

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
November 24, 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

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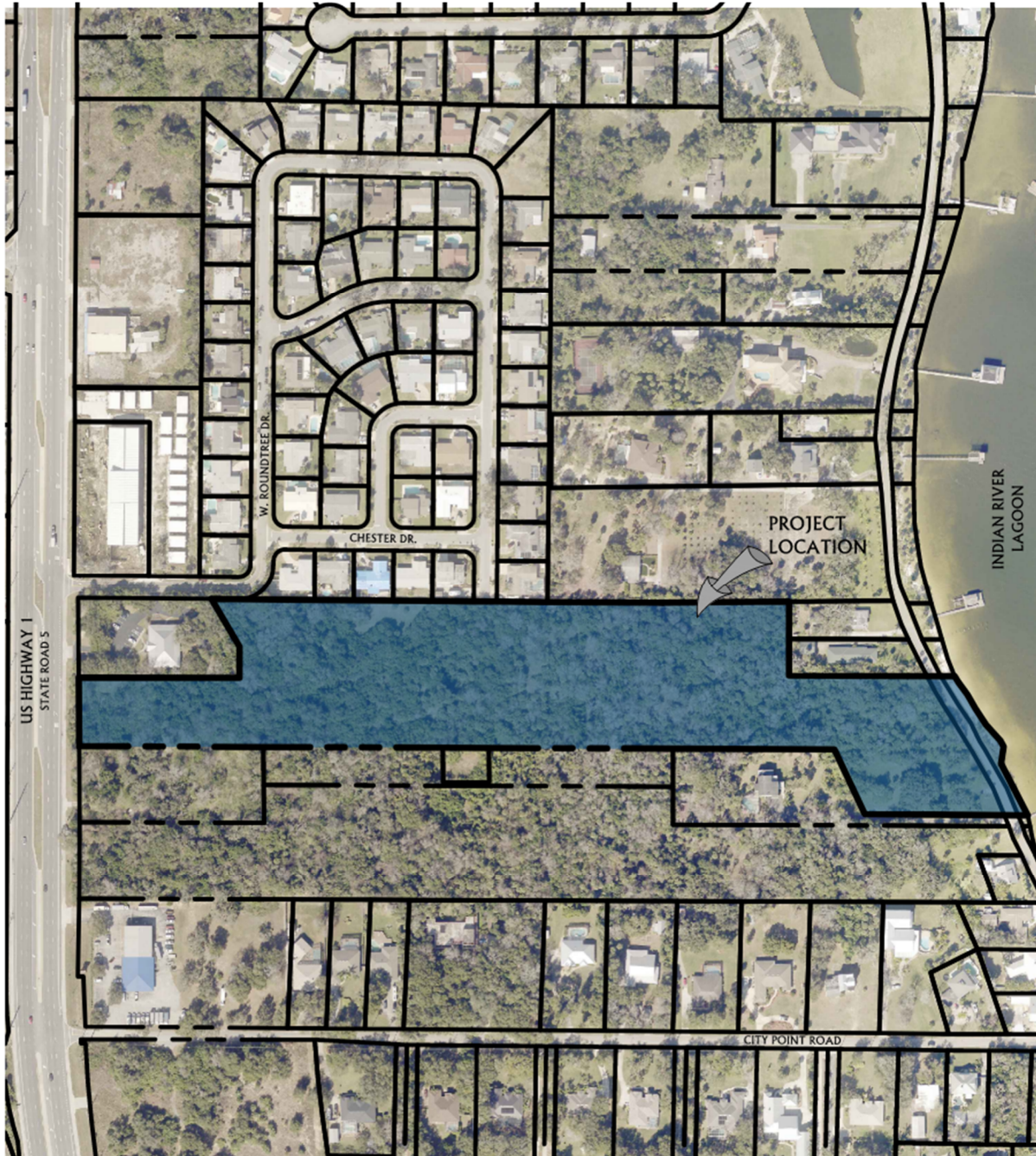
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PARCEL "A"

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 2 – 10.94 ± acres* CHHA – 0.27 ± acres*
Total land area:	12.86 ± acres
Number of units:	(23 Single-Family)
Gross density:	2.16 units/acre*
Road ROW:	1.38 ± 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

*Note: Gross density is based on the residential area, less the area within the coastal high hazard area (10.73 ± acres). See section VII for additional information.

