

Preliminary Development Plan
for
SunTerra Babcock Street
Brevard County, FL

Legal Description:

THE SOUTH 1/2 OF THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING IN SECTIONS 9 AND 10, TOWNSHIP 30 SOUTH, RANGE 37 EAST, LYING WEST OF THE RIGHT-OF-WAY OF BABCOCK STREET AS SHOWN IN PLAT BOOK 21 PAGE 77, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA: COMMENCE AT THE NW CORNER OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 37 EAST, THENCE RUN NORTH 89°54'49"EAST, 2,616.32 FEET TO THE N 1/4 CORNER OF SAID SECTION 5; THENCE RUN SOUTH 00°30'17" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 5, A DISTANCE OF 5,153.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°30'17" WEST ALONG THE SAID WEST LINE OF THE EAST 1/2 OF SECTION 5, A DISTANCE OF 116.82 FEET TO THE S 1/4 CORNER OF SAID SECTION 5; THENCE RUN SOUTH 0°47'49" WEST ALONG THE WEST LINE OF THE NE 1/4 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 37 EAST, 1,171.58 FEET TO A POINT; THENCE RUN NORTH 89°53'17"EAST, 10,661.01 FEET TO A POINT ON THE EAST LINE OF THE NW 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 37 EAST; THENCE RUN NORTH 01°13'02" WEST ALONG THE SAID EAST LINE OF THE NW 1/4 OF SECTION 10, A DISTANCE OF 1,255.90 FEET TO THE N 1/4 CORNER OF SECTION 10; THENCE RUN NORTH 01°05'23" WEST ALONG THE EAST LINE OF THE W 1/2 OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 37 EAST, 29.73 TO A POINT; THENCE RUN SOUTH 89°54'13" WEST, 10,616.43 FEET TO THE POINT OF BEGINNING; AND EXCEPTING THEREFROM ALL ROADWAY AND CANAL RIGHT OF WAYS; LESS AND EXCEPT THAT PART OF THE ABOVE DESCRIBED PROPERTY PLATTED AS CAPE KENNEDY GROVES UNIT 11, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 77, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

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

Owner:
JEN Florida 48 LLC
1750 W. Broadway, Suite 111
Oviedo, FL 32765

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

Electric:
Florida Power & Light Company
9001 Ellis Rd
Melbourne, FL 32904
800.778.9140

CATV:
Charter Communications
2551 Lucien Way
Maitland, FL 32751
800.778.9140

Telephone:
AT & T Distribution
6021 Rio Grande Ave
Orlando, FL 32809
561.683.2729

Fiber:
Uniti Fiber LLC
805 Executive Center Dr W
St. Petersburg, FL 33702
877.652.2321

Consultants

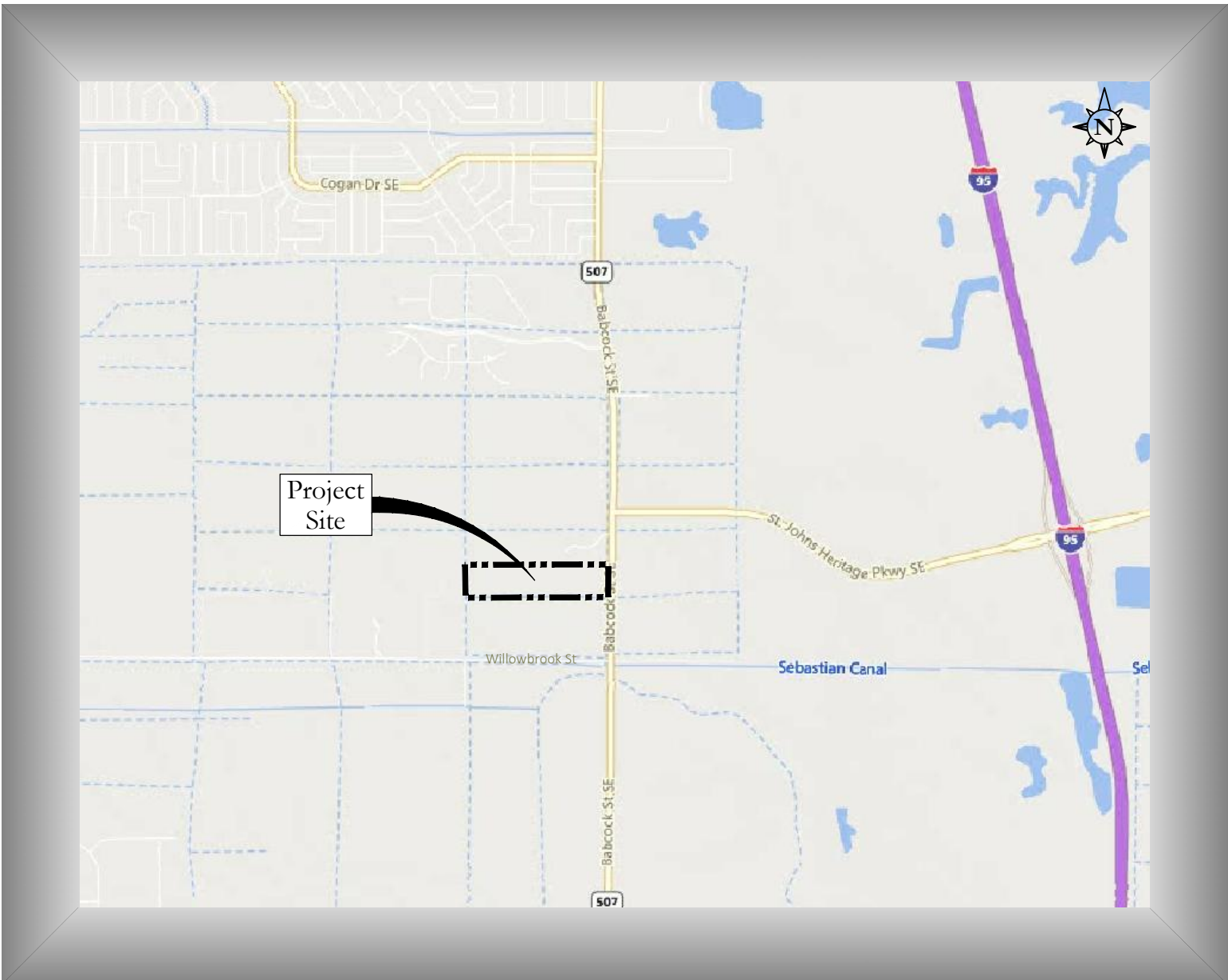
Civil Engineer:
Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803
407.487.2594

