

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 L
Melbourne, FL 32935

MBV # 23-1071
August 19, 2024

TABLE OF CONTENTS

I.	Introduction	
	A. Location	3
	Legal description	3
	Location map	6
	B. Project history	7
II.	Proposed Preliminary Development Plan	8
III.	Open Space and Area Calculations	9
IV.	Surface Water Management System	9
V.	Phasing Schedule and Timing	11
	A. Development phasing	11
	C. Usable Common Open Space Per Phase	11

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

TAX PARCEL #515 DESCRIPTION PER DEED BOOK 372, PAGE 451: FIRST PARCEL: A TRACT OF LAND HERETOFORE CALLED CRESSON GROVE DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SECTION EIGHT (8), IN TOWNSHIP TWENTY-FOUR (24) SOUTH, RANGE THIRTY-SIX (36) EAST, IN BREVARD COUNTY, FLORIDA, RUN NORTH ON THE WEST LINE OF SAID SECTION, A DISTANCE OF ONE THOUSAND TWO HUNDRED FIFTY FOUR AND FIVE TENTHS (1254.5) FEET TO AN IRON PIPE WHICH IS THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; AND FROM SAID POINT OF BEGINNING, RUN EAST, ONE THOUSAND SIX HUNDRED THREE (1603) FEET TO THE WEST LINE OF THE LAND OF EDWARD S. GIFFORD AND W.M. BARCLIFF; AND THENCE RUN THE WEST LINE OF THE LANDS OF THE SAID GIFFORD AND BARCLIFF, NORTH, A DISTANCE OF THREE HUNDRED (300) FEET TO THE NORTHWEST CORNER OF THE LAND CONVEYED TO EDWARD S. GIFFORD BY ROBERT M. AND ELIZABETH C. MACDONALD; THENCE RUN EAST ON THE NORTH

LINE OF SAID GIFFORD LAND, TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE RUN NORTHERLY, IN THE WATERS OF THE INDIAN RIVER, TO A POINT TWENTY (20) FEET NORTH OF THE LAST COURSE AFORESAID; AND THENCE RUN WEST, TO THE WEST LINE OF SECTION EIGHT (8); AND THENCE RUN SOUTH, ON THE WEST LINE OF SAID SECTION EIGHT (8), A DISTANCE OF THREE HUNDRED TWENTY (320) FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LANDS DESCRIBED IN DEED BOOK 380 PAGE 446, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TAX PARCEL #515 (20' TRACT)

DESCRIPTION PER DEED BOOK 380, PAGE 444: A PARCEL OF LAND LOCATED IN SECTION EIGHT (8), TOWNSHIP TWENTY-FOUR (24) SOUTH, RANGE THIRTY-SIX (36) EAST, IN BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION EIGHT (8), RUN THE WEST LINE OF THE SECTION, NORTH, ONE THOUSAND TWO HUNDRED FIFTY FOUR AND FIVE TENTHS (1254.5) FEET TO AN IRON PIPE; AND THENCE RUN EAST, ONE THOUSAND SIX HUNDRED THREE (1603) FEET TO AN IRON PIPE, WHICH IS THE BEGINNING POINT OF THE LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, FOR A FIRST COURSE, RUN SOUTH EIGHTY-NINE (89) DEGREES FIFTY-THREE (53) MINUTES EAST, ON THE PROJECTED LINE LAST ABOVE DESCRIBED, A DISTANCE OF FOUR HUNDRED TWENTY-SEVEN AND EIGHT TENTHS (427.8) FEET TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE FOR A SECOND COURSE, RUN NORTHERLY, IN THE WATERS EDGE OF THE INDIAN RIVER, TO A POINT WHICH IS TWENTY (20) FEET NORTH AND SOUTH MEASUREMENT FROM THE FIRST COURSE AFORESAID; THENCE FOR A THIRD COURSE, RUN WEST AND TWENTY (20) FEET DISTANT FROM THE FIRST COURSE AFORESAID, A DISTANCE OF FOUR HUNDRED TWENTY-SEVEN (427) FEET, MORE OR LESS TO A POINT WHICH IS ONE THOUSAND SIX HUNDRED THREE (1603) FEET EAST FROM THE WEST LINE OF SECTION EIGHT (8); AND THENCE FOR A FOURTH COURSE, RUN SOUTH, ON A LINE PARALLEL TO AND ONE THOUSAND SIX HUNDRED THREE (1603) FEET EAST FROM THE WEST LINE OF SECTION EIGHT (8), A DISTANCE OF TWENTY (20) FEET TO THE POINT OF BEGINNING.

