



**MODERA INDIAN RIVER**  
**Preliminary Development Plan Narrative**

**Existing Property:**

The subject property ("Property" or "Proposed Development"), which is located between South Highway 1 and the Indian River in the unincorporated Rockledge area of Brevard County ("County"), is approximately 14.8 total acres. It is bounded on the west by South Highway 1, on the east by the Indian River, has a northern boundary of Ruby Court, and to its southern boundary is the existing Laguna Vista (residential) Condominium. The Property is comprised of one (1) parcel, County Property Appraiser Parcel Id. No. 26-36-01-00-753.

**Proposed Change:**

The Property currently has a County Future Land Use designation of both CC (Community Commercial) and RES 15 (Residential 15 units per acre), and corollary zoning designations of both BU-1 (General Retail Commercial) and RU-2-10 (Medium-Density Multifamily Residential). The CC / BU-1 is the smaller portion of the Property fronting South Highway 1 to the west, while the RES 15 / RU-2-10 is the larger portion of the Property along the Indian River to the east.

The Applicant, MCRT Investments, LLC, is the contract purchaser of the Property and is proposing to modify the existing zonings from their current mix to a uniform PUD (Planned Unit Development). The overall intent of the modification is to provide one set of development standards for the Proposed Development containing multi-family residential, clubhouse and other amenities, and associated leasing office uses.

In requesting this PUD zoning action, the Applicant intends to utilize Policy 2.10 (Residential Development in Neighborhood Commercial and Community Commercial Land Use Designations) of the County's Comprehensive Plan, which reads, in part:

"Residential development is permissible in these commercial land use designations at density of up to one category higher than the closest residentially designated area on the Future Land Use Map (FLUM) which is on the same side of the street."

This means, under this Policy 2.10, residential development on the portion of the Property fronting South Highway 1, with its current County commercial land use designation, is permissible at density of up to one category higher (Residential 30) than the closest residentially designated area on the same side of the street (Residential 15).

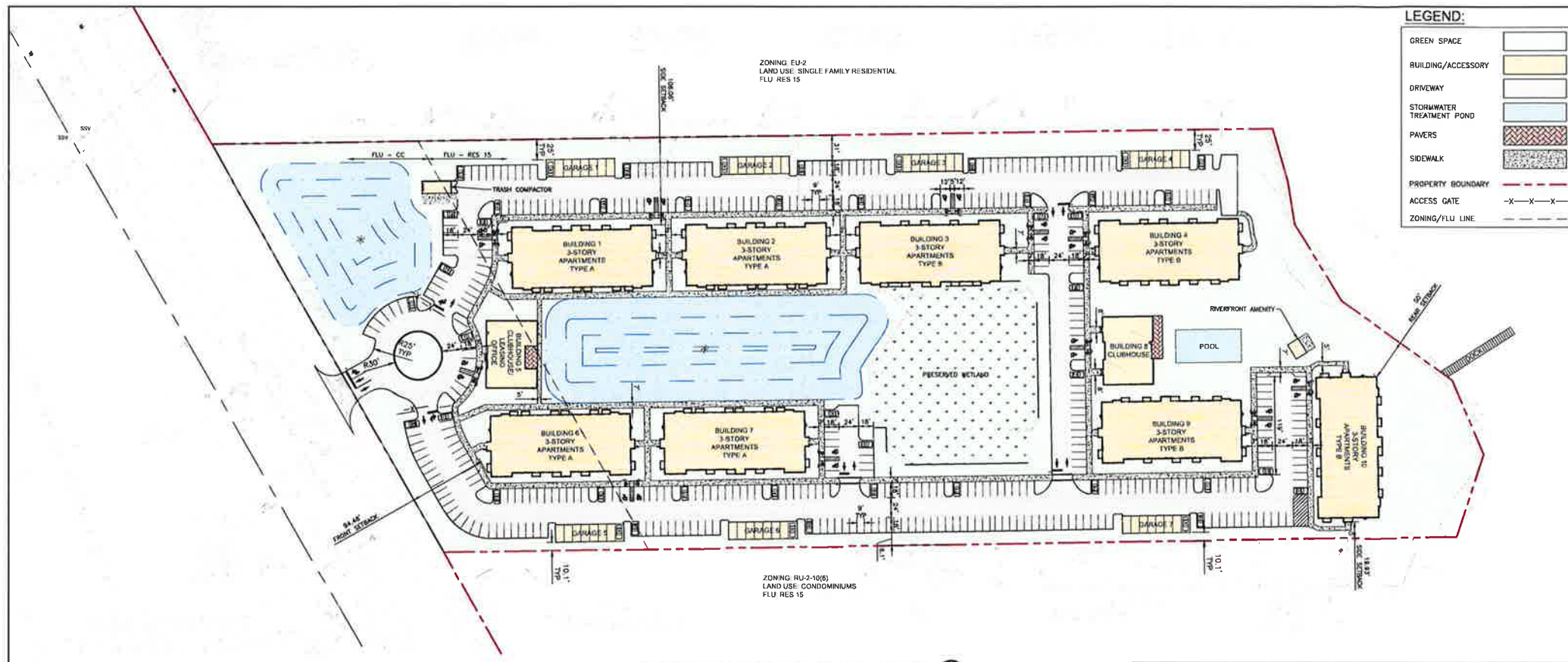
Further, as part of this PUD zoning action, the Applicant is requesting the removal of the cap of six (6) units per acre contained in County Zoning Resolution Z-3322, with an effective date of June 5, 1973, and County Zoning Resolution Z-5279, effective May 8, 1980 (See County Zoning Verification Letter dated May 26, 2023, to the Applicant).