Surveyor:
Caulfield & Wheeler, Inc.
7900 Glades Road Suite 100
Boca Raton, FL 33432
561.392.1991

Environmental:
Bio-Tech Consulting Inc.
3025 E. South Street
Orlando, FL 32803
407.894.5969

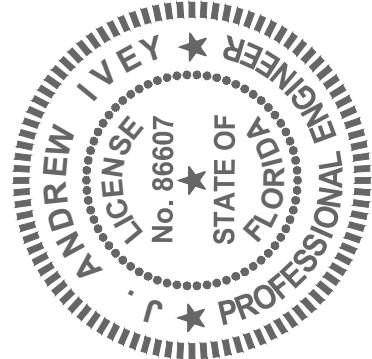
Geotechnical Engineer:
Yovaish Engineering Services, Inc.
953 Sunshine Lane
Altamonte Springs, FL 32714
407.774.9383

Transportation
Kimley-Horn and Associates, Inc.
200 S. Orange Ave. Suite 600
Orlando, FL 32801
407.898.1511



Vicinity Map
Scale: 1" = 3,000'

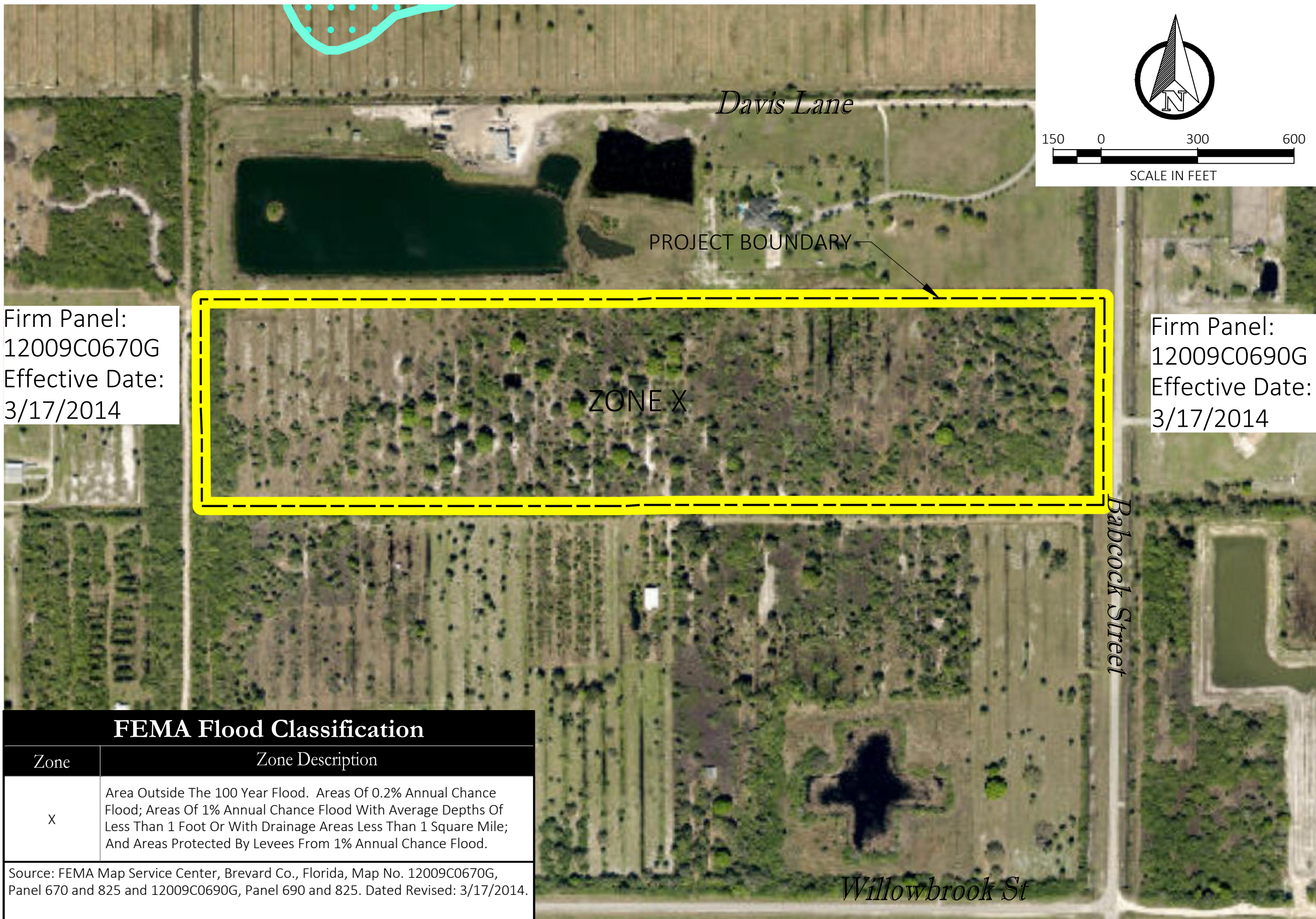
Sheet Index		Subm./Rev.						
Sheet Id.	Sheet Title	-	1	2	3	4	5	6 7
C0.00	Cover Sheet	■	■	■	■			
C1.00	Existing Conditions Plan	■	■	■	■			
C2.00	Land Use Plan	■	■	■	■			
C3.00	Land Use Tables, Waivers & Details	■	■	■	■			
	Attachments							
	Boundary Survey	■	■	■				
	Date	Description						
-	10/17/2023	Submit to Brevard County						
1	1/16/2024	Resubmit to Brevard County						
2	3/15/2024	Resubmit to Brevard County						
3	5/31/2024	Resubmit to Brevard County						