III. OPEN SPACE AND AREA CALCULATIONS

USE	AREA	RESIDENTIAL UNIT TYPE	OPEN SPACE REQUIRED	ACTIVE OPEN SPACE PROVIDED	PASSIVE OPEN SPACE PROVIDED
RES-2	10.94 ac.	SINGLE-FAMILY DETACHED	1.10 ac. (10.0%)	0.67 ac.	3.85 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%)	3.85 ac. (29.9%)

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 to pre-development rates during the 25-year, 24-hour design storm event.

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

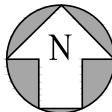
KANE SURVEYING, INC.

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

PROJECT NARRATIVE

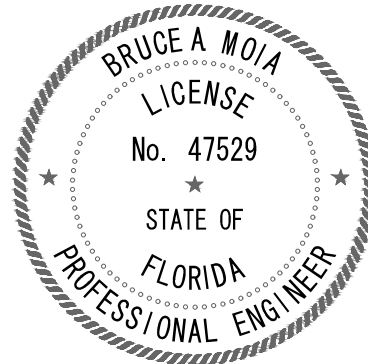
THIS PLANNED UNIT DEVELOPMENT SUBDIVISION IS INTENDED TO ESTABLISH PROCEDURES AND STANDARDS FOR PLANNED UNIT DEVELOPMENTS WITHIN THE UNINCORPORATED AREAS OF THE COUNTY, IN ORDER THAT THE FOLLOWING OBJECTIVES MAY BE ATTAINED:

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.



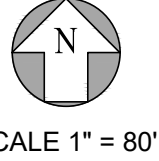
SCALE 1" = 400'

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BRUCE A. MOIA
FL P.E. #47529

