

Previous approvals:

PRELIMINARY DEVELOPMENT PLAN

CITY POINT PUD

Prepared for:

City Point Landfall LLC
18 Bougainvillea Drive
Cocoa Beach, FL 32931

Prepared by:

MBV Engineering, Inc.
1250 W. Eau Gallie Blvd., Suite H
Melbourne, FL 32935

MBV # 23-1071
October 27, 2025

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I. INTRODUCTION

LOCATION:

The City Point PUD (12.86 ± acres) is located between US Highway 1 and N. Indian River Drive, approximately one-half of a mile north of State Road 528. The project is located within unincorporated Brevard County in:

SECTION	TOWNSHIP	RANGE
08	24 South	36 East

LEGAL DESCRIPTION:

PARCEL 1

THE NORTH 82 1/2 FEET OF THE SOUTH 1234 FEET OF UNITED STATES GOVERNMENT LOT 3, SECTION 8. TOWNSHIP 24 SOUTH, RANGE 36 EAST, TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL TO WIT; COMMENCE AT A POINT ON THE WEST LINE OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 36 EAST, WHICH SAID POINT IS 363 YARDS NORTH OF THE SW CORNER OF SAID SECTION 8, TOWNSHIP 24 SOUTH, RANGE 36 EAST, AND GO THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 440 YARDS TO A POINT WHICH SAID POINT IS THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, GO NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 27 1/2 YARDS TO A POINT; WHICH SAID POINT IS THE NW CORNER OF THE LANDS HEREIN DESCRIBED; THENCE GO EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 8, TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE SOUTHERLY ALONG THE WATERS OF THE INDIAN RIVER TO A POINT OPPOSITE THE POINT OF BEGINNING; THENCE GO WEST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 8, TO THE POINT OF BEGINNING LESS AND EXCEPT ROAD RIGHT OF WAY AND LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL; A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE RUN NORTH 00°43'16" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 1255.69 FEET; THENCE RUN SOUTH 89°30'56" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 1320.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°50'56" EAST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 350.00 FEET; THENCE RUN SOUTH 25°16'02" EAST, A DISTANCE OF 155.00 FEET; THENCE RUN SOUTH 89°50'56" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 360.04 FEET TO A POINT AT THE WATERS EDGE OF THE INDIAN RIVER; THENCE RUN SOUTH 25°16'02" EAST, ALONG WATERS EDGE OF THE INDIAN RIVER, A DISTANCE OF 27.68 FEET; THENCE RUN NORTH 89°50'56" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 790.09 FEET) THENCE RUN NORTH 00°43'16" EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE RIGHT OF WAY OF INDIAN RIVER DRIVE.

PARCEL 2

TAX PARCEL #515 DESCRIPTION PER DEED BOOK 372, PAGE 451: FIRST PARCEL: A TRACT OF LAND HERETOFORE CALLED CRESSON GROVE DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SECTION EIGHT (8), IN TOWNSHIP TWENTY-FOUR (24) SOUTH, RANGE THIRTY-SIX (36) EAST, IN BREVARD COUNTY, FLORIDA, RUN NORTH ON THE WEST LINE OF SAID SECTION, A DISTANCE OF ONE THOUSAND TWO HUNDRED FIFTY FOUR AND FIVE TENTHS (1254.5) FEET TO AN IRON PIPE WHICH IS THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; AND FROM SAID POINT OF BEGINNING, RUN EAST, ONE THOUSAND SIX HUNDRED THREE (1603) FEET TO THE WEST LINE OF THE LAND OF EDWARD S. GIFFORD AND W.M. BARCLIFF; AND THENCE RUN THE WEST LINE OF THE LANDS OF THE SAID GIFFORD AND BARCLIFF, NORTH, A DISTANCE OF THREE HUNDRED (300) FEET TO THE NORTHWEST CORNER OF THE LAND CONVEYED TO EDWARD S. GIFFORD BY ROBERT M. AND ELIZABETH C. MACDONALD; THENCE RUN EAST ON THE NORTH

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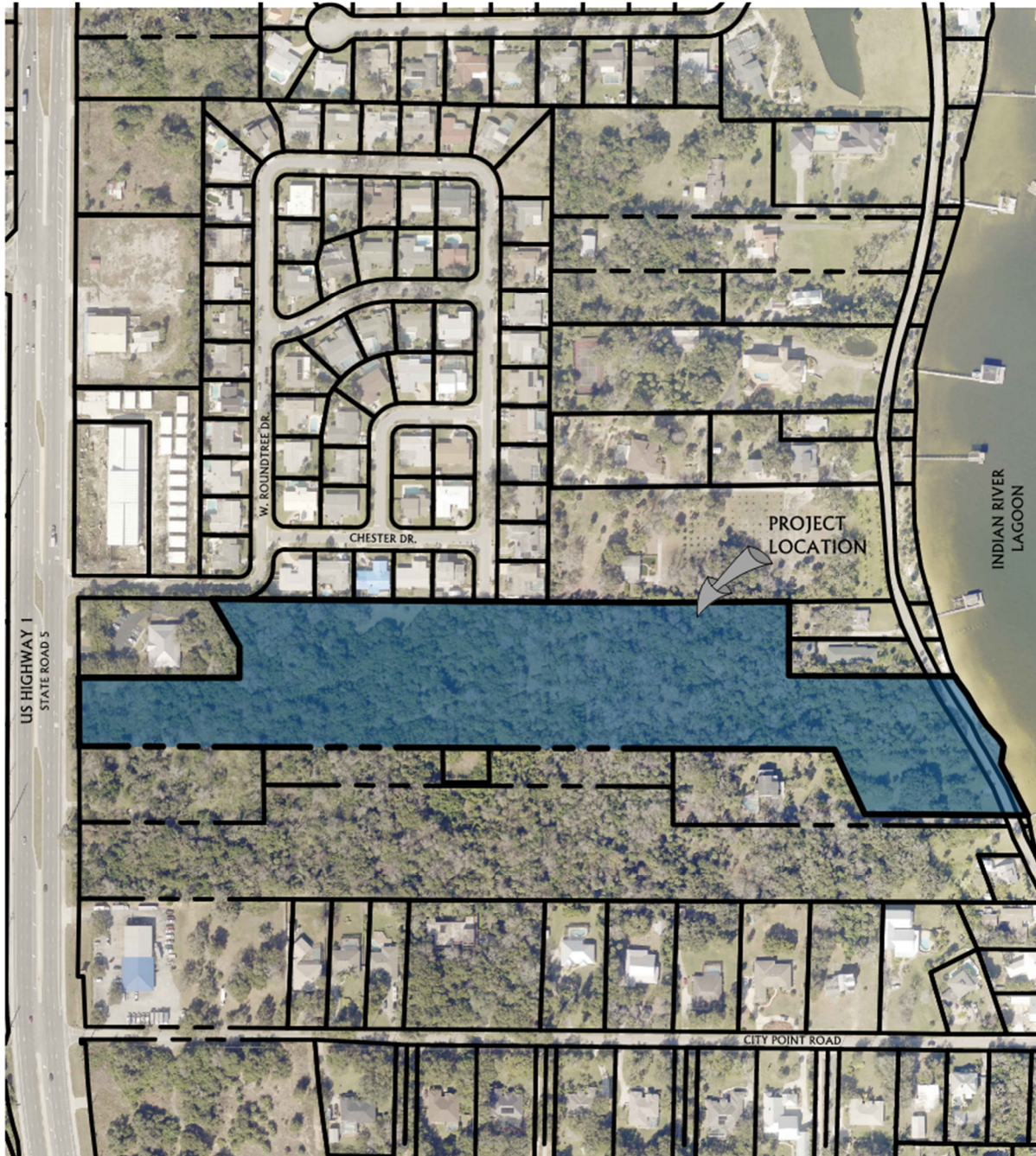
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PARCEL "A"