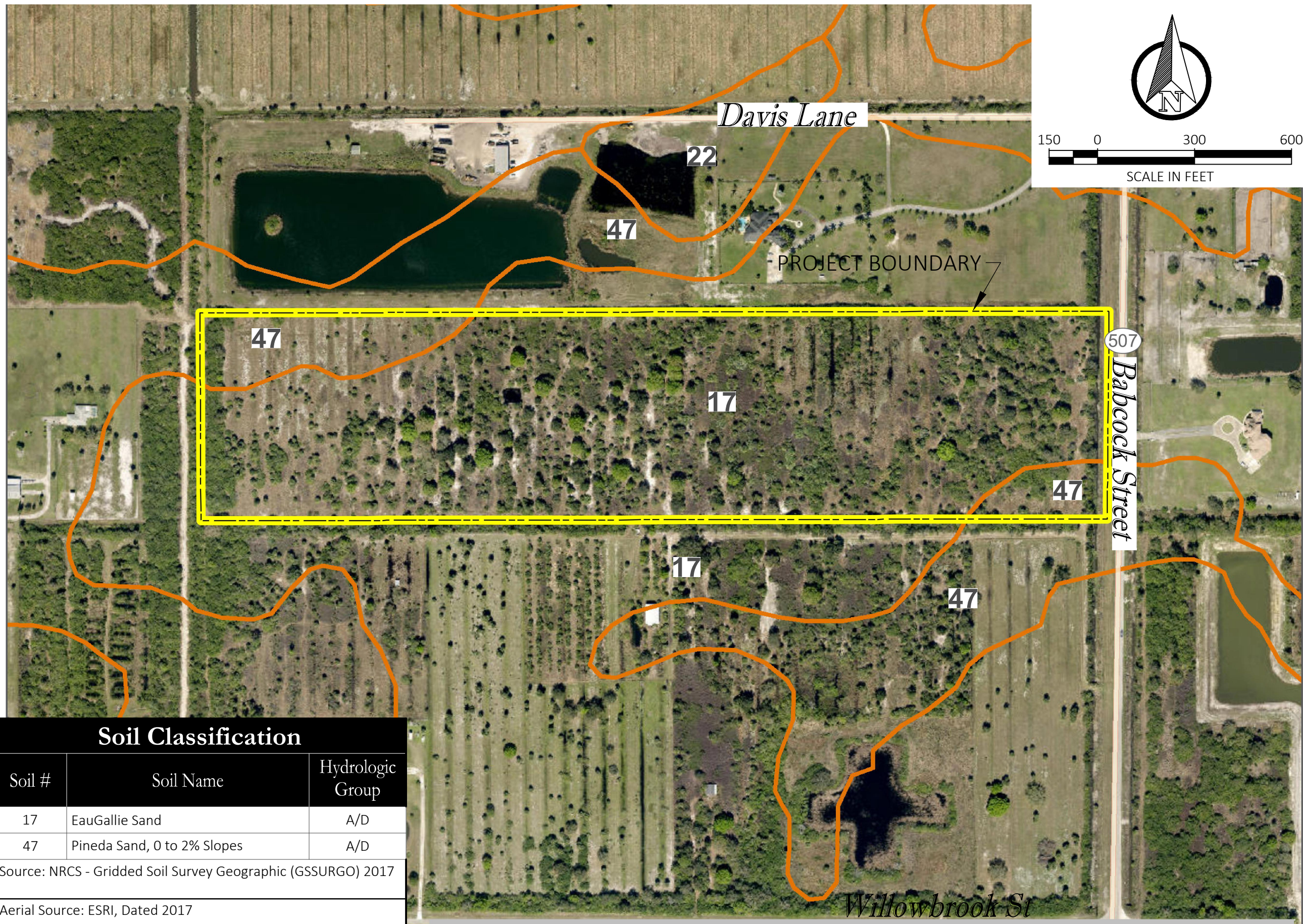
These drawings are Preliminary and are for Brevard County use only to conform to County submittal requirements and are not authorized for any other use. These drawings are not final and are not intended for permit, construction or bidding purposes.