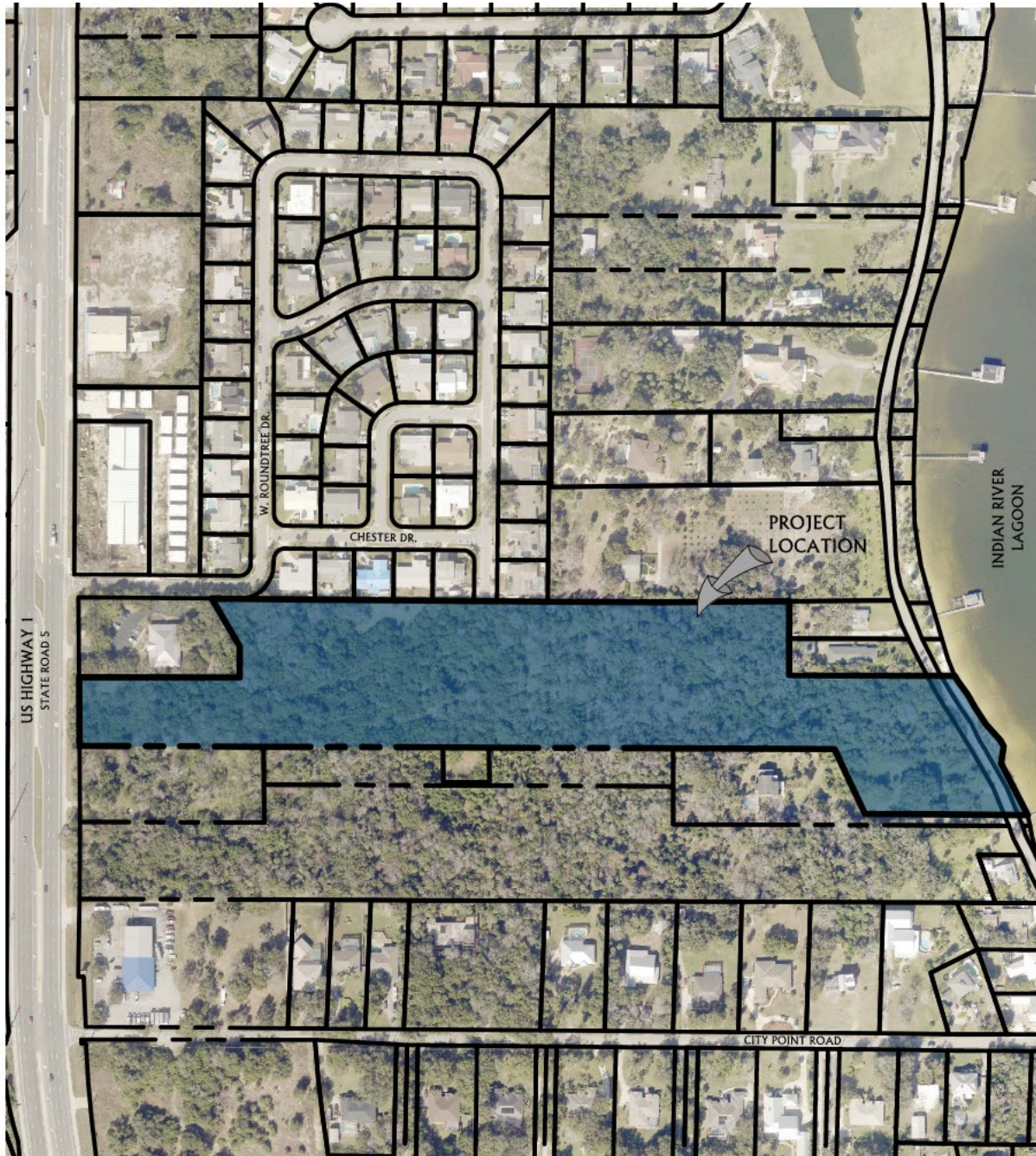
TAX PARCEL #514 DESCRIPTION PER DEED BOOK 383, PAGE 98: A PARCEL OF LAND LOCATED IN SECTION EIGHT (8), TOWNSHIP TWENTY-FOUR (24) SOUTH, RANGE THIRTY-SIX (36) EAST, IN BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION EIGHT (8), RUN THE WEST LINE OF THE SECTION, NORTH, ONE THOUSAND TWO HUNDRED SEVENTY FOUR AND FIVE TENTHS (1274.5) FEET TO AN IRON PIPE; AND THENCE RUN EAST, ONE THOUSAND SIX HUNDRED THREE (1603) FEET TO AN IRON PIPE, WHICH IS THE BEGINNING POINT OF THE LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, FOR A FIRST COURSE, RUN NORTH AND PARALLEL TO THE WEST LINE OF SECTION EIGHT (8), A DISTANCE OF ONE HUNDRED SIXTY (160) FEET; THENCE FOR A SECOND COURSE, RUN SOUTH EIGHTY-NINE (89) DEGREES FIFTY-THREE (53) MINUTES EAST, TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE FOR A THIRD COURSE, RUN SOUTHERLY, IN THE WATERS EDGE OF THE INDIAN RIVER TO A POINT WHICH IS ONE HUNDRED SIXTY (160) FEET, BY PERPENDICULAR MEASUREMENT FROM THE SECOND COURSE PROJECTED; AND THENCE FOR A FOURTH COURSE, RUN NORTH EIGHTY-NINE (89) DEGREES FIFTY-THREE (53) MINUTES WEST AND PARALLEL TO THE SECOND COURSE AFORESAID, TO THE POINT OF BEGINNING. LESS AND EXCEPT FROM THE FOLLOWING;

