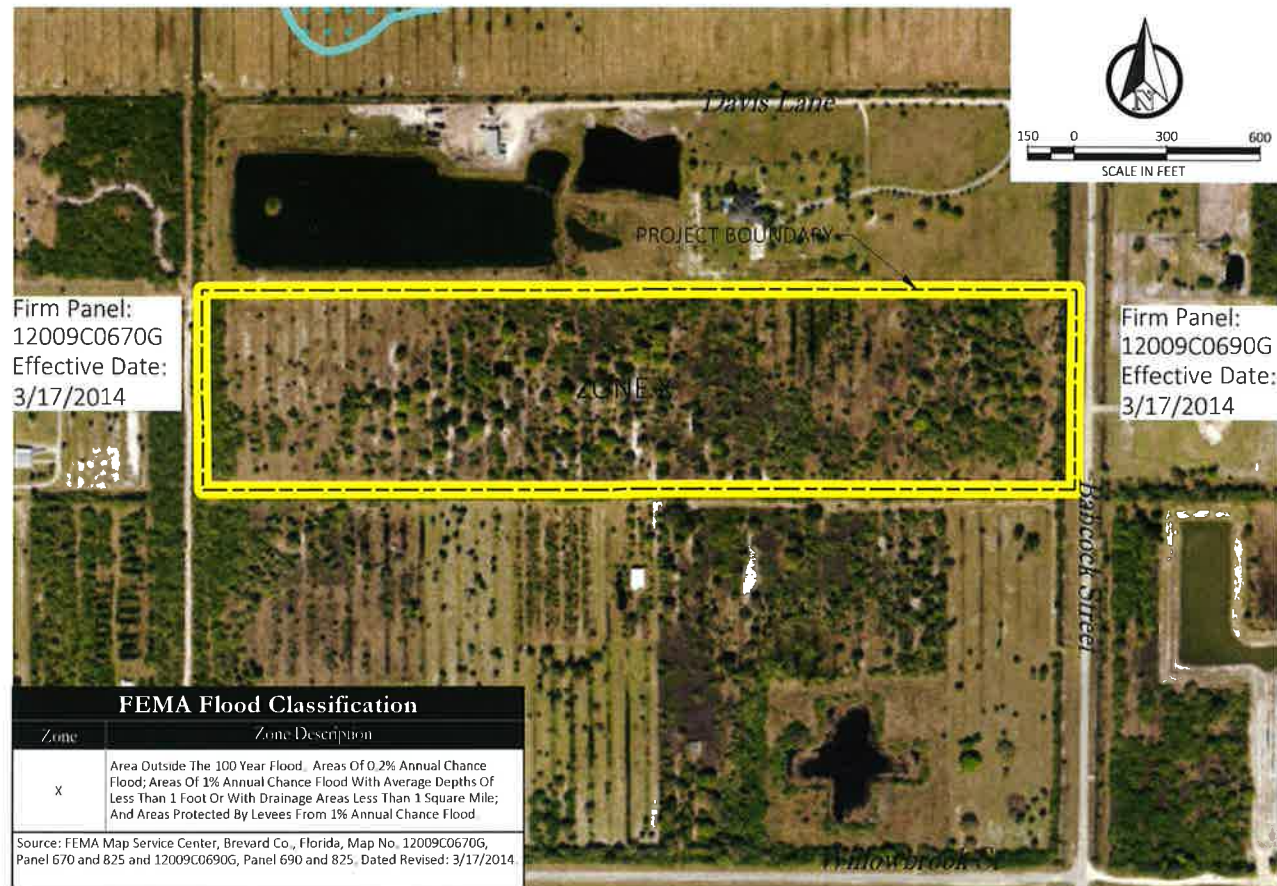
**Vicinity Map**  
Scale: 1" = 3,000'