POULOS & BENNETT

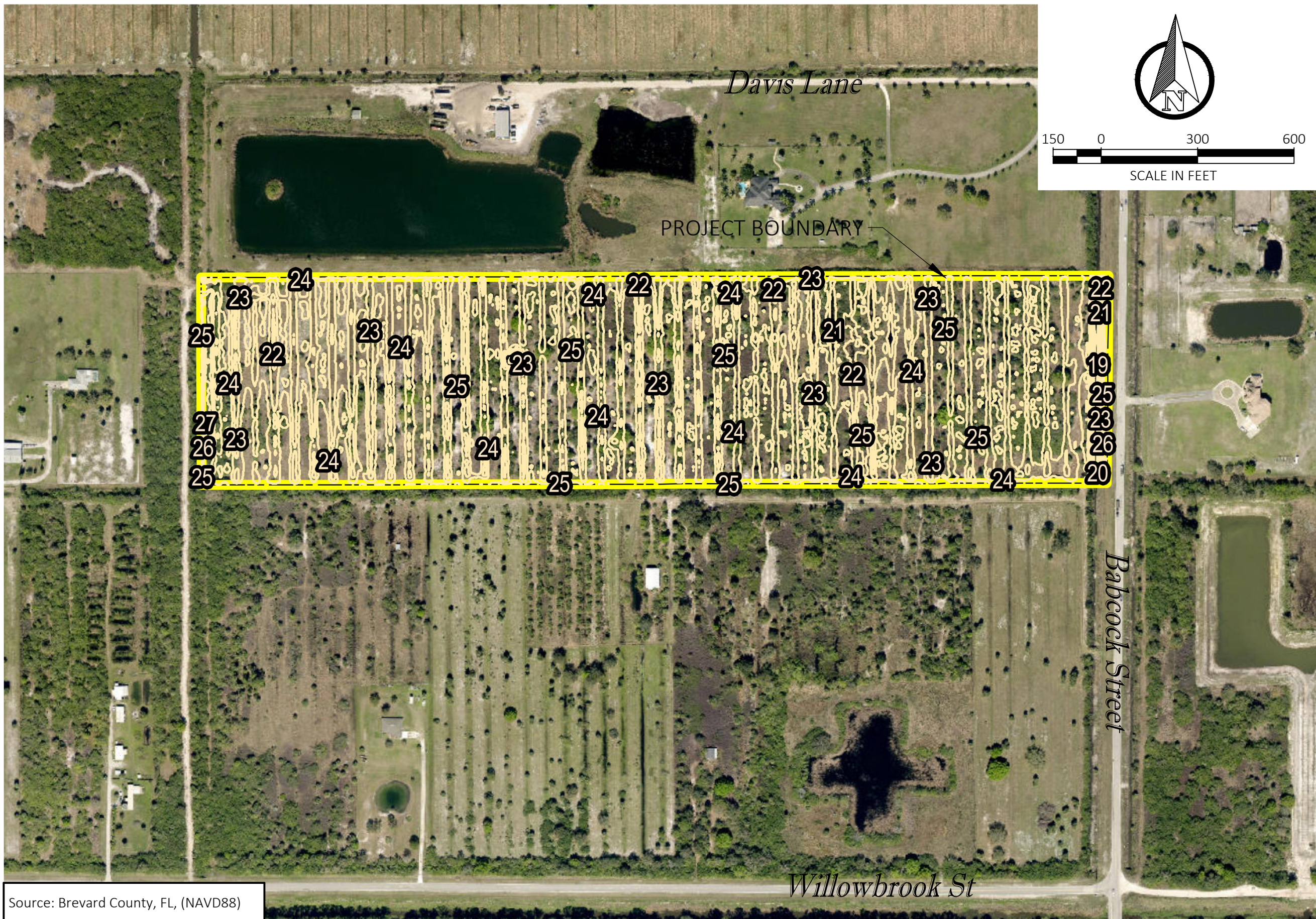
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 23-103