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 4 INCH BY 4 INCH CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF PARKCHESTER, UNIT NO. 1 RECORDED IN PLAT BOOK 18, PAGE 114 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RUN S 00 DEGREES 22' 33" W., ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 11.13 FEET TO A POINT ON THE NORTH LINE OF LANDS DESCRIBED IN DEED BOOK 372, PAGE 451, THE POINT OF BEGINNING; THENCE CONTINUE S. 00 DEGREES 22' 33" W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 159.99 FEET; THENCE S 89 DEGREES 54' 45" E\U+201E PARALLEL WITH THE NORTH LINE OF SAID DEED BOOK 372, PAGE 451, A DISTANCE OF 350.00 FEET; THENCE N. 00 DEGREES 05' 15" E., PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 56.96 FEET; THENCE N. 29 DEGREES 54' 50" W., A DISTANCE OF 118.97 FEET TO A POINT ON SAID NORTH LINE OF DEED BOOK 372, PAGE 451; THENCE N. 89 DEGREES 54' 45" W., ALONG SAID NORTH LINE, A DISTANCE OF 289.71 FEET TO THE POINT OF BEGINNING.

PARCEL "B"

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT A 4 INCH BY 4 INCH CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF PARKCHESTER, UNIT NO. 1, RECORDED IN PLAT BOOK 18, PAGE 114 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RUN S.00°22'33"W., ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 171.12 FEET; THENCE 5.89°54'45"E., PARALLEL WITH THE SOUTH LINE OF LANDS DESCRIBED IN DEED BOOK 372, PAGE 451 A DISTANCE OF 350.00 FEET THENCE N.00°05'15"E., PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 56.96 FEET; THENCE N29°54'50" W. A DISTANCE OF 129.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ROUNDTREE DRIVE (A 50 FOOT WIDE RIGHT OF WAY) THENCE N. 89°26'14"W. , ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 284.60 FEET TO THE POINT OF BEGINNING.



(LOCATION EXHIBIT)

PROJECT HISTORY:

Zoning:	EU (Estate Use) & RP (Residential Professional),
Land use:	Residential 1, Residential 2, Residential 4, & Neighborhood Commercial
Total land area:	12.86 ± acres Neighborhood Commercial – 1.75 ± acres Land Use Residential 1 – 6.42 ± acres Land Use Residential 2 – 0.47 ± acres Land Use Residential 4 – 4.22 ± acres
Number of units:	None
Gross density:	N/A
Road ROW:	0.00 acres
Wetlands:	2.11 ± acres

II. PROPOSED PRELIMINARY DEVELOPMENT PLAN

Zoning:	PUD
Land use:	CC (Community Commercial) –1.92 ± acres RES 4 – 10.94 ± acres
Total land area:	12.86 ± acres
Number of units:	(23 Single-Family)
Gross density:	1.79 units/acre
Road ROW:	1.38 ± acres
Residential use:	4.39 ± acres
Stormwater area:	2.08 ± acres
Wetland Conservation:	2.44 ± acres
Total Open Space:	4.60 ± acres
Conservation Areas:	2.44 ± acres
Active open space provided:	0.67 ± acres
Passive open space provided:	3.92 ± acres
Buffer/open area/conservation:	5.75 ± acres
Commercial RV Storage:	1.15 ± acres
Utilities:	0.06 ± acres
Landscape:	0.13 ± acres

III. OPEN SPACE AND AREA CALCULATIONS

USE	AREA	RESIDENTIAL UNIT TYPE	OPEN SPACE REQUIRED	ACTIVE OPEN SPACE PROVIDED	PASSIVE OPEN SPACE PROVIDED
RES-4	10.94 ac.	SINGLE-FAMILY DETACHED	1.10 ac. (10.0%)	0.67 ac.	3.92 ac.
CC	1.92 ac.	RV STORAGE	0.00 ac.	0.00 ac.	0.00 ac.
	12.86 ac.		1.10 ac. (8.5%)	0.67 ac. (5.2%)	3.92 ac. (30.6%)

Note: Displayed percentages represent the open space area in relation to the total site area of 12.86 acres.

IV. SURFACE WATER MANAGEMENT SYSTEM

The surface water management system will consist of swales, culverts, and dry retention areas, which will overflow into existing on-site wetland systems and/or existing on- and off-site drainage systems. On an overall basis, in the developed condition, the proposed stormwater facilities will preserve the historic drainage patterns on the existing site based on the preliminary topographic survey and will allow continued flow from the project site to the onsite wetlands and into the Indian River.