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 – 6.44 ± acres Land Use Residential 2 – 0.47 ± acres Land Use Residential 4 – 4.20 ± acres
Number of units:	None
Gross density:	N/A
Road ROW:	0.00 acres
Wetlands:	2.05 ± acres

II. PROPOSED PRELIMINARY DEVELOPMENT PLAN

Zoning:	PUD
Land use:	CC (Community Commercial) –1.92 ± acres RES 4 – 10.94 ± acres
Total land area:	12.86 ± acres
Number of units:	(11 Single-Family, 8 MF Townhome)
Gross density:	1.48 units/acre
Road ROW:	1.11 ± acres
Residential use:	3.67 ± acres
Stormwater area:	1.06 ± acres
Wetlands:	2.36 ± acres
Common usable open space provided:	4.01 ± acres
Passive open space provided:	0.72 ± acres
Buffer/open space/conservation:	1.76 ± acres
Commercial RV Storage:	1.62 ± acres
Utilities:	0.03 ± acres

III. OPEN SPACE AND AREA CALCULATIONS

USE	AREA	RESIDENTIAL UNIT TYPE	OPEN SPACE REQUIRED	ACTIVE OPEN SPACE PROVIDED	PASSIVE OPEN SPACE PROVIDED
RES-4	9.82 ac.	SINGLE-FAMILY DETACHED	0.98 ac. (10.0%)	0.00 ac.	2.46 ac.
RES-4	1.12 ac.	SINGLE-FAMILY TOWNHOMES	0.28 ac. (25.0%)	3.99 ac.	0.00 ac.
CC	1.92 ac.	RV STORAGE	0.00 ac.	0.00 ac.	0.00 ac.
	12.86 ac.		1.26 ac. (9.8%)	3.99 ac. (31.0%)	2.46 ac. (19.1%)

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 shallow 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 historic drainage patterns on the site will generally be maintained within the on-site drainage basins.

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. 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.