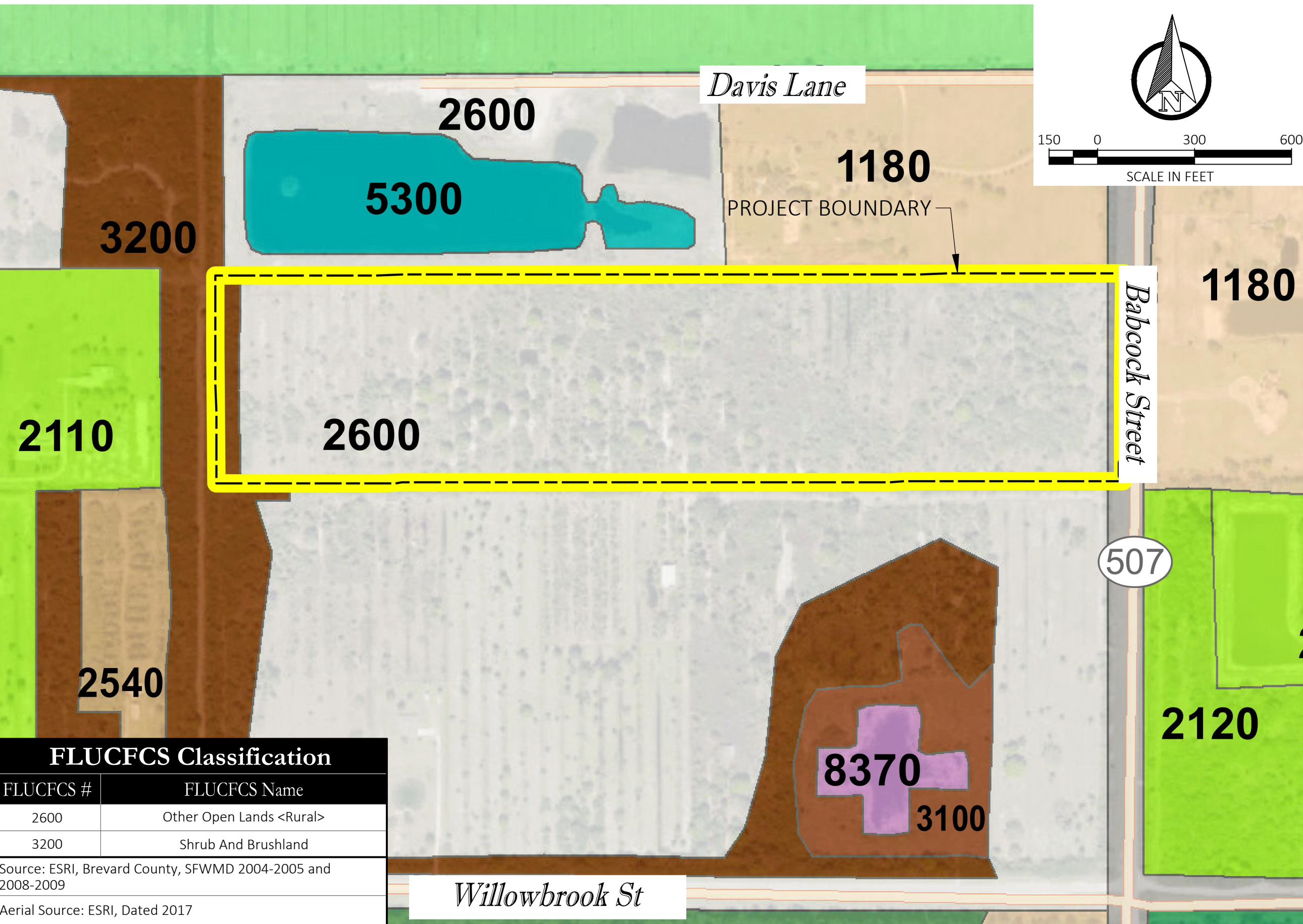
FEMA MAP



SOILS MAP



TOPOGRAPHY



FLUCCS

Key Map:

Consultant:

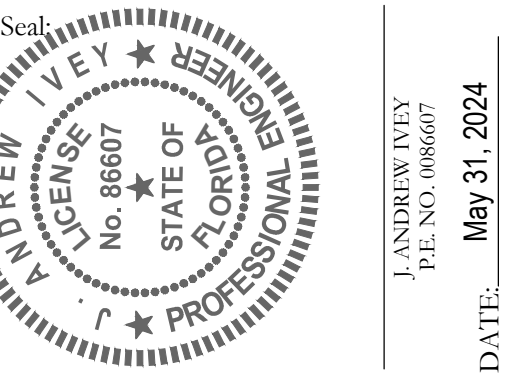
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VERTICAL DATUM:		NAVD 88
JOB NO.:		23-103
DESIGNED BY:		PM, JAI
DRAWN BY:		DG
CHECKED BY:		PM
APPROVED BY:		JAI
SCALE IN FEET:		1" = 300'
Project Name:		