Within each drainage basin, stormwater runoff will be routed to the proposed stormwater facilities, which will be sized to provide the nutrient load reduction as required by Sections 8.3 and 9.0 of the St. Johns River Water Management District Environmental Resource Permit (ERP) handbook. The stormwater facilities will overflow to the existing wetlands, generally located toward the east of the project, to preserve historic drainage patterns and proper wetland hydration. Overflow from the stormwater facilities to the wetland system will be limited in accordance with Brevard County and SJRWMD stormwater management requirements.

It should be noted that the exact configuration and location of the surface water management facilities shown on the master plan are conceptual. Final configuration and location will be determined at the time of final design and permitting.

(Open Space Exhibits)

CITY POINT PUD

SECTION 08, TOWNSHIP 24S, RANGE 36E

INDIAN RIVER COUNTY, FLORIDA

MARCH 2024

REVISED: AUGUST 2024

REVISED: MAY 2025

REVISED: JULY 2025

LEGAL DESCRIPTION

(ORB 9317, PAGE 2537)

PARCEL 1

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OWNER / APPLICANT

BRIAN MCKEE

CITY POINT LANDFALL, LLC
18 BOUGAINVILLEA DR.
COCOA BEACH, FL 32931

ENGINEER



CIVIL ■ STRUCTURAL ■ SURVEYING ■ ENVIRONMENTAL

1250 W. EAU GALLIE BLVD., SUITE H
MELBOURNE, FL 32935
PH: (321) 253-1510

VERO BEACH, FL - PH: (772) 569-0035
FT. PIERCE, FL - PH: (772) 468-9055
PALM CITY, FL - PH: (772) 426-9959

SURVEYOR

KANE SURVEYING, INC.

505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427

PROJECT NARRATIVE

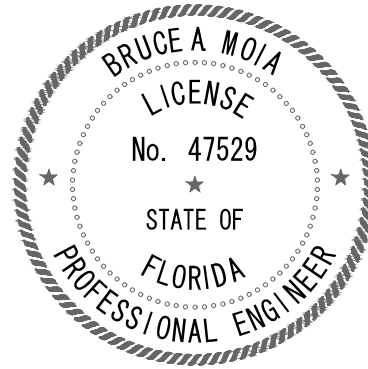
THIS PLANNED UNIT DEVELOPMENT SUBDIVISION IS INTENDED TO ESTABLISH PROCEDURES AND STANDARDS FOR PLANNED UNIT DEVELOPMENTS WITHIN THE UNINCORPORATED AREAS OF THE COUNTY, IN ORDER THAT THE FOLLOWING OBJECTIVES MAY BE ATTAINED:

1. THE PROPOSED PROJECT PROVIDES FOR THE ACCUMULATION OF SIGNIFICANT AREAS OF USABLE OPEN SPACES FOR THE PRESERVATION OF NATURAL AMENITIES THROUGH PRESERVATION OF PERIMETER BUFFERS, WETLANDS, AND DEVELOPMENT OF ACTIVE OPEN SPACE AREAS.
2. THE PROPOSED PROJECT IS TAKING ADVANTAGE OF THE FLEXIBILITY IN DESIGN BY MAINTAINING THE EXISTING CHARACTER AND TOPOGRAPHY BY INCORPORATING THE STORMWATER AND ACTIVE OPEN SPACE INTO THE PEDESTRIAN CONNECTIVITY BETWEEN NORTH COCOA BLVD. AND INDIAN RIVER DRIVE THEREBY PROVIDING THE GREATEST USE AND PRESERVATION OF THE NATURAL LAND, TREES, AND HISTORICAL FEATURES.
3. THE PROPOSED PROJECT PROVIDES FOR A VARIETY OF HOUSING SIZES (LARGE AND SMALL LOTS) THAT ARE COMPATIBLE WITH THE EXISTING NEIGHBORHOODS THAT SHALL GIVE THE HOME BUYER A GREATER CHOICE.
4. THE PROPOSED PROJECT IS MAINTAINING THE EXISTING CHARACTER AND TOPOGRAPHY BY INCORPORATING THE STORMWATER AND ACTIVE OPEN SPACE INTO THE PEDESTRIAN CONNECTIVITY BETWEEN NORTH COCOA BLVD. AND INDIAN RIVER DRIVE THEREBY UTILIZING A CREATIVE APPROACH TO THE USE OF LAND AND RELATED PHYSICAL DEVELOPMENT, AS WELL AS ENHANCING THE VISUAL CHARACTER.
5. THE PROPOSED PROJECT UTILIZES AN EFFICIENT USE OF LAND WHICH SHALL RESULT IN SMALLER UTILITY NETWORKS TO REDUCE DEVELOPMENT COSTS AND FUTURE MAINTENANCE COSTS.
6. THE PROPOSED PROJECT PROVIDES FOR THE INCLUSION OF COMPATIBLE ASSOCIATED USES TO COMPLEMENT THE EXISTING RESIDENTIAL AREAS WITHIN THE PLANNED UNIT DEVELOPMENT BY PROVIDING AN RV STORAGE AREA THAT SHALL REDUCE THE YARD CLUTTER WITHIN THE SURROUNDING AREAS THEREBY PROVIDING INDIRECT BEAUTIFICATION.
7. THE PROPOSED PROJECT IS PROVIDING SIMPLIFICATION OF THE PROCEDURE FOR OBTAINING APPROVAL OF PROPOSED DEVELOPMENTS THROUGH SIMULTANEOUS REVIEW BY THE COUNTY OF PROPOSED LAND USE, SITE CONSIDERATIONS, LOT AND SETBACK CONSIDERATIONS, PUBLIC NEEDS AND REQUIREMENTS, AND HEALTH AND SAFETY FACTORS.