(Preliminary Development Exhibits)

CITY POINT PUD

SECTION 08, TOWNSHIP 24S, RANGE 36E

INDIAN RIVER COUNTY, FLORIDA

MARCH 2024

REVISED: AUGUST 2024

LEGAL DESCRIPTION

(ORB 9317, PAGE 2537)

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 1255.89 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 27.88 FEET; THENCE RUN NORTH 89°50'56" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 790.00 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

TAX PARCEL #515 DESCRIPTION PER DEED BOOK 372, PAGE 451: FIRST PARCEL: A TRACT OF LAND HERETOFORE CALLED CRESSON GROVE DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SECTION EIGHT (8), IN TOWNSHIP TWENTY-FOUR (24) SOUTH, RANGE THIRTY-SIX (36) EAST, IN BREVARD COUNTY, FLORIDA, RUN NORTH ON THE WEST LINE OF SAID SECTION, A DISTANCE OF ONE THOUSAND TWO HUNDRED FIFTY FOUR AND FIVE TENTHS (1254.5) FEET TO AN IRON PIPE; AND THENCE RUN EAST, ONE THOUSAND SIX HUNDRED THREE (1603) FEET TO THE WEST LINE OF THE LAND OF EDWARD S. GIFFORD AND W.M. BARCLIFF; AND THENCE RUN THE WEST LINE OF THE LANDS OF THE SAID GIFFORD AND BARCLIFF, NORTH, A DISTANCE OF THREE HUNDRED (300) FEET TO THE NORTHWEST CORNER OF THE LAND CONVEYED TO EDWARD S. GIFFORD BY ROBERT M. AND ELIZABETH C. MACDONALD; THENCE RUN EAST ON THE NORTH LINE OF SAID GIFFORD LAND, TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE RUN NORTHERLY, IN THE WATERS OF THE INDIAN RIVER, TO A POINT TWENTY (20) FEET NORTH OF THE LAST COURSE AFORESAID; AND THENCE RUN WEST, TO THE WEST LINE OF SECTION EIGHT (8); AND THENCE RUN SOUTH, ON THE WEST LINE OF SAID SECTION EIGHT (8), A DISTANCE OF THREE HUNDRED TWENTY (320) FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LANDS DESCRIBED IN DEED BOOK 380 PAGE 446, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TAX PARCEL #515 (20' TRACT)

DESCRIPTION PER DEED BOOK 380, PAGE 444: A PARCEL OF LAND LOCATED IN SECTION EIGHT (8), TOWNSHIP TWENTY-FOUR (24) SOUTH, RANGE THIRTY-SIX (36) EAST, IN BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION EIGHT (8), RUN THE WEST LINE OF THE SECTION, NORTH, ONE THOUSAND TWO HUNDRED FIFTY FOUR AND FIVE TENTHS (1254.5) FEET TO AN IRON PIPE; AND THENCE RUN EAST, ONE THOUSAND SIX HUNDRED THREE (1603) FEET TO AN IRON PIPE, WHICH IS THE BEGINNING POINT OF THE LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, FOR A FIRST COURSE, RUN SOUTH EIGHTY-NINE (89) DEGREES FIFTY-THREE (53) MINUTES EAST, ON THE PROJECTED LINE LAST ABOVE DESCRIBED, A DISTANCE OF FOUR HUNDRED TWENTY-SEVEN AND EIGHT TENTHS (427.8) FEET TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE FOR A SECOND COURSE, RUN NORTHERLY, IN THE WATERS EDGE OF THE INDIAN RIVER, TO A POINT WHICH IS TWENTY (20) FEET NORTH AND SOUTH MEASUREMENT FROM THE FIRST COURSE AFORESAID; THENCE FOR A THIRD COURSE, RUN WEST AND TWENTY (20) FEET DISTANT FROM THE FIRST COURSE AFORESAID, A DISTANCE OF FOUR HUNDRED TWENTY-SEVEN (427) FEET, MORE OR LESS TO A POINT WHICH IS ONE THOUSAND SIX HUNDRED THREE (1603) FEET EAST FROM THE WEST LINE OF SECTION EIGHT (8); AND THENCE FOR A FOURTH COURSE, RUN SOUTH, ON A LINE PARALLEL TO AND ONE THOUSAND SIX HUNDRED THREE (1603) FEET EAST FROM THE WEST LINE OF SECTION EIGHT (8), A DISTANCE OF TWENTY (20) FEET TO THE POINT OF BEGINNING.