**Preliminary
Development
Plan For
Sun Terra
Babcock Street**

Jurisdiction:
Brevard County, FL

Sheet Title:
**EXISTING
CONDITIONS PLAN**

Sheet No.:
C1.00

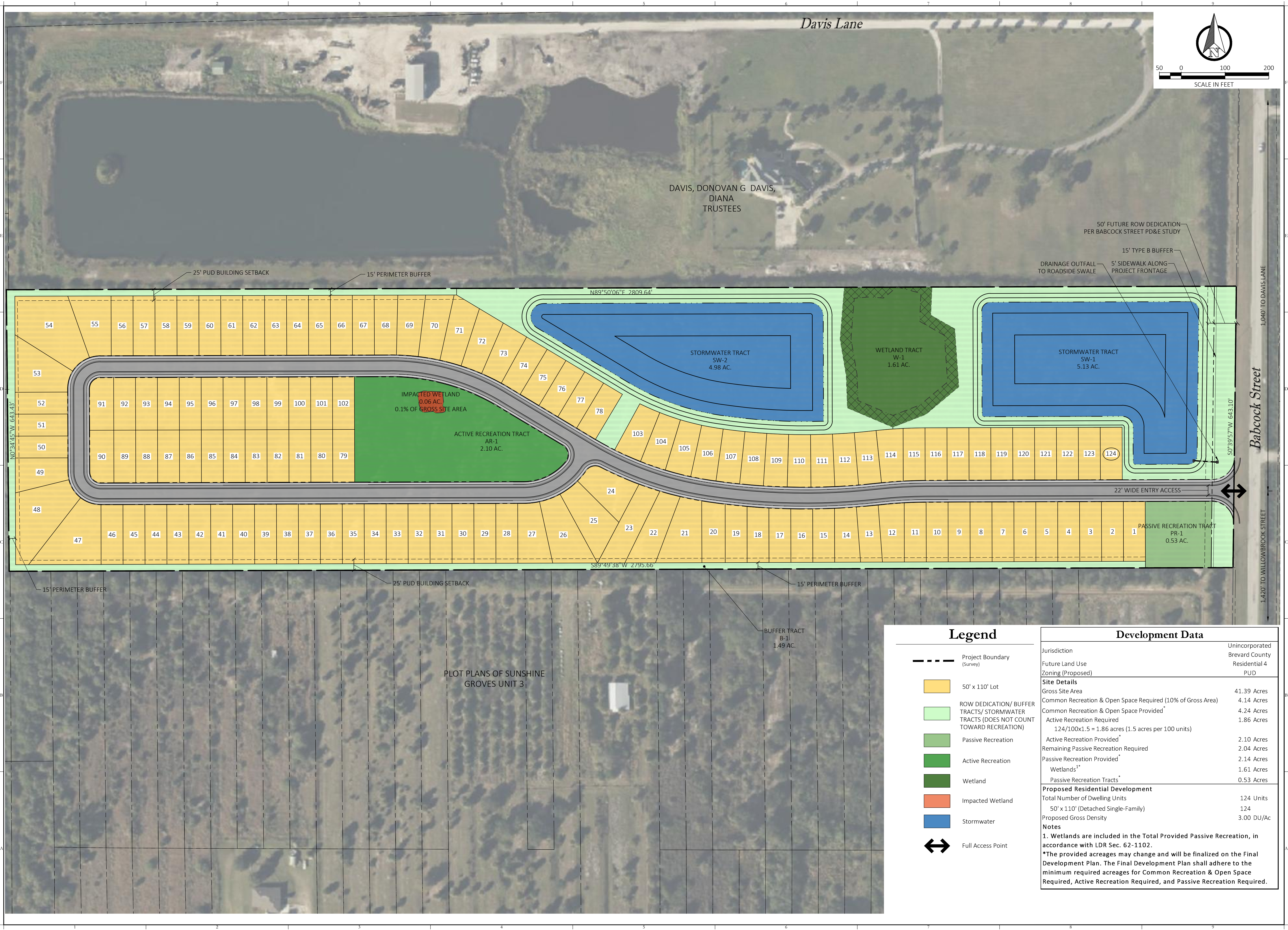


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Eng. Bus. No. 28567

Z:\2023\23-103 SUNTERRA - BABCOCK STREET - BREVARD CO\CAD\PRELIMINARY\PD\23-103-PD-LUP



Key Map:

Consultant:

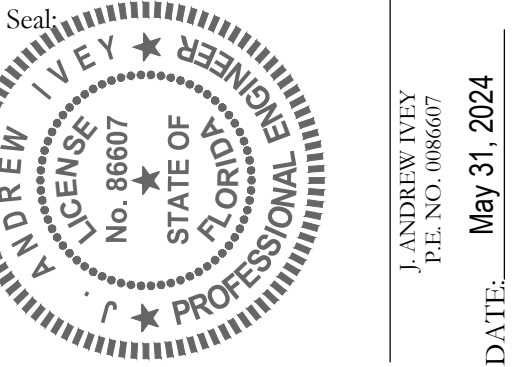
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SCALE IN FEET:		1" = 100'
Project Name:		

Preliminary Development Plan For Sun Terra Babcock Street

Jurisdiction:
Brevard County, FL

Sheet Title:
LAND USE PLAN

Sheet No.:
C2.00



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Z:\2025\23-103 SUNTERRA - BABCOCK STREET - BREVARD CO\CAD\PRELIMINARY\PD\23-103-PD-TYPICAL DETAILS AND NOTES

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

Residential Standards Notes

- 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 # 2 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

The project will be developed in one phase.