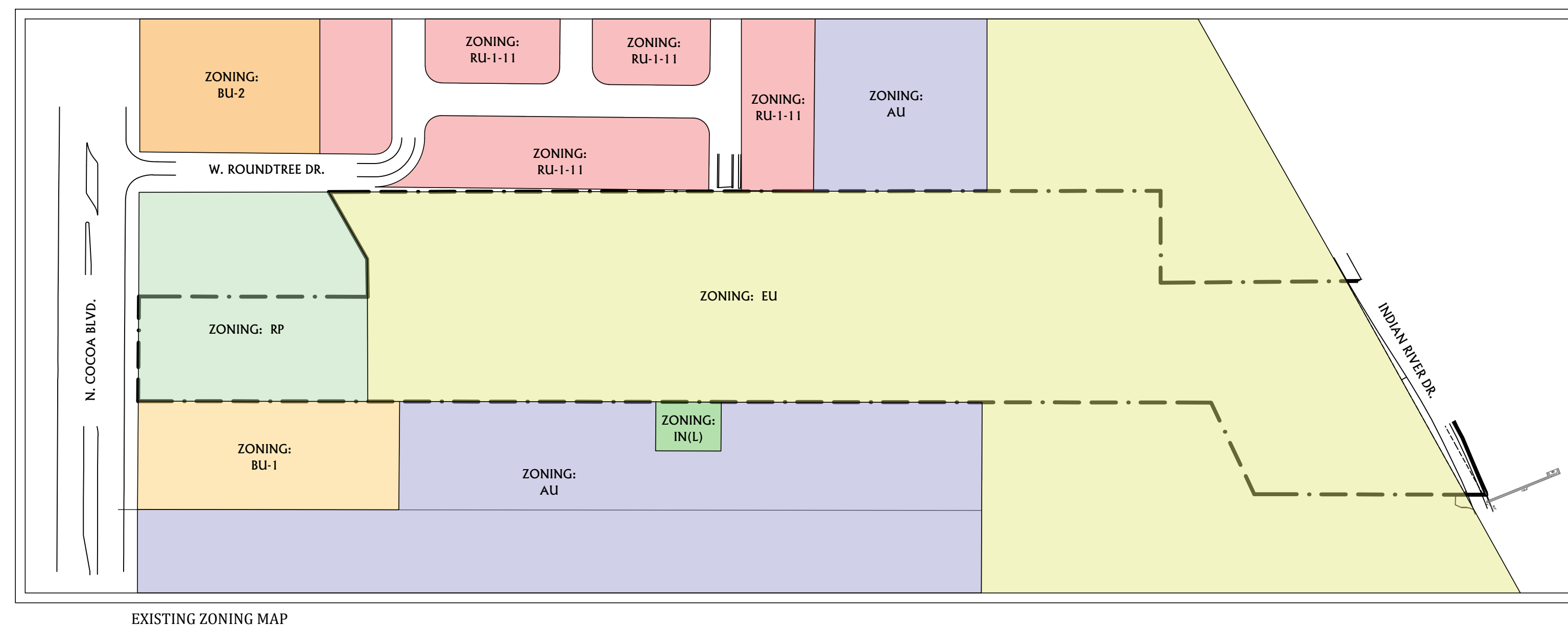
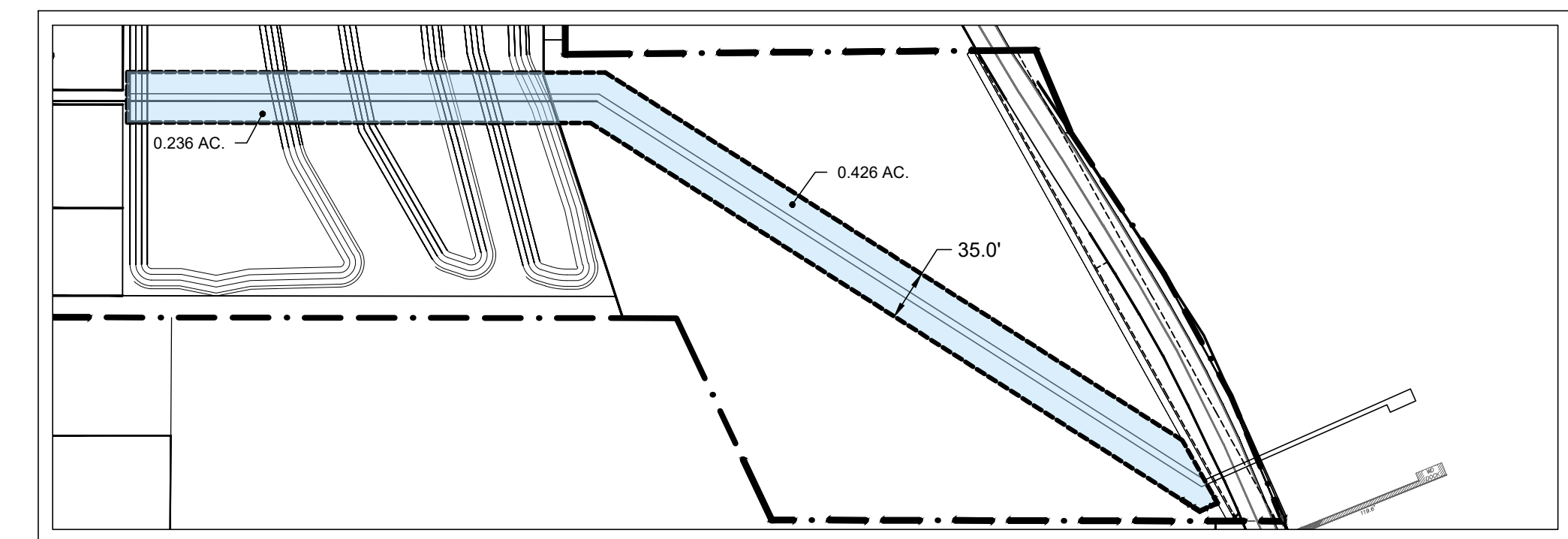
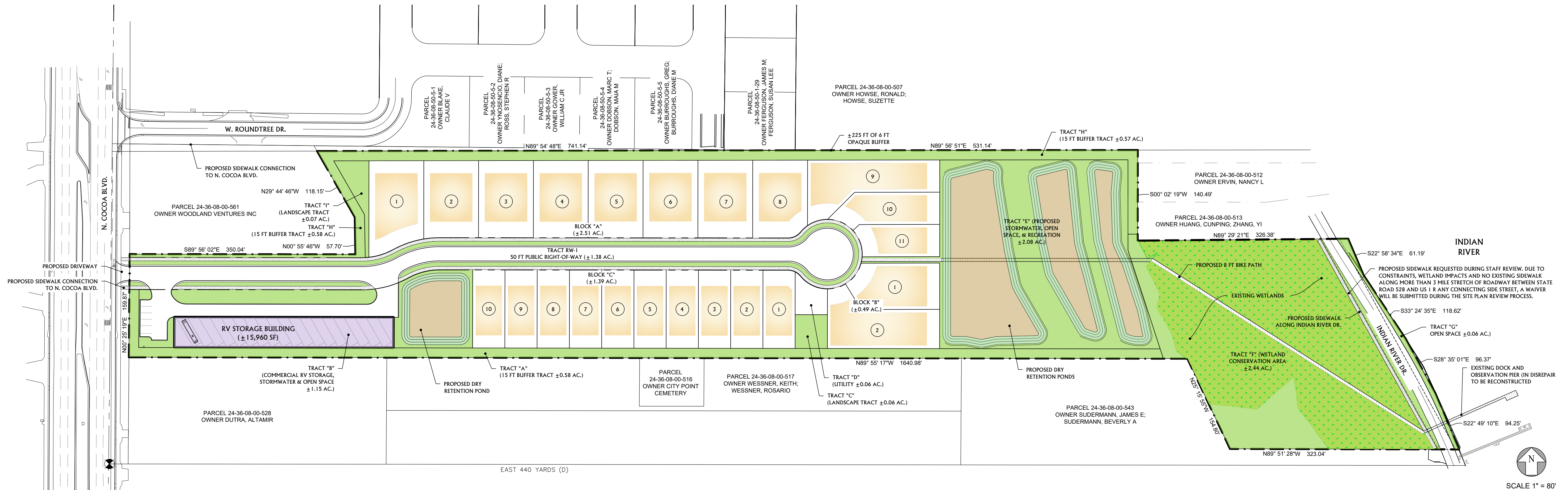
SCALE 1" = 400'