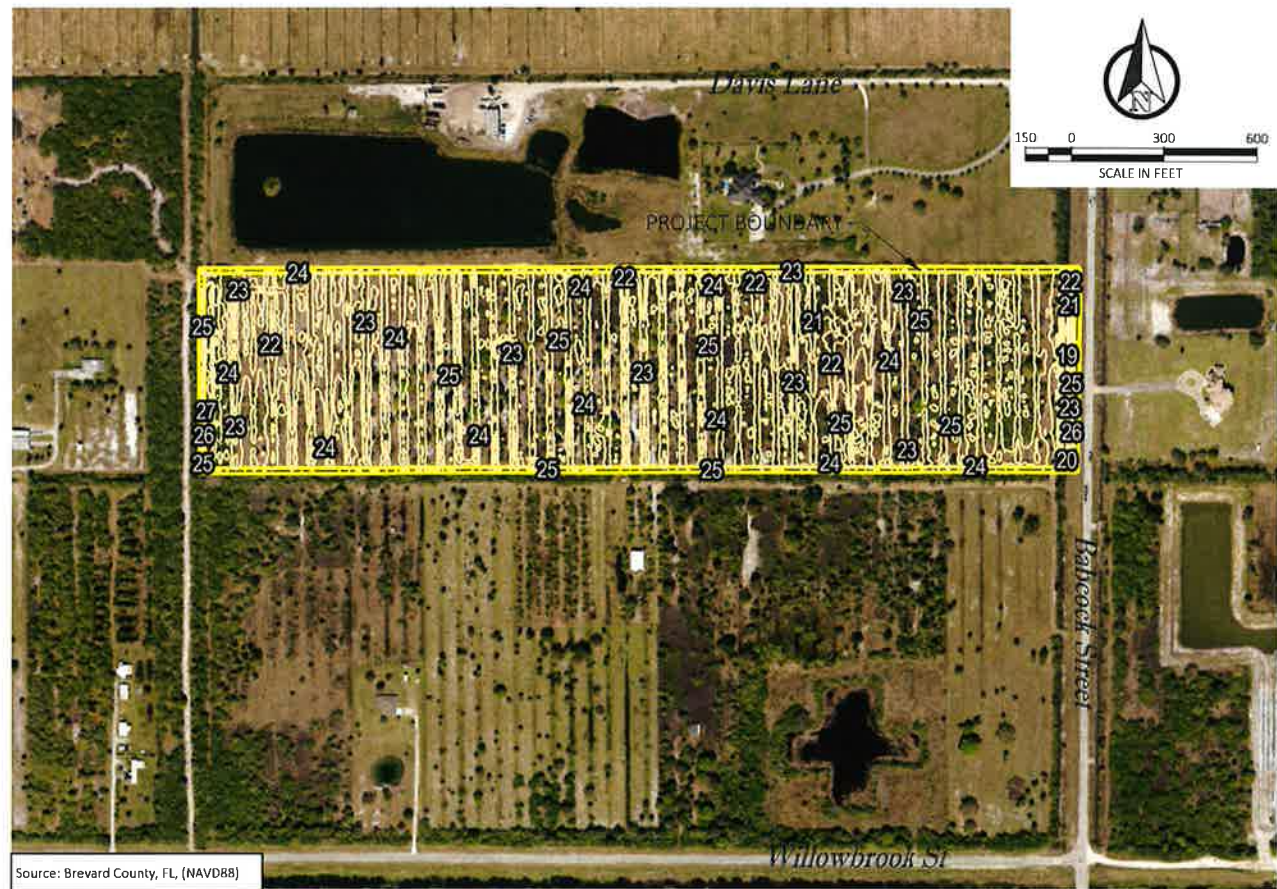
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567  
P&B Job No.: 23-103