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
Total Students			54

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 th 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
Common Open Space tracts shall be private and for the use of community residents and shall be owned and maintained by the Homeowner's Association.

11. Recreation

Recreation facilities shall be private and for the use of community residents and shall be owned and maintained by Homeowner's Association. A tot lot is proposed.

12. Proposed Parking

Parking shall be provided per LDR Section 62-3206, with the exception of the waiver #1.

13. Water Service

City of Palm Bay Utilities or central water service approved by Brevard County.

14. Wastewater Service

City of Palm Bay Utilities or central wastewater service approved by Brevard County.

15. Reclaimed Water Service

Central Reuse.

16. Stormwater

Stormwater plans and calculations shall meet the requirements of the Code of Ordinances of Brevard County, Section 62-3751, Exhibit A. The proposed development will need to include the control elevation for the Willowbrook Ditch and Sottle Canal. The development shall meet the requirements of SJRWMD for stormwater management. Stormwater Tracts shall be owned and maintained by the Homeowner's Association. Stormwater systems in the right-of-way shall be owned & maintained by Brevard County.

17. Subdivision Signage, Walls, and Fences

Subdivision signage, walls, and fences shall be provided in accordance with LDR Sec. 62-2889.

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.

20. Accessibility

The site elements, including sidewalks, shall meet Florida Building Code – Accessibility, A.D.A., and Fair Housing Act criteria as required for the proposed improvements including the site amenities and common space areas, per the Code of Ordinances of Brevard County sections 22-46, 106-34, and 62-3206 (c).

21. Right-of-Way

The right-of-way shall be dedicated to the public, and owned and maintained by Brevard County.

22. Water Source for Fire Fighting

City of Palm Bay Utilities or central water service approved by Brevard County.

23. Description of Drainage Design

Runoff will sheet flow off of the residential lots to the right-of-way, where it will be directed via curb and gutter to the gravity storm sewer system. The gravity storm sewer system conveys the stormwater runoff to the two proposed wet detention ponds. At the Final Development Plan stage, it will be determined whether the ponds will be interconnected, cascading, or independent of each other. The discharge rate will be controlled via a control structure. The ultimate outfall for the development will be the roadside swale on the east side of Babcock Street.

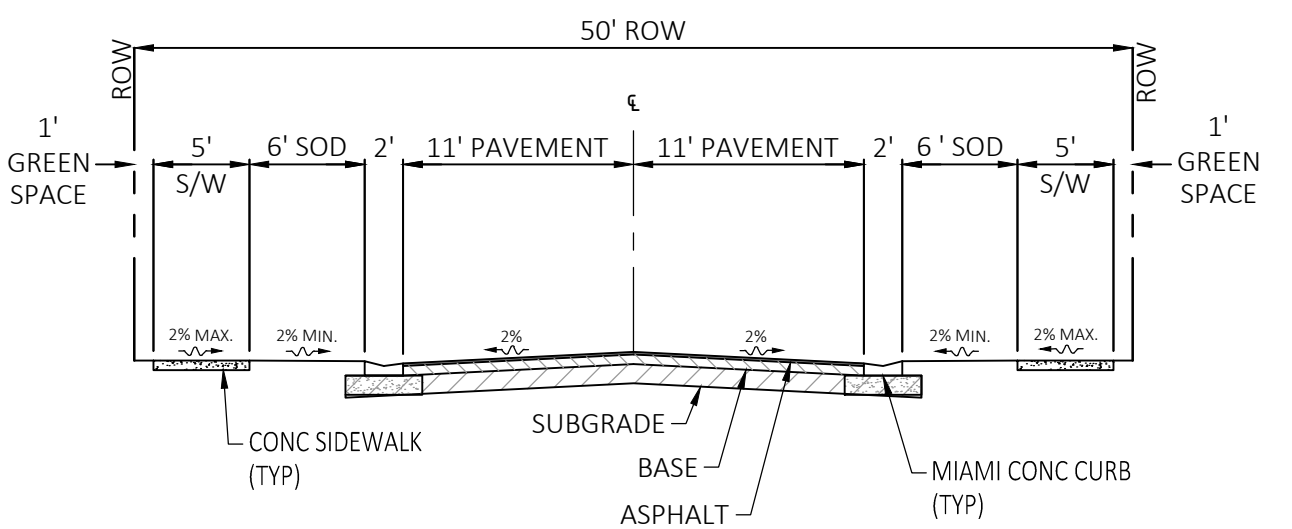
WAIVERS

- 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 #1 : 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 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'.