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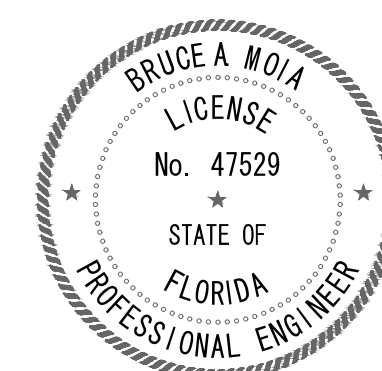
BRUCE A. MOIA
FL. P.E. #47529

DATE:
10/16/2025



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BRUCE A. MOIA
FL. P.E. #47529
DATE:
10/24/2025

TRAFFIC & ACCESS STATEMENT

THERE ARE A TOTAL OF 63 EXISTING UNITS THAT UTILIZE W. ROUNDTREE DRIVE FOR INGRESS / EGRESS WHICH IS BELOW THE THRESHOLD FOR REQUIRING A SECOND ACCESS POINT.

PROJECT DATA

TOTAL SITE:	±12.86 AC
ROAD R/W=	1.38 AC.
RESIDENTIAL=	4.39 AC.
BUFFER=	1.15 AC.
LANDSCAPE=	0.13 AC.
TOTAL OPEN SPACE=	4.59 AC.
UTILITY=	0.08 AC.
COMMERCIAL=	1.15 AC. (INDOOR RV STORAGE)

THE FRACTIONAL DIFFERENCE BETWEEN THE PROPERTY ACREAGE AND SUMMATION OF THE USES ABOVE IS DUE TO ROUNDING.

LOT SIZE INFORMATION

BLOCK "A"	LOTS 1-8	85' x 120'
BLOCK "A"	LOTS 9-11	(VARIES, MIN. 50' WIDTH)
BLOCK "B"	LOTS 1-2	(VARIES, MIN. 60' WIDTH)
BLOCK "C"	LOTS 1-10	50' x 120'

PROJECT SETBACKS

RESIDENTIAL	
FRONT =	20 FEET
SIDE =	10 FEET
CORNER =	15 FEET
REAR =	20 FEET

COMMERCIAL	
FRONT =	25 FEET
SIDE =	5/15 FEET (RES/COM)
REAR =	15 FEET

BUILDING INFORMATION

COMMERCIAL BUILDINGS	
PROPOSED USE	RV STORAGE
PROPOSED HEIGHT	35' MAX.

WAIVER INFORMATION

A WAIVER FROM THE UNDISTURBED 15 FT BUFFER SHALL APPLY TO THE PROJECT. THE BACKFILL SHALL BE LANDSCAPED TO PROVIDE A VEGETATED BUFFER AND SHALL BE A MINIMUM OF 15 FEET IN WIDTH.

GATING NOTE

THE BIKE PATH SHALL HAVE A GATE TO RESTRICT ACCESS FROM INDIAN RIVER DRIVE.

OPEN SPACE STATEMENT

ALL INFRASTRUCTURE AND OPEN SPACE AMENITIES MUST BE PROVIDED CONCURRENTLY WITH THE DEVELOPMENT OF EACH PHASE (IF MULTIPLE) OF DEVELOPMENT. PHASES MAY BE OUT OF SEQUENTIAL ORDER SUCH THAT THE OPEN SPACE, ACCESS, AND OTHER APPLICABLE CRITERIA ARE MET FOR EACH PHASE.

ACTIVE OPEN SPACE AMENITIES INCLUDE THE BIKING TRAILS THROUGH THE WETLAND AND AROUND THE PROPOSED DRY RETENTION POND. PASSIVE RECREATION COMPONENTS HAVE NOT BEEN DETERMINED, BUT SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING OR SIMILARLY APPROVED FACILITIES: PLAYGROUND, TOT LOT, PICNIC BENCHES, OUTDOOR GRILL STATION, DOG WALK, OR PAVILION.

ACTIVE OPEN SPACE

TRACT E -	0.24 AC. (BIKE PATH)
TRACT F -	0.43 AC. (BIKE PATH)
TOTAL =	0.67 AC.

PASSIVE OPEN SPACE

TRACT E -	1.84 AC.
TRACT F -	2.01 AC.
TRACT I -	0.07 AC.
TOTAL =	3.92 AC.

LIGHTING NOTE

BIKE PATH SHALL HAVE SOLAR DOWN LIGHTING FOR ILLUMINATION.