DATE:
11/25/2025

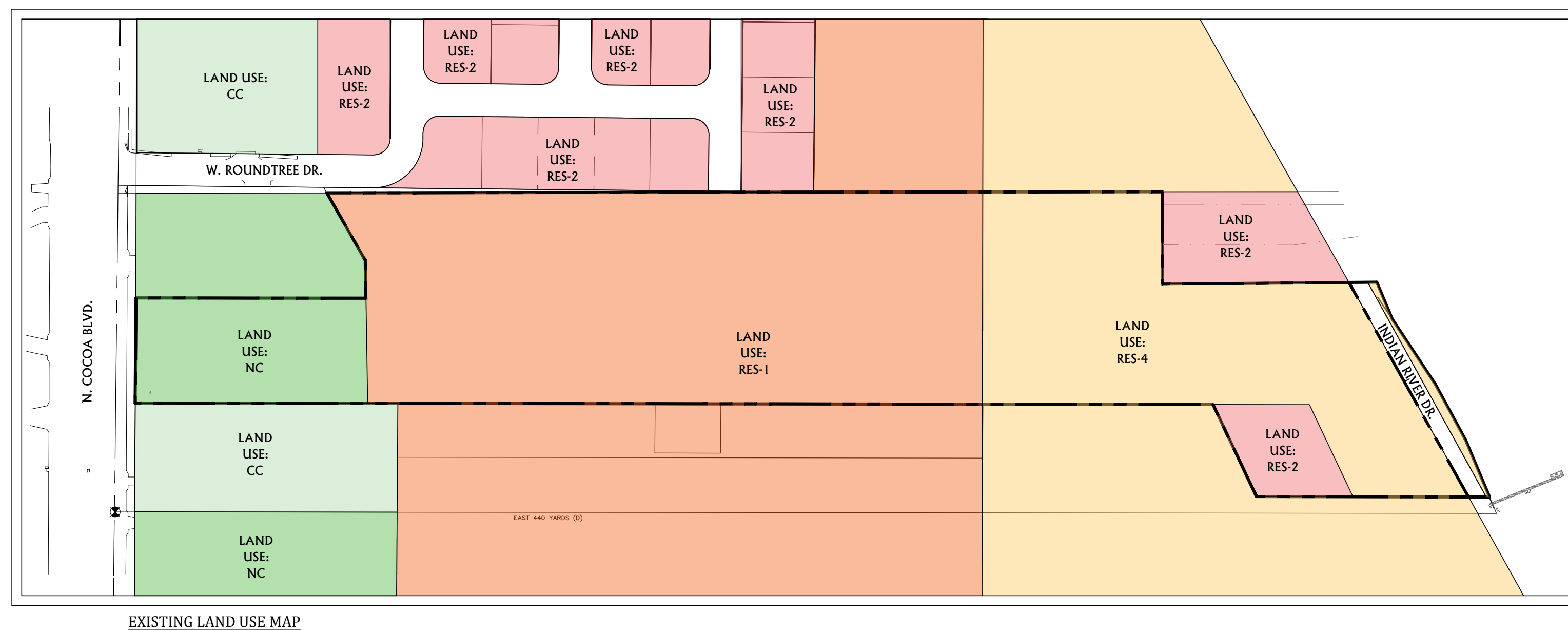
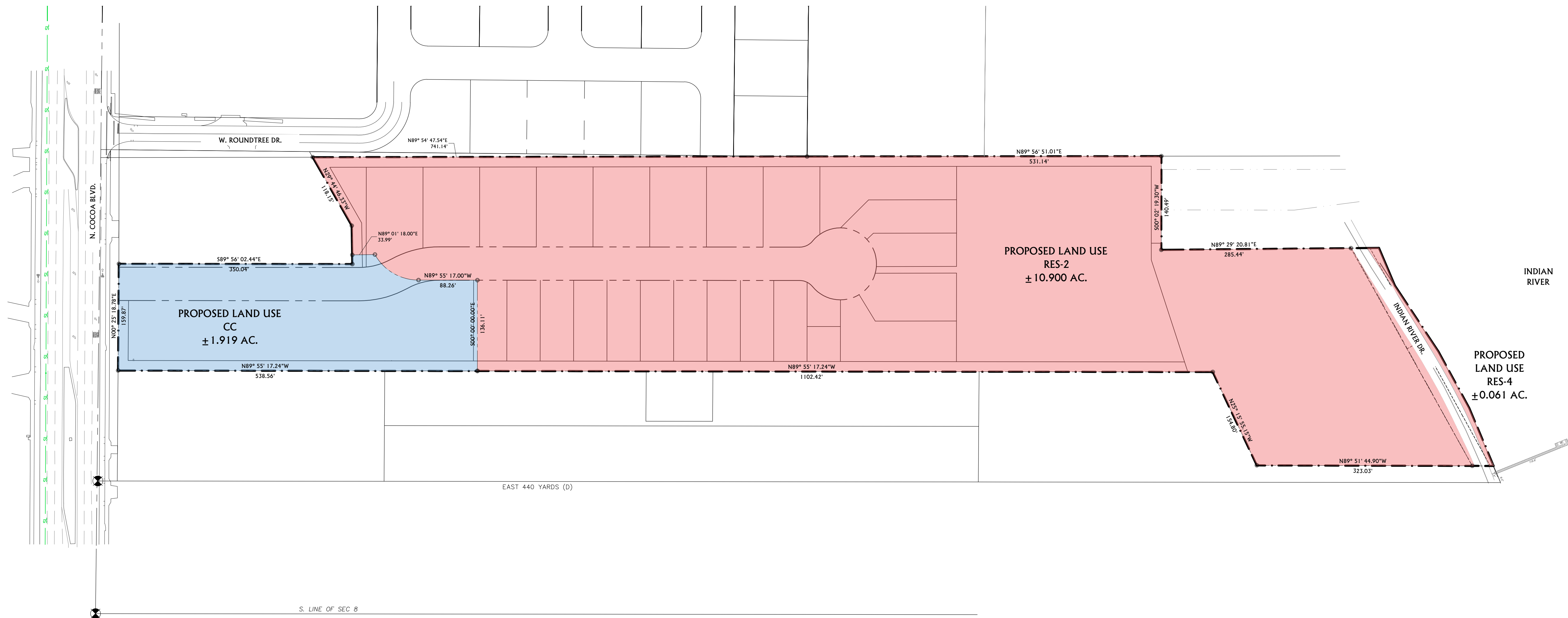


