

Sun Terra - Babcock

Planning and Zoning Board Meeting

June 10, 2024

Project Location and Summary of Request

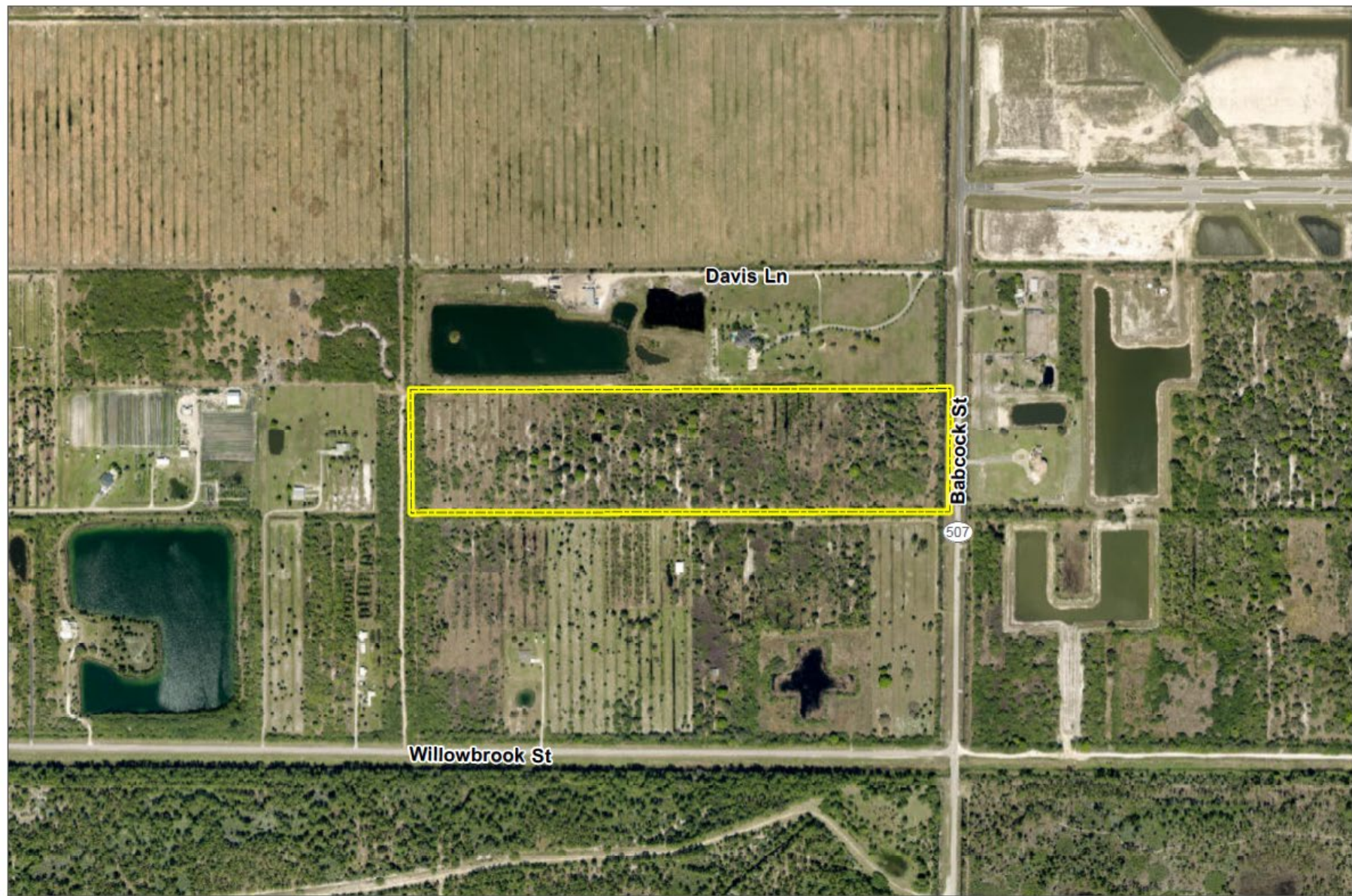
Location:

Located on the west side of Babcock Street, north of Willowbrook Street, in unincorporated Brevard County, Florida.

Summary of Request:

A Small-Scale Future Land Use Map Amendment from RES 1:2.5 (Residential 1 Unit per 2.5 Acres) to RES 4 (Residential 4 Units per Acre).