TRACT MAINTENANCE NOTE

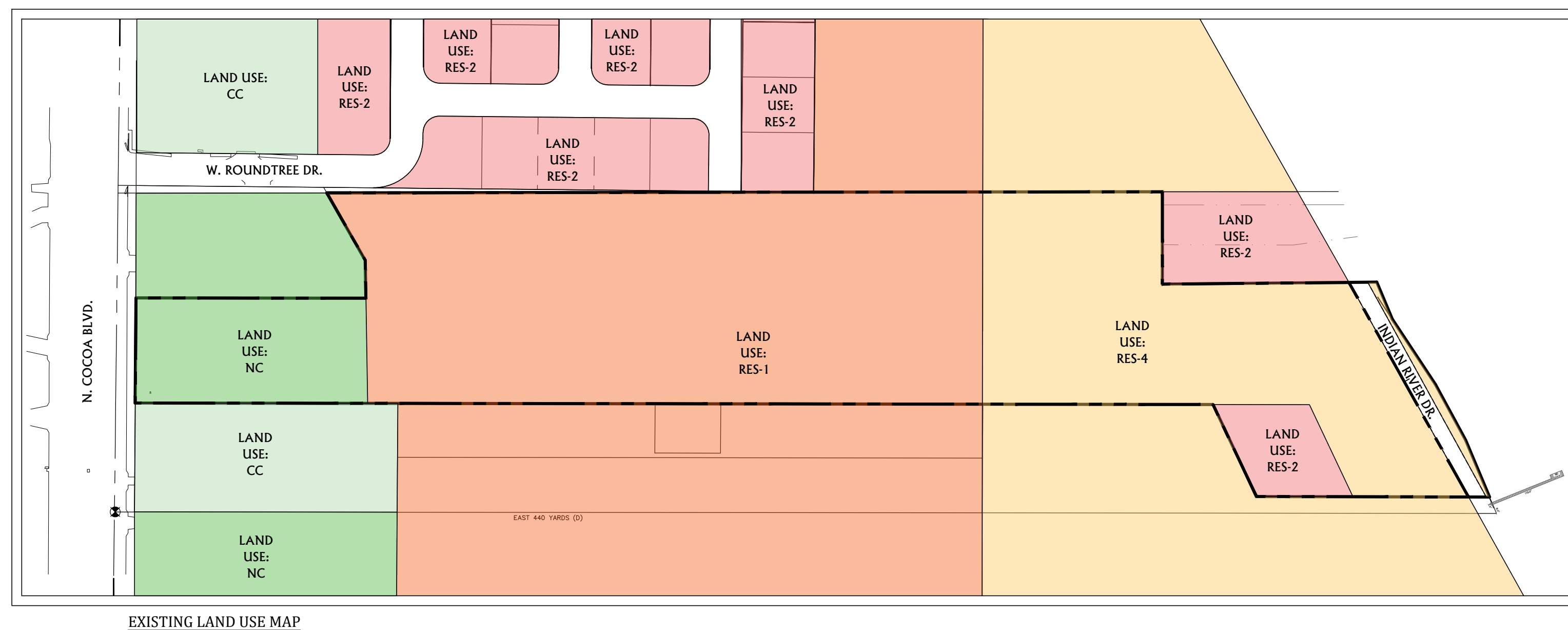
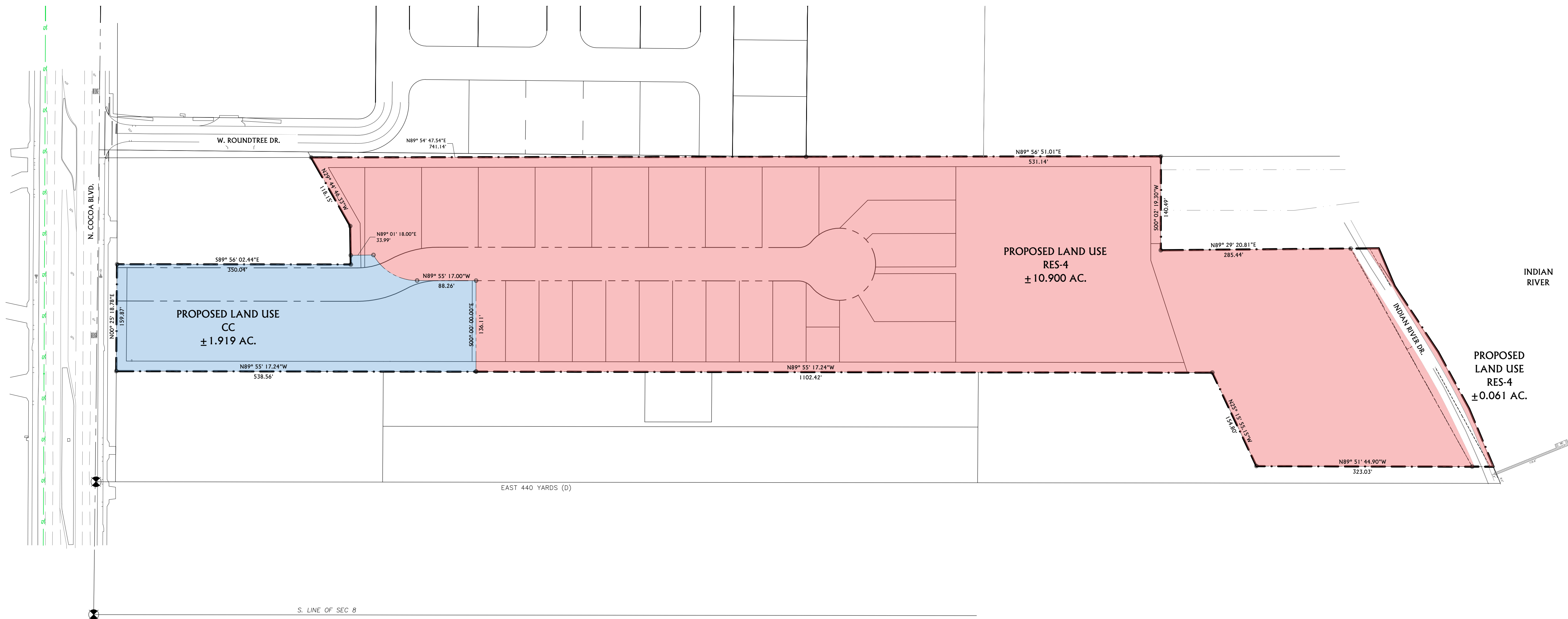
TRACT A SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION
TRACT C SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION
TRACT D SHALL BE DEDICATED AND MAINTAINED BY BREVARD COUNTY
TRACT E SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION
TRACT F SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION
TRACT G SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION
TRACT H SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION
TRACT I SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION
TRACT RW-1 SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION

CITY POINT PUD

TRACTS & OPEN SPACE EXHIBIT

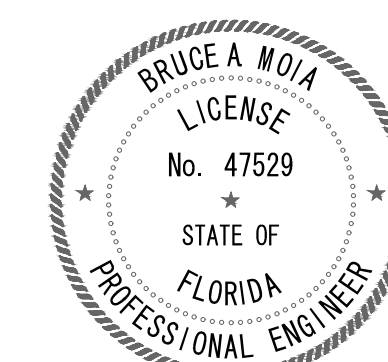


CIVIL ■ STRUCTURAL ■ SURVEYING ■ ENVIRONMENTAL

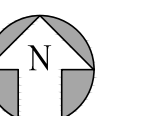


EXISTING LAND USE MAP

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BRUCE A. MOJA
FL. P.E. #47529
DATE: 8/5/2025

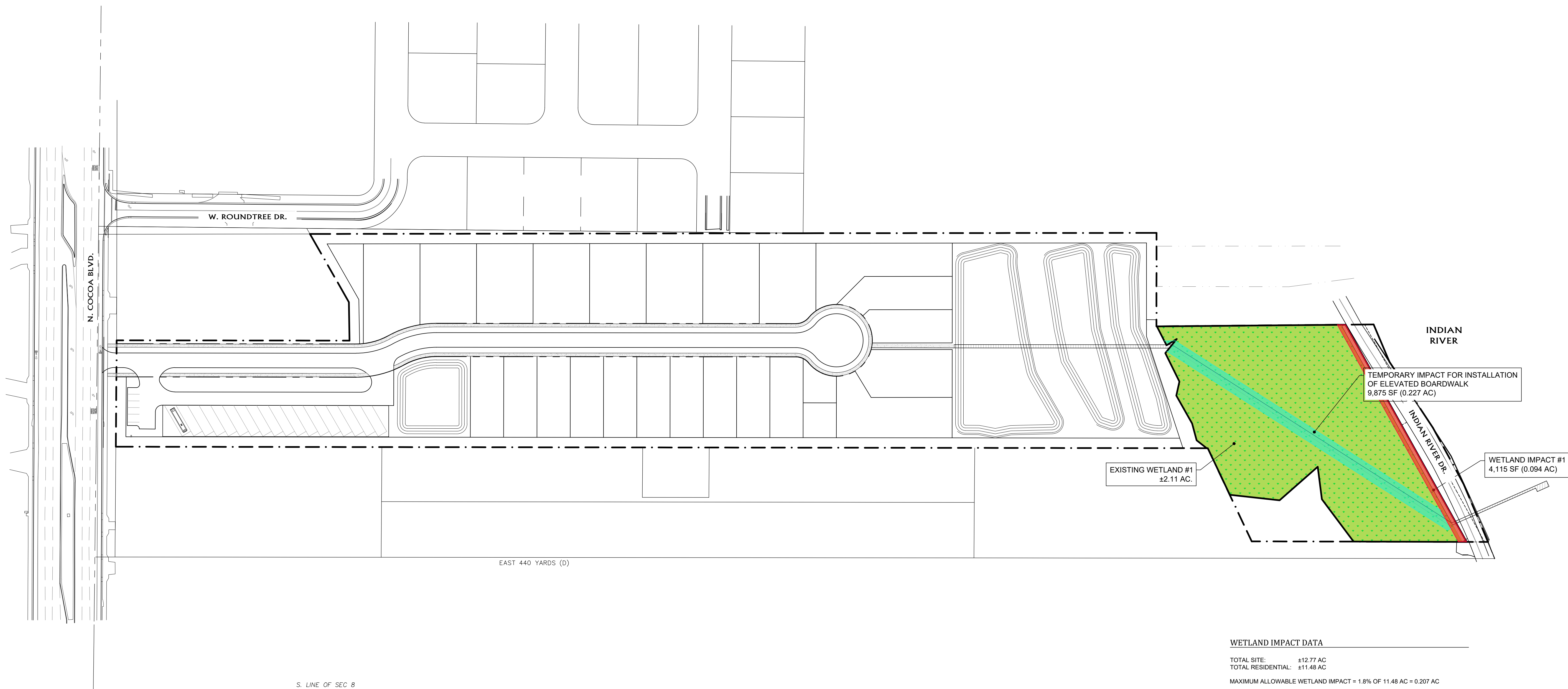


SCALE 1" = 80'

CITY POINT PUD
FUTURE LAND USE EXHIBIT



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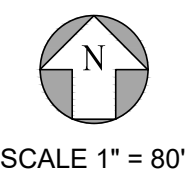
WETLAND IMPACT DATA

TOTAL SITE: ±12.77 AC
TOTAL RESIDENTIAL: ±11.48 AC
MAXIMUM ALLOWABLE WETLAND IMPACT = 1.8% OF 11.48 AC = 0.207 AC

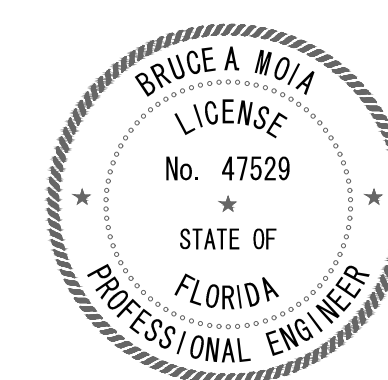
EXISTING WETLANDS
WETLAND #1: 2.05 AC

PROPOSED IMPACTS:
IMPACT #1: 0.094 AC (0.8%)