A circular professional engineer seal for Bruce A. Moia. The seal features a rope-like outer border. Inside, the text "BRUCE A MOIA" is at the top, "LICENSE" is below it, "No. 47529" is in the center, "STATE OF" is below that, "FLORIDA" is below that, and "PROFESSIONAL ENGINEER" is at the bottom. Three stars are positioned around the central text.

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

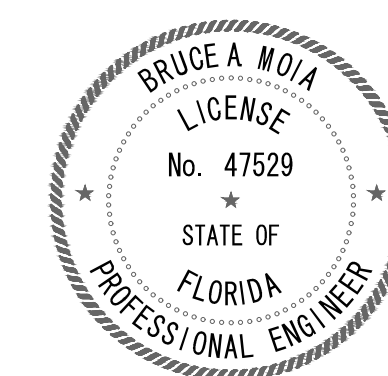
DATE:
11/26/2025

CIVIL ■ STRUCTURAL ■ SURVEYING ■ ENVIRONMENTAL

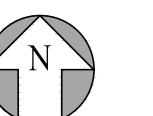


EXISTING LAND USE MAP

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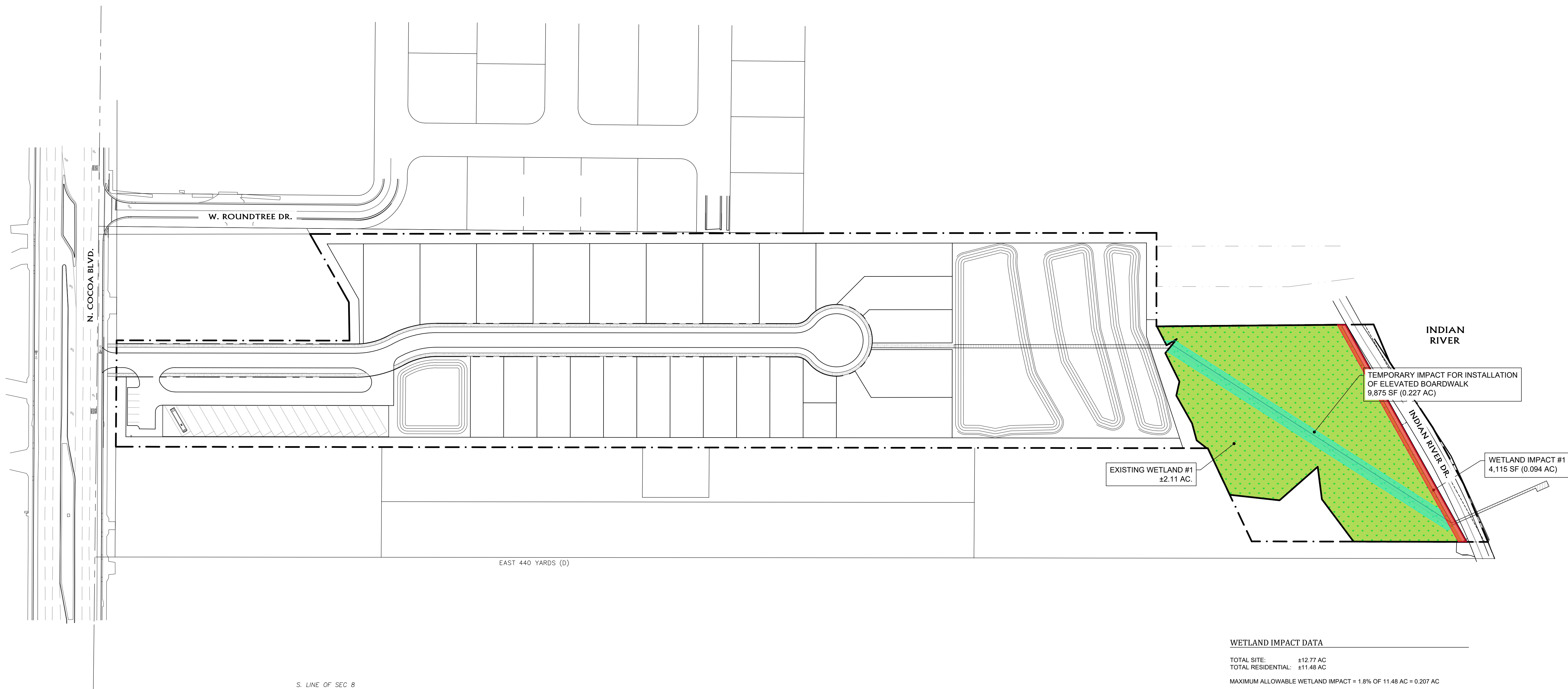


