

EXISTING RESIDENTIAL BUILDING

PARCEL ID: 24-36-31-00-83
 ZONING: AU
 LAND USE: NC

217.4'

REQUIRED WALL LOCATION TO BE WAIVED

PARCEL ID: 24-36-31-00-42
 ZONING: AU
 LAND USE: NC

PROPOSED 6' OPAQUE WOODEN FENCE

ONSITE DUMPSTER AND RECYCLING

UNIT 102
 3,000 SF
 RESTAURANT
 1 STORY

UNIT 101
 1,200 SF
 GENERAL RETAIL
 1 STORY

450 SF OUTDOOR SEATING

PARCEL ID: 24-36-31-00-75
 ZONING: BU-2
 LAND USE: CC

PARCEL ID: 24-36-31-00-50
 ZONING: BU-2
 LAND USE: CC

147.8'

101.4'

90.0'

EXISTING DRIVEWAY (TO REMAIN)

STATE ROAD 520 (KINGS STREET)
 200 FT PUBLIC RIGHT-OF-WAY

SITE INFORMATION

GENERAL STATEMENT
 THE PROPOSED PROJECT INVOLVES CONSTRUCTION AND DEVELOPMENT OF ONE (1) MULTI-TENANT 1-STORY RESTAURANT AND GENERAL RETAIL SPACE ALONG THE NORTH SIDE OF STATE ROAD 520 (KING STREET) APPROXIMATELY 1,800 FEET WEST OF THE INTERSECTION AT CLEARLAKE ROAD.

OWNER / APPLICANT NORTH HILL DEVELOPMENT LLC ANDREW LEVIN 400 ARTHUR GODFREY ROAD, SUITE 508 MIAMI BEACH, FL 33140	ENGINEER MBV ENGINEERING, INC. 1250 W EAU GALIE BLVD, UNIT H MELBOURNE, FL 32935 PHONE: (321) 253-1510
DEVELOPER SABRINA ESCOBAR BALLARENA GROUP CORP. TAMARAC, FLORIDA 33319 PHONE: (809) 731-8102	SURVEYOR 4M SURVEY AND MAPPING SERVICES, INC 3630 STAR COURT MIMS, FL 32754 PHONE: (321) 210-0446
SITE ADDRESS S.R. 520 (KING STREET) BREVARD COUNTY	ZONING BU-2 RETAIL AND WHOLESALE COMMERCIAL
FUTURE LAND USE CC - COMMUNITY COMMERCIAL	TAX ACCOUNT NO. 2423940
TAX PARCEL I.D. NUMBER(S) 24-36-31-00-82	

PROJECT INFORMATION

SITE AREA (TOTAL)	42,856 SF	(0.984 AC)	100.00%
BUILDINGS COVERAGE	4,200 SF	(0.096 AC)	9.80%
CONCRETE AREA	1,937 SF	(0.044 AC)	4.52%
PAVEMENT AREA (POROUS CONCRETE)	20,604 SF	(0.473 AC)	48.08%
WETLANDS TO REMAIN	3,670 SF	(0.084 AC)	8.56%
TOTAL IMPERVIOUS AREA	30,411 SF	(0.698 AC)	70.96%
TOTAL PERVIOUS AREA	12,445 SF	(0.286 AC)	29.04%

BUILDING INFORMATION

TOTAL EXISTING BUILDINGS	NONE
TOTAL PROPOSED BUILDINGS	1 COMMERCIAL RETAIL / RESTAURANT

BUILDINGS	QUANTITY	HEIGHT (MAX. 80')
RETAIL / RESTAURANT	1	18'-4" (1-STORY)

BUILDING SETBACKS

	REQD	PROVIDED
NORTH (REAR)	15'	56.5'
SOUTH (FRONT)	25'	82.7'
EAST (SIDE INTERIOR)	5'	76.0'
WEST (SIDE INTERIOR)	5'	60.4'

PARKING INFORMATION

SURFACE PARKING (PROVIDED)	40
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PARKING REQUIRED PER CODE

ONE SPACE PER 100 SF GROSS FLOOR AREA INCLUDING OUTDOOR SEATING FOR RESTAURANT.
 ONE SPACE PER 250 SF OF GENERAL RETAIL.
 3,450 SF RESTAURANT / 100 = 34.5 SPACES
 1,200 SF RETAIL / 250 = 4.8 SPACES
 TOTAL REQUIRED = 39.3 SPACES (40 SPACES)

ADA PARKING (REQUIRED) 2
 ADA PARKING (PROVIDED) 2

MINIMUM FLOOR AREA

REQUIRED: 300 SF	
PROVIDED: 4,200 SF	

MAXIMUM FLOOR AREA RATIO (FAR)

ALLOWED: 1.00 (MAX FOR CC)	
PROPOSED: 0.10	

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' PER F.I.R.M. PANEL 12009 C 0425 G, DATED MARCH 17, 2014.

ENVIRONMENTAL IMPACTS

THE SUBJECT PROPERTY CONTAINS APPROXIMATELY 40.91 ACRES OF WETLANDS. APPROXIMATELY 0.78 AC ARE PROPOSED TO BE DIRECTLY IMPACTED/FILLED BY THE PROPOSED DEVELOPMENT.

SANITARY SEWER SOURCE
 CITY OF COCOA SANITARY SEWER SYSTEM

POTABLE WATER SOURCE
 CITY OF COCOA WATER SYSTEM

TRAFFIC NOTE
 THE AVERAGE DAILY TRIPS ARE 602.

DATE	REVISIONS
11/21/2024	6. SURVIVOR COMMENTS
11/13/2024	5. BREVARD COUNTY COMMENTS
11/18/2024	4. FDOT DRAINAGE COMMENTS
11/11/2024	3. COCOA UTILITY COMMENTS
11/04/2024	2. COCOA UTILITY COMMENTS
10/30/2024	1. FDOT UTILITY COMMENTS
	COMMENTS

JOB NO.	DESIGNED	DRAWN	DATE	CHECKED	DATE ISSUED
23-1083	DWB	AFR	MAY 2024	DWB	11/25/2024

MBV ENGINEERING, INC.
 MOA BOWEN VILLALBA & ASSOCIATES
 CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
 1250 W. EAU GALIE BLVD, SUITE H
 MELBOURNE, FLORIDA 32935
 P: 321-253-1510
 ALSO WITH OFFICES IN:
 FT. PIERCE: 772-466-6556, PALM CITY: 772-466-9659

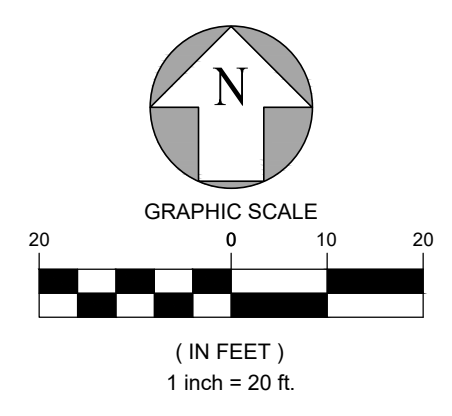
SITE PLAN (WALL WAIVER EXHIBIT)

NORTH HILL DEVELOPMENT

BREVARD COUNTY FLORIDA



TYPE "A" BUFFER - WOOD FENCE (EXAMPLE)



MUNICIPAL APPROVAL STAMP