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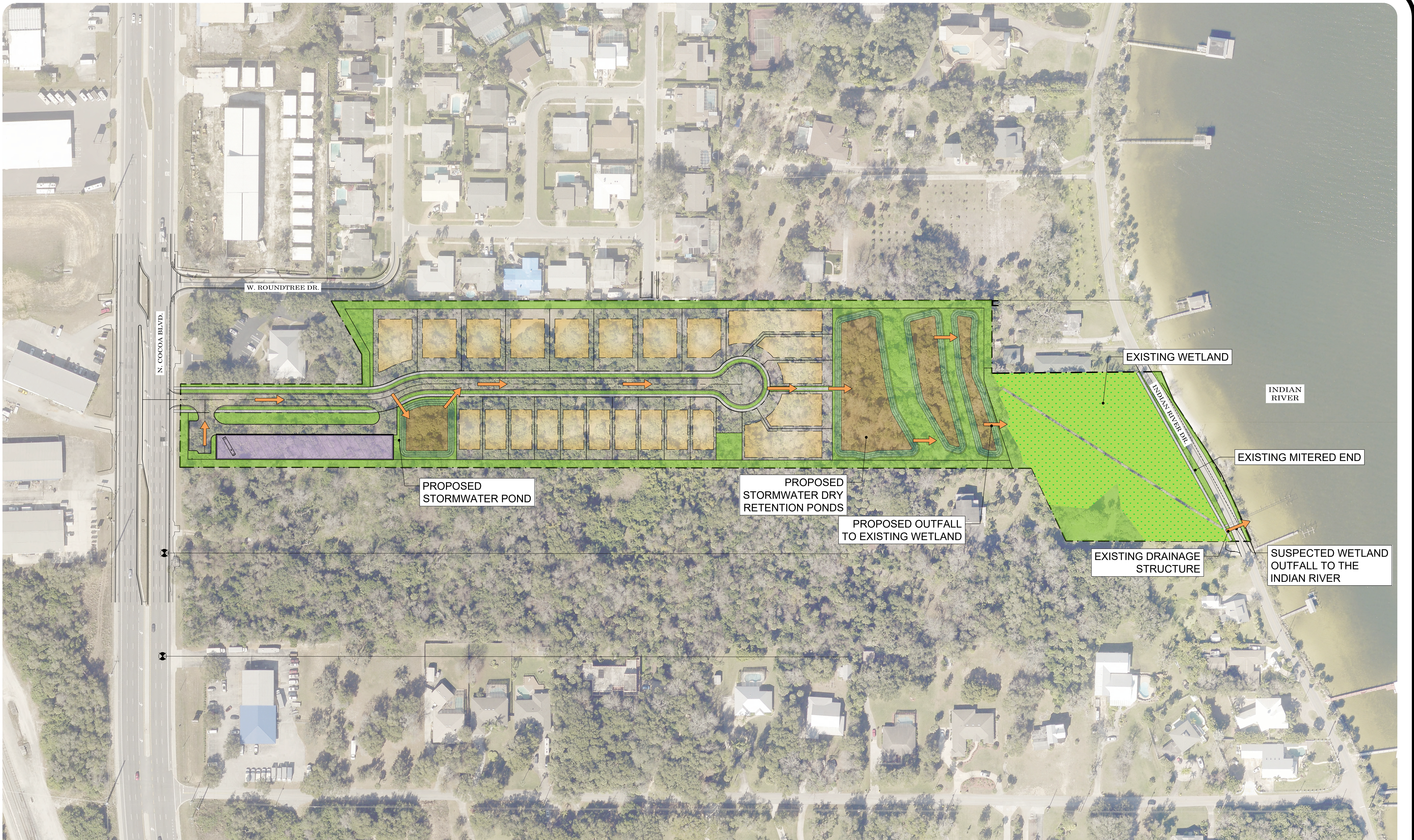


CITY POINT PUD
WETLAND IMPACT EXHIBIT



BRUCE A. MOIA
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DATE:
10/24/2025

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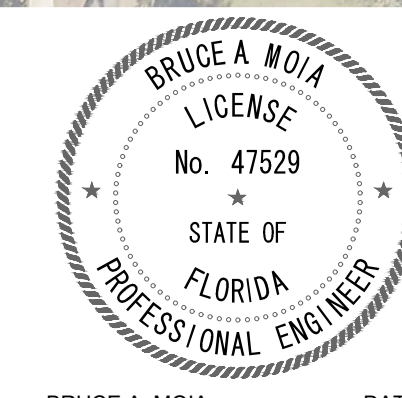


CITY POINT PUD

CONCEPTUAL DRAINAGE EXHIBIT

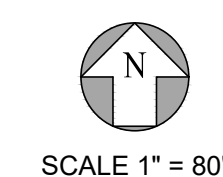
NOTES
ALL APPLICABLE PORTIONS OF THE BREVARD COUNTY CODE OF ORDINANCES SECTION 62-3751 EXHIBIT A - STORMWATER MANAGEMENT CRITERIA SHALL BE MET.

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BRUCE A. MOIA
FL. P.E. #47529

DATE:
10/14/2025



MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES

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V. PHASING SCHEDULE AND TIMING:

The City Point PUD will be developed in two (2) phases: the commercial component and the residential component. Each phase will be developed in a manner with the infrastructure including onsite and offsite roads, water, sewer, and stormwater drainage, to enable the phase to be an independent unit. The phases of development may vary slightly from the numerical chronology depending on market conditions. Multiple phases and/or tracts/blocks within the PUD can be developed concurrently.

A. DEVELOPMENT PHASING

PHASE	DEVELOPMENT
PHASE ONE	Commercial
PHASE TWO	Residential

B. USABLE COMMON OPEN SPACE PER PHASE

PHASE ONE	
	<i>USABLE OPEN SPACE PROVIDED</i>
TOTAL PROVIDED	0.67 ac.
TOTAL REQUIRED	0.35 ac.

VI. WAIVER(S) TO PUD CRITERIA:

Due to site constraints, the required 15-foot buffer along the perimeter of the project cannot be left undisturbed. The project is requesting that fill be allowed within the 15-foot buffer. In addition, for areas that are disturbed due to fill shall be landscaped similar to a type 'B' buffer as defined in the Brevard County Code of Ordinances.