SCALE 1" = 80'

CITY POINT PUD
FUTURE LAND USE EXHIBIT

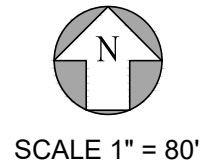


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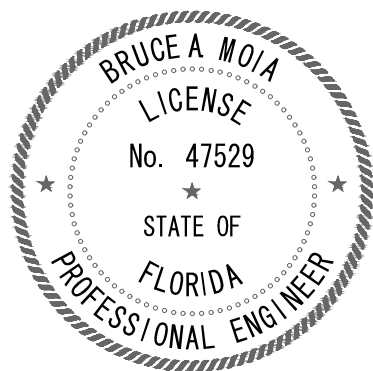


WETLAND IMPACT DATA	
TOTAL SITE:	±12.77 AC
TOTAL RESIDENTIAL:	±11.48 AC
MAXIMUM ALLOWABLE WETLAND IMPACT = 1.8% OF 11.48 AC = 0.207 AC	
EXISTING WETLANDS	
WETLAND #1:	2.05 AC
PROPOSED IMPACTS:	
IMPACT #1:	0.094 AC (0.8%)

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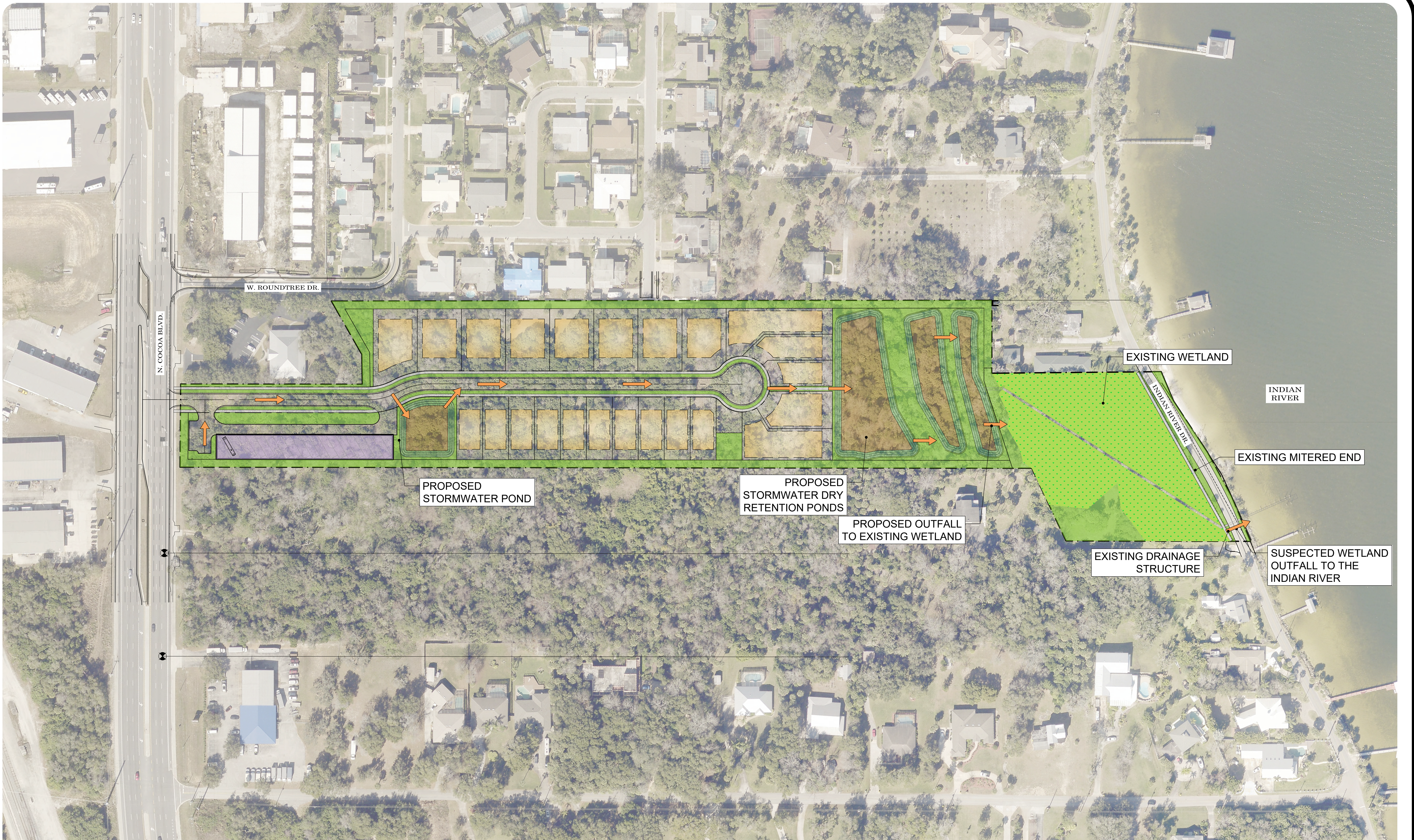


CITY POINT PUD
WETLAND IMPACT EXHIBIT



BRUCE A. MOIA
FL. P.E. #47529
DATE:
11/25/2025

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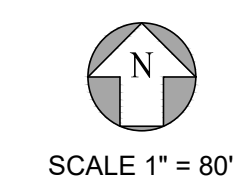