As more fully detailed on the Preliminary Development Plan, it is anticipated the Proposed Development will consist of luxury rental residences within eight (8) buildings, three (3) stories in height. Within the interior of the Proposed Development will also be clubhouse(s), a pool, and other amenities, and associated leasing office uses, on-site stormwater pond, and at-grade surface parking areas, with vehicular access provided by South Highway 1 to the west. The Applicant has recognized the County's need for additional high-quality housing, rather than potentially heavy commercial uses, and feels that the Proposed Development will be a better fit to the surrounding area, which includes a four (4) story residential condominium building directly to the south of the Property.

One element of the Proposed Development that has been given special focus is the handling of buffering and setbacks, especially, along its northern boundary of Ruby Court. As highlighted in the Preliminary Development Plan, the residential buildings are set-back approximately 106' from the north property line, in such a manner to allow for an ample transition with the adjacent single-family uses (six (6) homes total).

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REV	DATE	REVISION

**CONSTRUCTION ENGINEERING GROUP**  
Consulting Engineers

**MODERA INDIAN RIVER**  
MILL CREEK RESIDENTIAL  
5965 S HIGHWAY 1, ROCKLEDGE, FL 32955  
DRAWING TITLE  
**PRELIMINARY DEVELOPMENT PLAN**

**PRELIMINARY DEVELOPMENT PLAN**



**VICINITY MAP**

**1. CONTACT INFORMATION:**

**OWNER:**  
FRANK MASTRONIANNI  
3960 BRAMBLEWOOD LN  
TITUSVILLE FL 32780

**DEVELOPER:**  
MORY INVESTMENTS LLC  
225 E ROBINSON STREET  
SUITE 360  
ORLANDO, FLORIDA 32801  
TEL: (407) 337-6326  
EMAIL: CBURTRNER@MORYTRUST.COM

**SURVEYOR:**  
HAMILTON ENGINEERING & SURVEYING, LLC  
3409 W LEMON STREET  
TAMPA, FL 33609  
TEL: (813) 250-3535

**CIVIL ENGINEER:**  
CONSTRUCTION ENGINEERING GROUP, LLC  
JAKE T. WISE, PE  
2851 W. EAU GALLE BOULEVARD, SUITE A  
MELBOURNE, FL 32935  
TEL: (321) 610-1760  
EMAIL: JWIS@CEENGINEERING.COM

**LOCATION:**  
TOWNSHIP: 26  
RANGE: 36  
SECTION: 01  
PARCEL ID: 26-36-01-00-753  
TAX ACCOUNT NUMBER: 2600118

**2. SITE CHARACTERISTICS:**

TOTAL ACREAGE: 14.80 AC  
EXISTING ZONING/FLU CLASSIFICATIONS: BU-1/CC, RU-2-10(6)/RES 15  
PROPOSED ZONING/FLU CLASSIFICATIONS: PUD/CC & RES 15

**BUILDING HEIGHT:**  
MAX PERMITTED = 35'  
PROPOSED HEIGHT = 33'

**FLOOD ZONE:** ACCORDING TO CURRENT FLOOD INSURANCE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY SHOWN APPEARS TO LIE WITHIN ZONES "AE"(EL 3), "AE"(EL 4), "X"(SHADED) AND "X" PANEL NO. 12009CD445H DATED JANUARY 29, 2021.