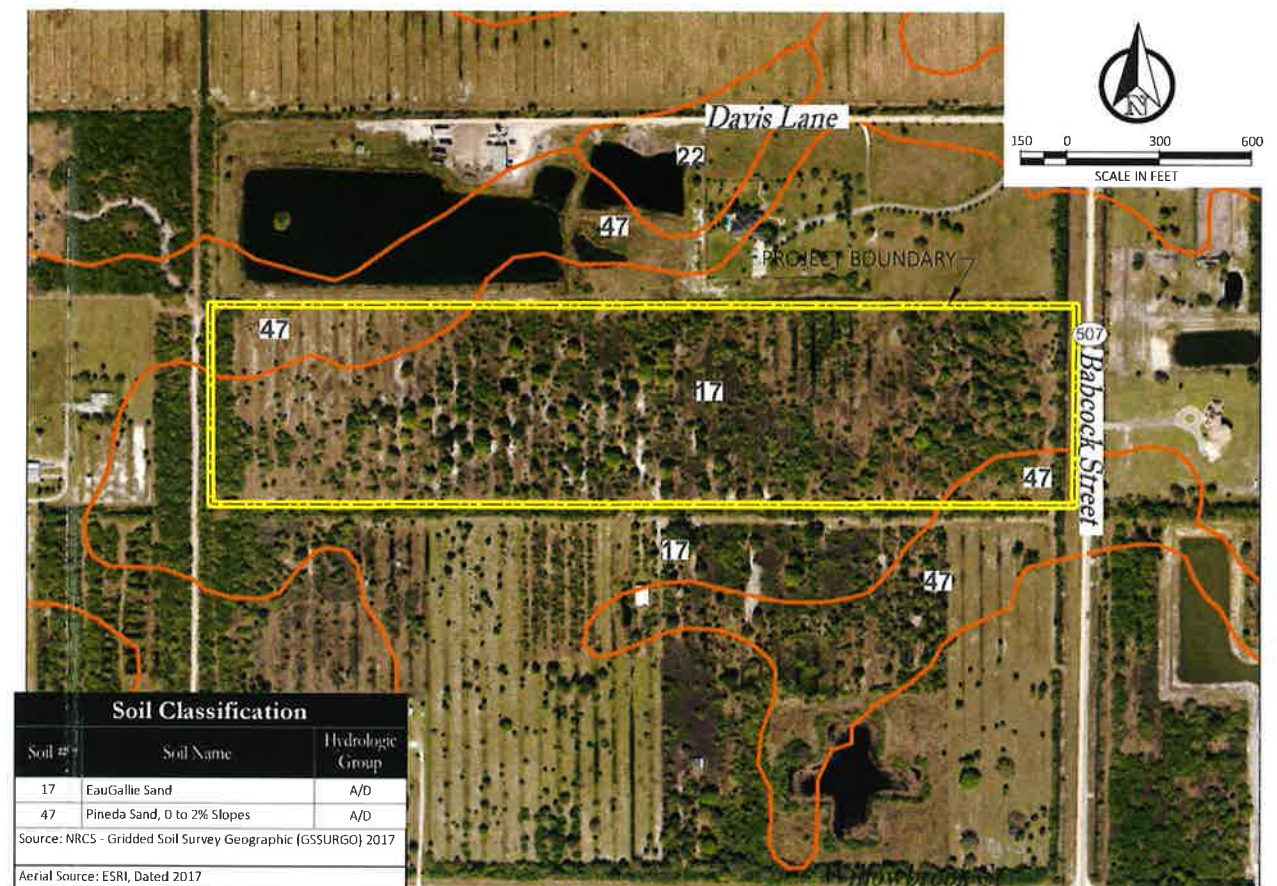
2:\2023\23-103 SUNTERRA - BABCOCK STREET - BREVARD CO\AD\PRELIMINARY\PD\23-103-PD-ECP