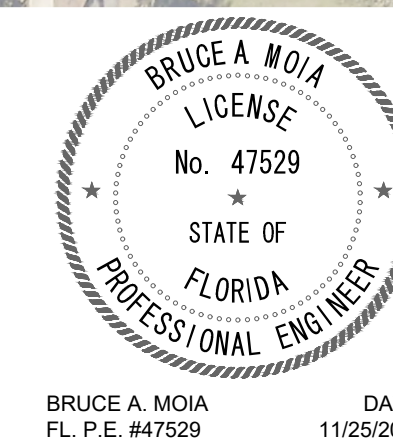


CITY POINT PUD

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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CIVIL ■ STRUCTURAL ■ SURVEYING ■ ENVIRONMENTAL

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.

VII. COASTAL HIGH HAZARD AREA (CHHA):

The project site is partially within the CHHA (0.273 ± acres). Per Chapter 11 – Future Land Use Element, Policy 11.2 1.8.D, of the Brevard County Comprehensive Plan, a density bonus for Residential-2 shall be allowed up to 2.5 du/ac. (dwellings per acre). The Residential-2 acreage (10.94 acres) less the CHHA area (0.26 acres) is 10.67 ± acres. The total number of dwellings (23) over the 10.67 acres is ±2.16 du/ac.