TAX PARCEL #514 DESCRIPTION PER DEED BOOK 383, PAGE 98: A PARCEL OF LAND LOCATED IN SECTION EIGHT (8), TOWNSHIP TWENTY-FOUR (24) SOUTH, RANGE THIRTY-SIX (36) EAST, IN BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST COMER OF SAID SECTION EIGHT (8), RUN THE WEST LINE OF THE SECTION, NORTH, ONE THOUSAND TWO HUNDRED SEVENTY FOUR AND FIVE TENTHS (1274.5) FEET TO AN IRON PIPE; AND THENCE RUN EAST, ONE THOUSAND SIX HUNDRED THREE (1603) FEET TO AN IRON PIPE, WHICH IS THE BEGINNING POINT OF THE LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, FOR A FIRST COURSE, RUN NORTH AND PARALLEL TO THE WEST LINE OF SECTION EIGHT (8), A DISTANCE OF ONE HUNDRED SIXTY (160) FEET; THENCE FOR A SECOND COURSE, RUN SOUTH EIGHTY-NINE (89) DEGREES FIFTY-THREE (53) MINUTES EAST, TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE FOR A THIRD COURSE, RUN SOUTHERLY, IN THE WATERS EDGE OF THE INDIAN RIVER TO A POINT WHICH IS ONE HUNDRED SIXTY (160) FEET, BY PERPENDICULAR MEASUREMENT FROM THE SECOND COURSE PROJECTED; AND THENCE FOR A FOURTH COURSE, RUN NORTH EIGHTY-NINE (89) DEGREES FIFTY-THREE (53) MINUTES WEST AND PARALLEL TO THE SECOND COURSE AFORESAID, TO THE POINT OF BEGINNING. LESS AND EXCEPT FROM THE FOLLOWING:

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, 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 S.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 284.80 FEET TO THE POINT OF BEGINNING.