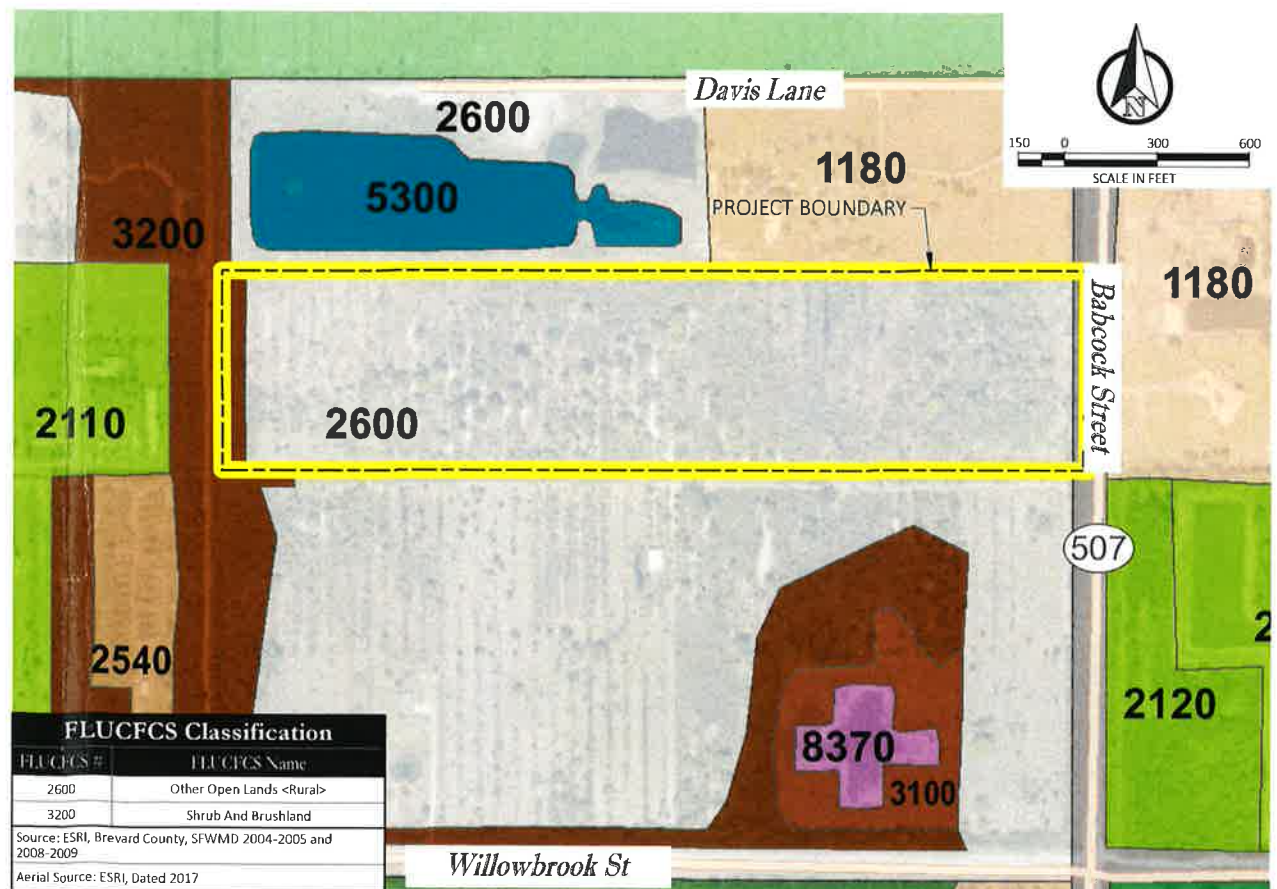
FEMA MAP



TOPOGRAPHY



SOILS MAP



FLUCCS

Key Map:

Consultant:

01	10/17/23	Submit to Brevard County
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	23-103	
DESIGNED BY:	DG	
DRAWN BY:	DG	
CHECKED BY:	PM	
APPROVED BY:	JE	
SCALE IN FEET:	1" = 300'	

Project Name:  
**Sun Terra**  
**Babcock Street**

Jurisdiction:  
Brevard County, FL

Sheet Title:  
**EXISTING**  
**CONDITIONS PLAN**

Sheet No.:  
**C1.00**

Seal:

DATE: October 17, 2023

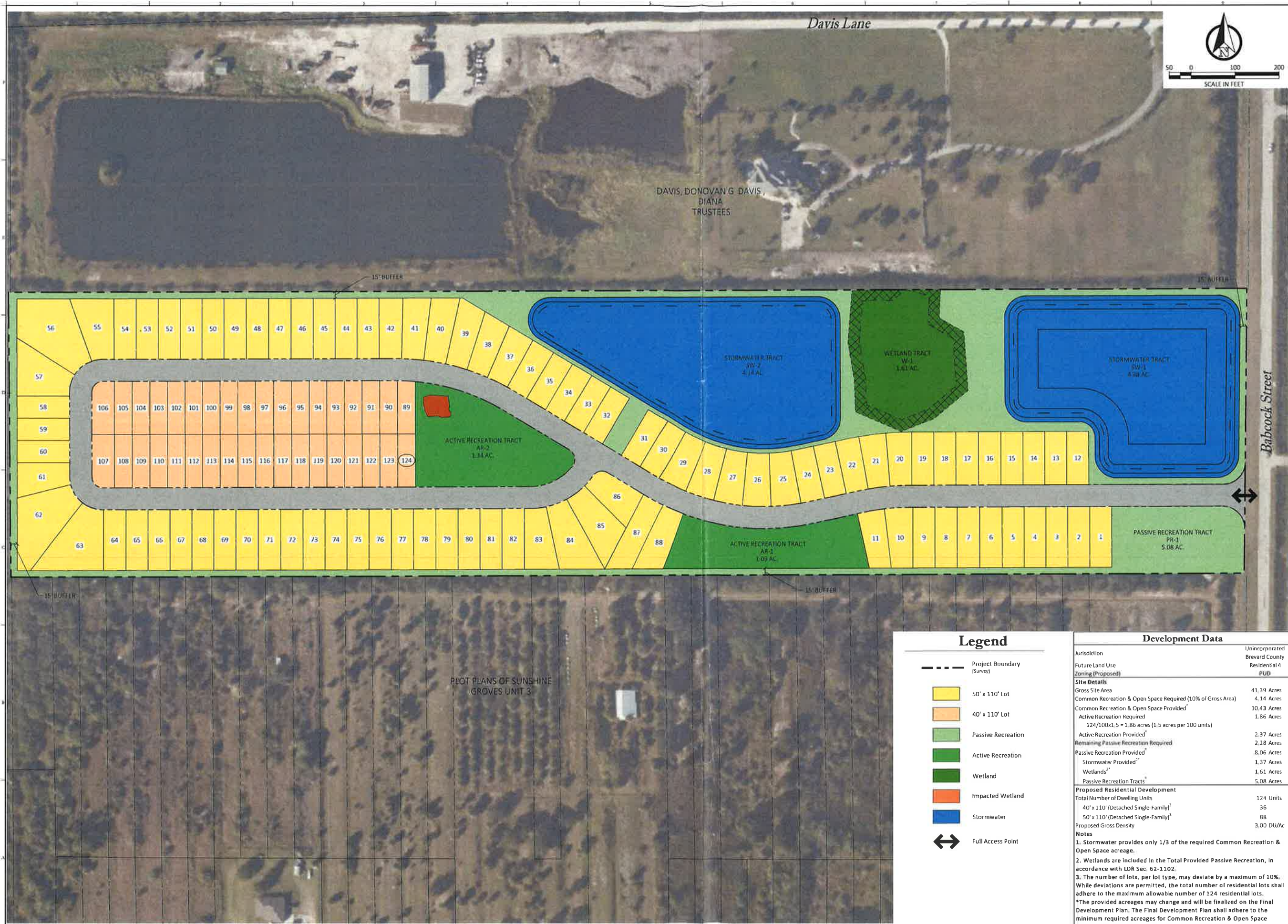
**POULOS & BENNETT**

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Tel. 407-487-2594 www.poulosandbennett.com  
Eng. Bus. No. 28567





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DESIGNED BY:		DG
DRAWN BY:		DG
CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		1" = 100'
Project Name:		

Sun Terra  
Babcock Street

Jurisdiction:  
Brevard County, FL

Sheet Title:  
LAND USE PLAN

Sheet No.:  
C2.00

Scale:

DATE: October 17, 2023

POULOS & BENNETT

Poulos & Bennett, LLC  
2602 E. Livingston St., Orlando, FL 32803  
Tel 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567





Land Use Table

1. Development Acreage Summary  
Total Site Area: 41.39 acres

Land Use Summary

	Units Allowed		Units Proposed	
	Future Land Use Designation	Total Allowed Units	Proposed Density	Proposed Dwelling Units
Project Acreage				
Gross Acreage: 41.39	4.0 du/ac	165	3.00 du/ac	124

2. Future Land Use  
Residential 4

3. Existing Zoning  
General Use (GU)

4. Proposed Zoning  
Planned Unit Development (PUD)

5. Residential Standards

	40' SF Lots <sup>1</sup>	50' SF Lots
Minimum Lot Area (sq. ft.)	4,400	5,500
Minimum Floor Area (sq. ft.)	1,100	1,100
Minimum Lot Width (ft.)	40	50
Minimum Lot Depth (ft.)	110	110
Front Yard <sup>2</sup> (ft.)	20	20
Side Yard (ft.)	5	5
Rear Yard <sup>3</sup> (ft.)	20	20
Corner Yard <sup>4</sup> (ft.)	10	10
Minimum Building Separation (ft.)	10	10
Maximum Height (ft.)	35	35
Maximum Impervious Surface Ratio (%)	75	75

Residential Standards Notes

- See Waiver # 1 for the 40' lots.
- A 10 ft. setback shall apply to front porches.
- Screened porches may be set back not less than 10 ft. from the rear property line.
- Waiver # 4 is requested for the minimum required corner yard setback to be reduced from 15' to 10'.
- Waiver # 5 is requested for the minimum building separation for residential structures, from 15' for structures two stories or less to 10' for structures two stories or less.