CALCULATED LOT COVERAGES	SF	ACRES	PERCENT
PROPOSED IMPERVIOUS (BUILDING):	127,001	2.92	20
PROPOSED IMPERVIOUS (ASPHALT/CONCRETE):	179,883	4.13	28
TOTAL PROPOSED IMPERVIOUS AREA:	306,884	7.04	48
TOTAL PROPOSED POND AREA:	43,320	0.99	7
PROPOSED PAVEMENTS:	294,371	6.76	46
TOTAL GROSS AREA:	644,555	14.80	100

**SETBACKS:**

	REQUIRED	PROPOSED
FRONT:	25'	94.48'
SIDE INTERIOR (NORTH):	25'	106.06'
SIDE INTERIOR (SOUTH):	10'	19.93'
REAR:	20'	50.00'

**3. DENSITY CALCULATIONS:**

**ALLOWABLE DENSITY PER FLU CLASSIFICATIONS:**  
CC (2.88 AC) - 30 UNITS/AC  
RES 15 (11.92 AC) - 15 UNITS/AC

**CALCULATION:**  
(2.88 AC X 30 UNITS/AC) + (11.92 AC X 15 UNITS/AC) = 265 UNITS

**PROPOSED DENSITY:**  
252 UNITS

**4. PARKING SPACE CALCULATIONS:**

**APARTMENT COMPLEXES:** ONE AND THREE FOURTHS (1.75) SPACES PER UNIT. CLUBHOUSE OR AMENITIES REQUIRE PARKING PER CODE SECTION 62-3206.

**PRIVATE CLUBS AND CLUBHOUSES:** ONE SPACE PER 200 SQUARE FEET OF FLOOR AREA.

**REQUIRED:**  
252 UNITS X 1.75 = 441 PARKING SPACES  
8,000 SF / 200 = 40 PARKING SPACES  
TOTAL REQUIRED = 481  
TOTAL PROPOSED = 492

**5. OPEN SPACE CALCULATIONS:**

**COMMON RECREATION OPEN SPACE SHALL BE PROVIDED AT A MINIMUM RATE OF 1.5 ACRES PER 100 RESIDENTIAL UNITS**

**REQUIRED:**  
(252/100) X 1.5 = 3.78 AC OF OPEN SPACE

**PROVIDED:**  
5.56 AC (242,193 SF)

**6. BREEZEWAY CALCULATIONS:**

**MIN. REQUIRED BREEZEWAY WIDTH = 30% X 500' = 150'**  
BREEZEWAY PROVIDED: 165.5'

**LEGAL DESCRIPTION:**  
(AS PER TITLE COMMITMENT NUMBER 11088448 ISSUED BY CHICAGO TITLE INSURANCE COMPANY BEAR AN EFFECTIVE DATE OF APRIL 6, 2023 AT 11:00 PM)

THE NORTH 200 FEET OF THAT PART OF THE EAST HALF OF THE SOUTHWEST 1/4 LYING EAST OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 36 EAST, AND ALSO THE NORTH 200 FEET OF THAT PART OF GOVERNMENT LOT 3, LYING EAST OF U.S. HIGHWAY NO. 1, IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 36 EAST, NOW SITUATE, LYING AND BEING IN BREVARD COUNTY, FLORIDA

TOGETHER WITH

THE SOUTH 300 FEET OF THE NORTH 500 FEET OF THAT PART OF THE EAST HALF OF THE SOUTHWEST 1/4 LYING EAST OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 36 EAST, AND ALSO THE SOUTH 300 FEET OF THE NORTH 500 FEET OF THAT PART OF GOVERNMENT LOT 3, LYING EAST OF U.S. HIGHWAY NO. 1, IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 36 EAST, NOW SITUATE, LYING AND BEING IN BREVARD COUNTY, FLORIDA





MILL CREEK RESIDENTIAL

# MODERA INDIAN RIVER

BREVARD COUNTY, FL  
RENDERING • 09-22-2023

MCR2023-02

**DYNAMIK**  
DESIGN

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MILL CREEK RESIDENTIAL

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