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

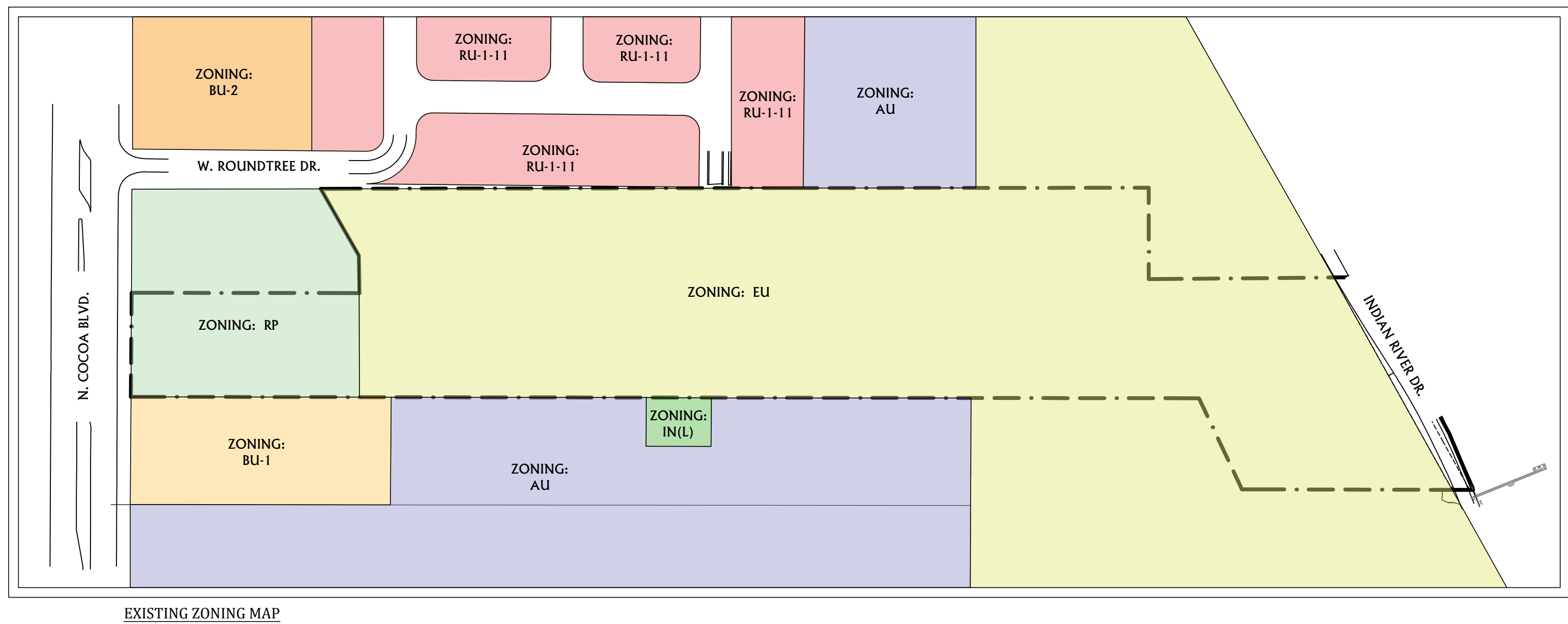
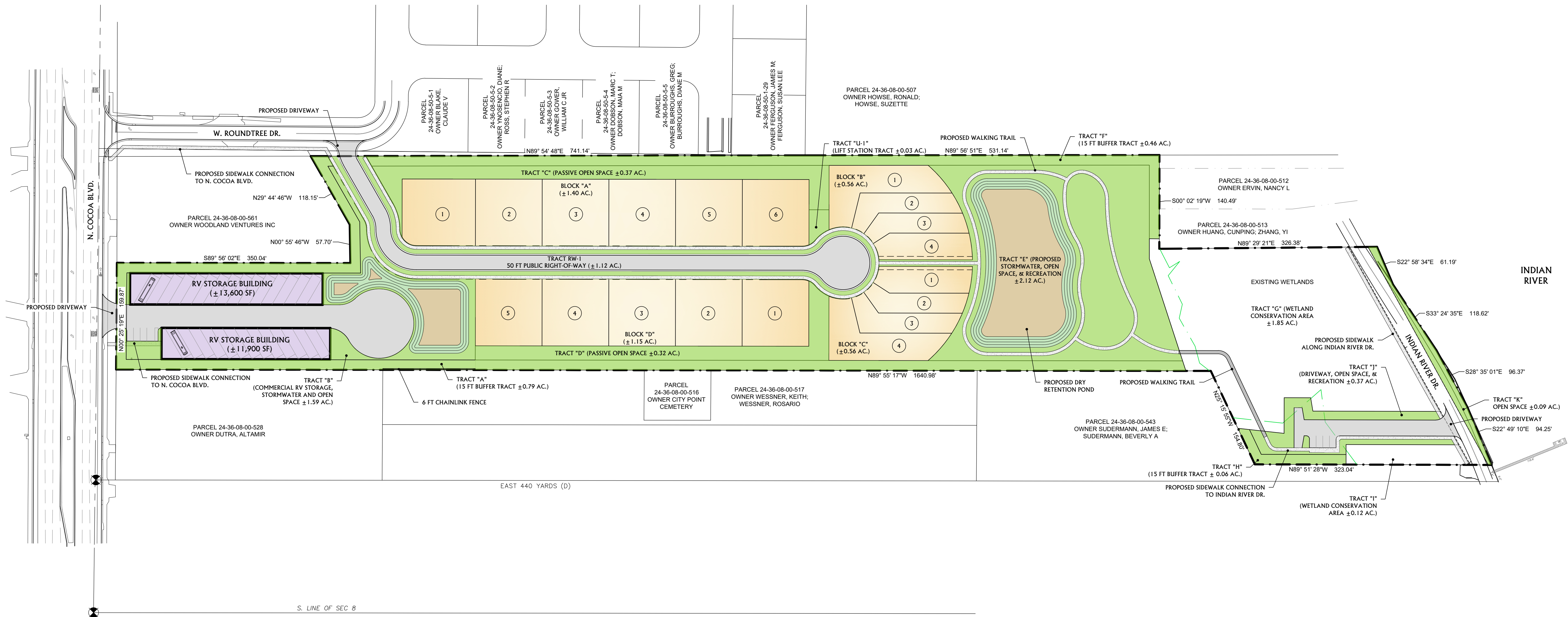
PROJECT NARRATIVE

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 TYPES (SINGLE-FAMILY DETACHED AND SINGLE-FAMILY TOWNHOMES) THAT ARE COMPATIBLE WITH THE EXISTING NEIGHBORHOODS THAT SHALL GIVE THE HOME BUYER A GREATER CHOICE IN LIVING UNITS.
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'



TRAFFIC & ACCESS STATEMENT

THERE ARE A TOTAL OF 63 EXISTING UNITS THAT UTILIZE W. ROUNDTREE DRIVE FOR INGRESS / EGRESS WHICH IS BELOW THE THRESHOLD FOR REQUIRING A SECOND ACCESS POINT.