6. Permitted Uses & Use Standards

Permitted Uses: Single Family Detached Dwelling Units, Group Homes (Level 1), Accessory Structures, Recreational Amenities and Accessory Structures, Home Occupations,  
Group Residential Homes shall be in accordance with LDR Section 62-1835.9 Group Homes,  
Accessory Structures shall be in accordance with LDR Section 62-1446 (d)(7) and LDR Section 62-2100.5,  
Home Occupations shall be in accordance with LDR Section 62-1155 (b).

7. Phasing Plan

Phasing will be determined during the Final Development Plan review.

8. School Demand

Student Population per Brevard County Schools			
School Type	Residential Units	Single-Family Student Multiplier	Student Population
Elementary Students	124	0.24	30
Middle School Students	124	0.07	9
High School Students	124	0.12	15
		<b>Total Students</b>	<b>54</b>

9. Daily Trips

Land Use Description / ITE Code	Quantity	Daily Rate Trips Per Unit	Total Generated Daily Trips	Basis of Data
Single Family (210)	124	9.92	1230	ITE Trip Generation, 11 <sup>th</sup> Edition

10. Open Space

10% of the gross site acreage shall be common recreation and open space, in accordance with LDR Section 62-1446.C. Land Use Regulations

11. Recreation

Recreation facilities shall be private for the use of community residents and owned and maintained by Home Owner's Association, Recreational amenities will be determined during the Final Development Plan design.

12. Proposed Parking

Parking shall be provided per LDR Section 62-3206, with the exception of the waiver # 2.

13. Water Service

City of Palm Bay Utilities

14. Wastewater Service

City of Palm Bay Utilities

15. Reclaimed Water Service

City of Palm Bay Utilities

16. Stormwater

The PUD will meet the requirements of Brevard County and the St. Johns River Water Management District for stormwater management.

17. Subdivision Signage, Walls, and Fences

Subdivision signage, walls, and fences shall be provided in accordance with LDR Sec. 62-2889.  
The subdivision is permitted the right to be a gated community.

18. Individual Lot Fences

Individual lot fences shall be constructed in accordance with LDR Sec. 62-2109 and LRD Article VIII.

19. Landscaping and Buffers

The PUD will provide an average 15' perimeter landscape buffer around the residential area, including a 15' wide Type B buffer along Babcock Street.  
Landscaping shall be provided in accordance with LDR Article XIII, with the exception of the waiver # 3. An alternative landscape plan will be provided with the Final Development Plan review.

WAIVERS

- A waiver from LDR Section 62-1446. (d), (1) to permit lots smaller than 5,000 square feet and less than 50 feet in width.

Justification for waiver #1: The Preliminary Development Plan depicts 40' wide lots, with a minimum lot area of 4,400 sq. ft. for each of the 40' lots. The Preliminary Development Plan exceeds the required common recreation and open space. While a 15' landscape buffer is not required along the northern, western, and southern property lines, the Preliminary Development Plan provides a 15' buffer along the entire perimeter. The smaller lot sizes allow the development to exceed the common recreation and open space and buffer standards. In addition, the minimum floor area required in the PUD zoning is 900 sq. ft., the Preliminary Development Plan provides a minimum floor area of 1,100 sq. ft.

- A waiver to be exempt from LDR Section 62-1446. (g), requiring the designation of an outdoor parking area for campers, travel trailers, recreational trailers and vehicles, boats and boat trailers, and other similar vehicles.

Justification for waiver # 2: The Preliminary Development Plan is exceeding the requirements for common recreation and open space and buffer standards. Allocating space for the parking of campers, travel trailers, recreation vehicles, boats and boat trailers will decrease the provided amount of open space and recreation. In addition, outdoor parking of such vehicles and trailers is aesthetically unappealing.