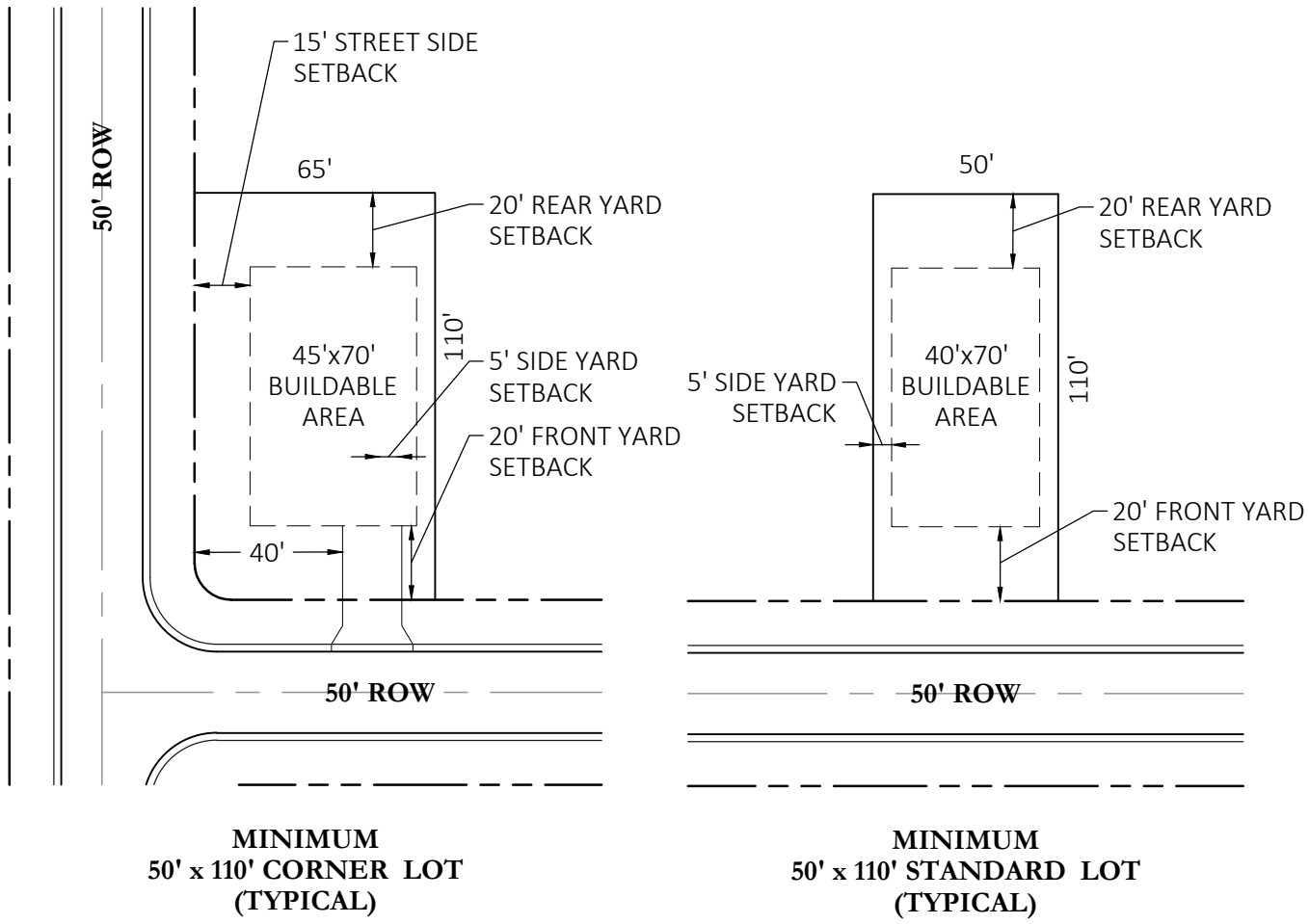
Justification for Waiver # 2: LDR Section 62-1446 (d) (3) (a) requires single-family lots, with less than 75' lot widths, to have a minimum 5' side setback. Where two lots, without side street setbacks, abut each other, the minimum required distance between the two lots will be 10'. In addition, the required minimum building separation of 10' for structures two stories or less is consistent with the RPUD Zoning District.



TYPICAL LOCAL ROAD SECTION

N.T.S.

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



TYPICAL LOTS

N.T.S.

Key Map:

Consultant:

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Preliminary Development Plan For Sun Terra Babcock Street

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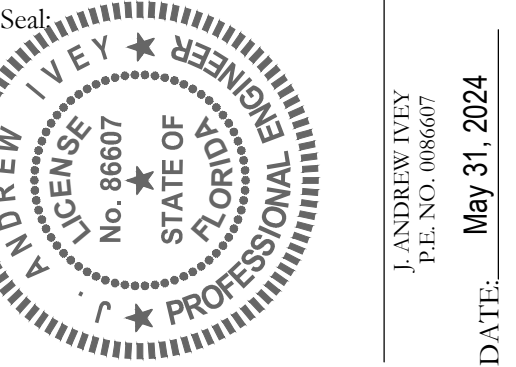
Brevard County, FL

Sheet Title:

LAND USE TABLES, WAIVERS, & DETAILS

Sheet No.:

C3.00



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