A Rezoning request from General Use (GU) to Planned Unit Development (PUD)



SOURCE: Brevard County, FL

 Subject Boundary

06/06/2024
P & B Job No.: 23-103

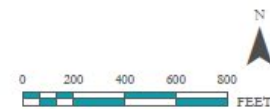
2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2594

Aerial

SunTerra - Babcock Street

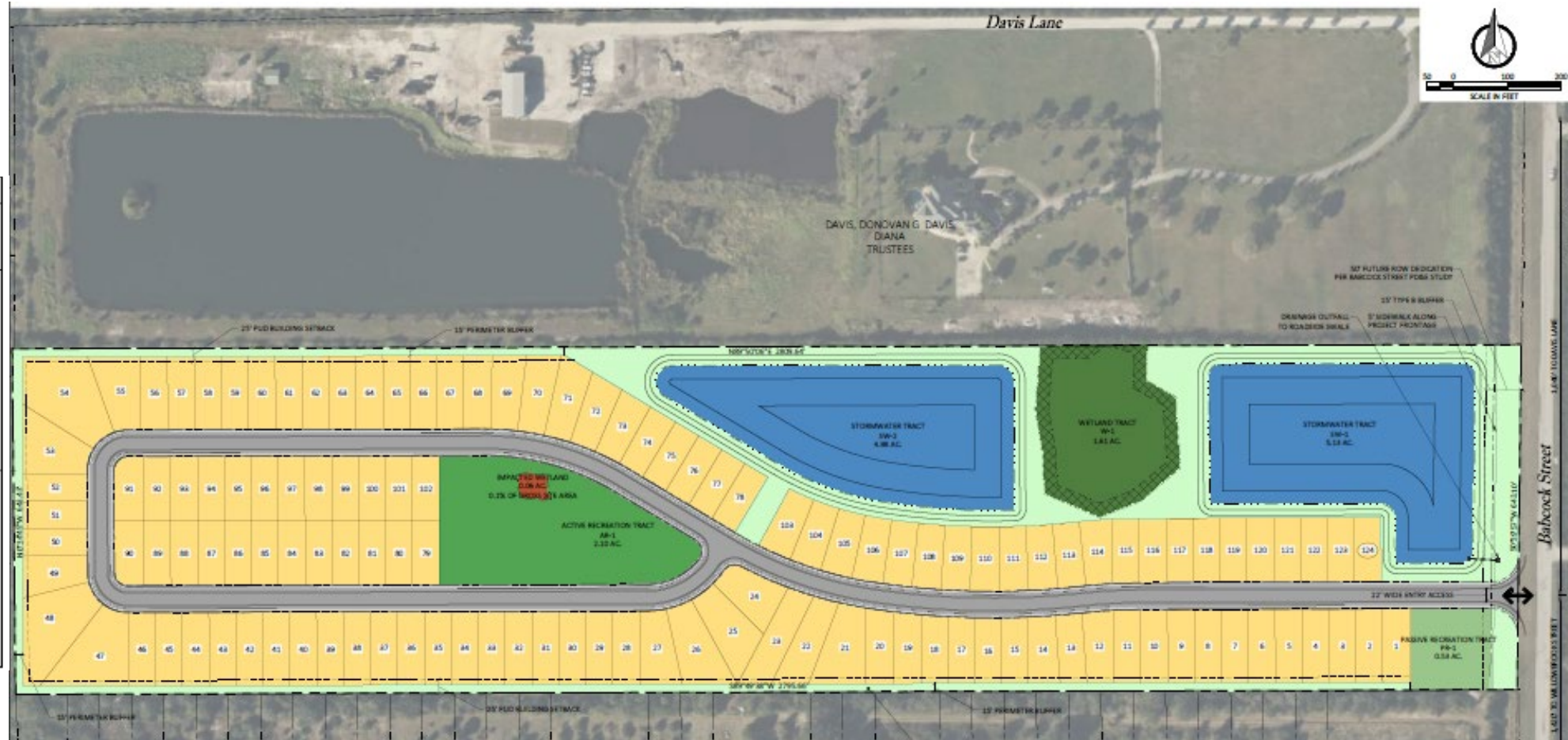
POULOS & BENNETT

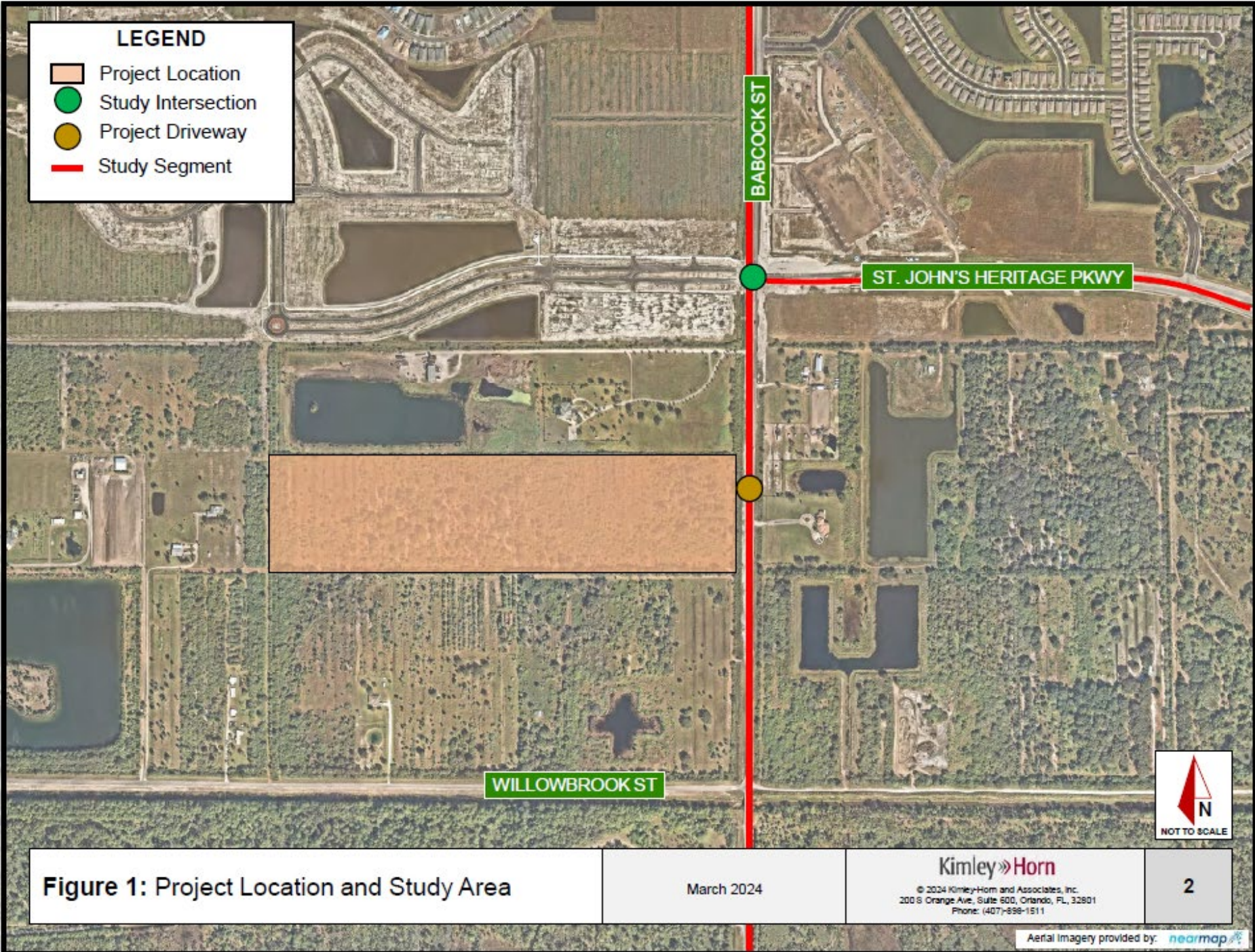
www.poulosandbennett.com
Certificate of Authorization No. 28567



Sun Terra Small-Scale

Development Data	
Jurisdiction	Unincorporated Brevard County
Future Land Use	Residential 4
Zoning (Proposed)	PUD
Site Details	
Gross Site Area	41.39 Acres
Common Recreation & Open Space Required (10% of Gross Area)	4.14 Acres
Common Recreation & Open Space Provided*	4.24 Acres
Active Recreation Required	1.86 Acres
124/100x1.5 = 1.86 acres (1.5 acres per 100 units)	
Active Recreation Provided*	2.10 Acres
Remaining Passive Recreation Required	2.04 Acres
Passive Recreation Provided*	2.14 Acres
Wetlands**	1.61 Acres
Passive Recreation Tracts*	0.53 Acres
Proposed Residential Development	
Total Number of Dwelling Units	124 Units
50' x 110' (Detached Single-Family)	124
Proposed Gross Density	3.00 DU/Ac
Notes	
1. Wetlands are included in the Total Provided Passive Recreation, in accordance with LDR Sec. 62-1102.	
*The provided acreages may change and will be finalized on the Final Development Plan. The Final Development Plan shall adhere to the minimum required acreages for Common Recreation & Open Space Required, Active Recreation Required, and Passive Recreation Required.	





LEGEND

- Project Location
- Study Intersection
- Project Driveway
- Study Segment



Figure 1: Project Location and Study Area

March 2024

Kimley»Horn
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 Phone: (407)-898-1511

DEVELOPMENT PROCESS

Small-Scale Future Land Use Map Amendment

1. June 10, 2024 – Local Planning Agency
2. July 11, 2024 – Board of County Commission

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