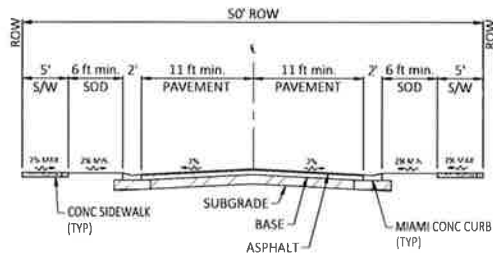
- A waiver to be exempt from the per lot tree planting requirements in LDR Section 62-4341 (3). Two medium species, as defined in LDR Section 62-4341 (8), will be planted per residential lot, one in the front yard and one in the rear yard.

Justification for waiver # 3: The reduced tree requirement is to protect structures, sidewalks, and utilities from root uplifting.

- A waiver from LDR Section 62-1446 (d) (3) (a) to allow corner residential lots a minimum side street setback of 10' rather than 15'.  
Justification for waiver # 4: The minimum side street setback of 10' is consistent with the minimum required side street setback in the RPUD Zoning District.

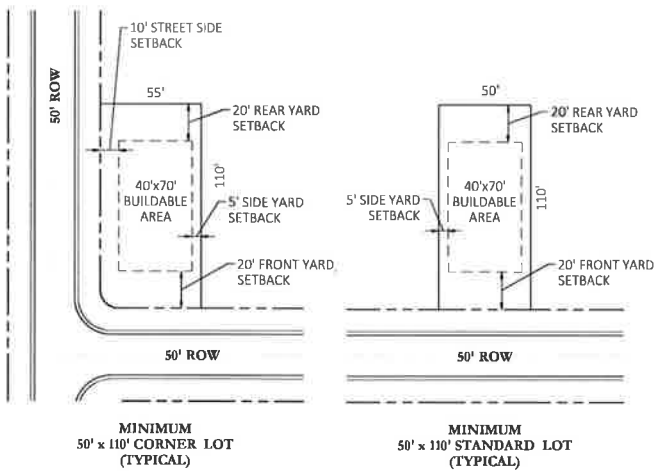
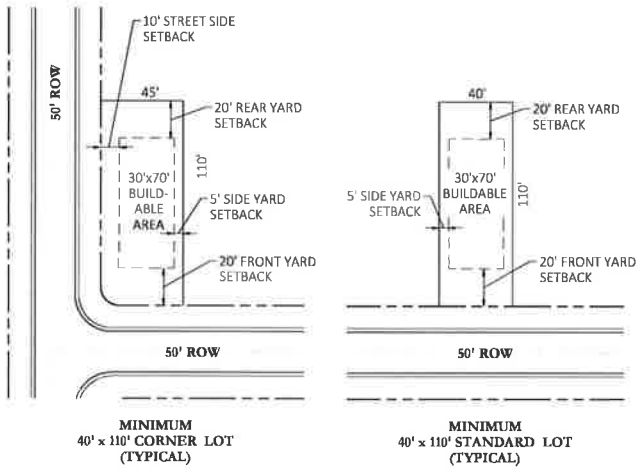
- A waiver is requested from LDR Section 62-1446 (d) (3) (b) to allow residential structures, two stories or less, a minimum building separation of 10', rather than 15'.

Justification for Waiver # 5: LDR Section 62-1446 (d) (3) (a) requires single-family lots, with less than 75' lot widths, to have a minimum 5' side setback. Where two lots, without side street setbacks, abut each other, the minimum required distance between the two lots will be 10'. In addition, the required minimum building separation of 10' for structures two stories or less is consistent with the RPUD Zoning District.



TYPICAL LOCAL ROAD SECTION

NOTE: ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO MODIFICATION DURING THE APPROVAL OF FINAL ENGINEERED RPUD DEVELOPMENT PLAN



TYPICAL LOTS

Scale: 1" = 50'

Key Map:

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Sun Terra  
Babcock Street

Jurisdiction:

Brevard County, FL

Sheet Title:

LAND USE TABLES,  
WAIVERS, & DETAILS

Sheet No.:

C3.00

Seal:

POULOS & BENNETT

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