OPEN SPACE STATEMENT

ALL INFRASTRUCTURE AND OPEN SPACE AMENITIES MUST BE PROVIDED CONCURRENTLY WITH THE DEVELOPMENT OF EACH PHASE (IF MULTIPLE) OF DEVELOPMENT. PHASES MAY BE OUT OF SEQUENTIAL ORDER SUCH THAT THE OPEN SPACE, ACCESS, AND OTHER APPLICABLE CRITERIA ARE MET FOR EACH PHASE.

OPEN SPACE AMENITIES INCLUDE THE WALKING TRAILS THROUGH THE WETLAND AND AROUND THE PROPOSED DRY RETENTION POND. ACTIVE RECREATION COMPONENTS HAVE NOT BEEN DETERMINED, BUT SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING OR SIMILARLY APPROVED FACILITIES: PLAYGROUND, TOT LOT, SWIMMING POOL, TENNIS COURT, SHUFFLEBOARD COURT.

PROJECT DATA

TOTAL SITE:	±12.860 AC
ROAD RW:	1.12 AC
RESIDENTIAL:	3.87 AC
STORMWATER:	1.07 AC (DRY RETENTION, INCLUDED WITHIN OPEN SPACE)
OPEN SPACE:	6.46 AC
UTILITIES:	0.03 AC
COMMERCIAL:	1.56 AC (INDOOR RV STORAGE)

ALL PROPOSED OPEN SPACE AND STORMWATER TRACTS SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

LOT SIZE INFORMATION

BLOCK "A"	100' x 100'
BLOCK "B"	30' x 100'
BLOCK "C"	30' x 100'
BLOCK "D"	100' x 100'

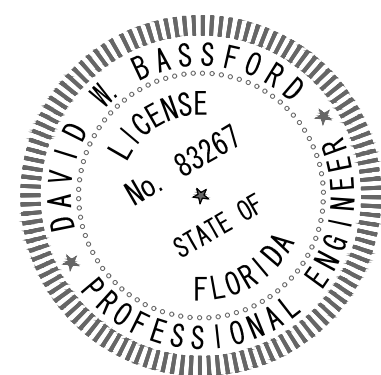
PROJECT SETBACKS

RESIDENTIAL	
FRONT =	20 FEET
SIDE =	10 FEET
SIDE CORNER =	15 FEET
REAR =	20 FEET
COMMERCIAL	
FRONT =	25 FEET
SIDE =	5/15 FEET (RES/COM)
REAR =	15 FEET

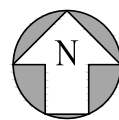
BUILDING INFORMATION

COMMERCIAL BUILDINGS	
PROPOSED USE	RV STORAGE
PROPOSED HEIGHT	35' MAX.

PRELIMINARY - NOT FOR CONSTRUCTION
THIS EXHIBIT IS PRELIMINARY IN NATURE AND PRODUCED FOR THE SOLE PURPOSE OF THE PRELIMINARY DEVELOPMENT PLAN, RECORDING, AND LANDUSE MODIFICATION PROCESSES. THE APPLICATION OF THE SEAL IS LIMITED TO CONFIRMATION THAT THE DOCUMENTS WERE PREPARED AND/OR ISSUED BY THE LICENSEE. THIS EXHIBIT, AND THE SEAL ATTACHED, DO NOT CONVEY OR IMPLY THAT ANY OF THE REQUIRED REPORTS, SPECIFICATIONS, OR DESIGN INFORMATION HAVE BEEN PROVIDED OR PREPARED, NOR DO THEY PROVIDE THE LEVEL OF DETAIL REQUIRED TO JUSTIFY COMPLIANCE WITH THE APPLICABLE CODES AND DESIGN CRITERIA AND SHOULD NOT BE USED FOR THE BASIS OF BIDS, CONSTRUCTION, OR CONSTRUCTION PLAN REBIDDING.



DAVID W. BASSFORD
FL. P.E. #83267
DATE: 12/3/2024

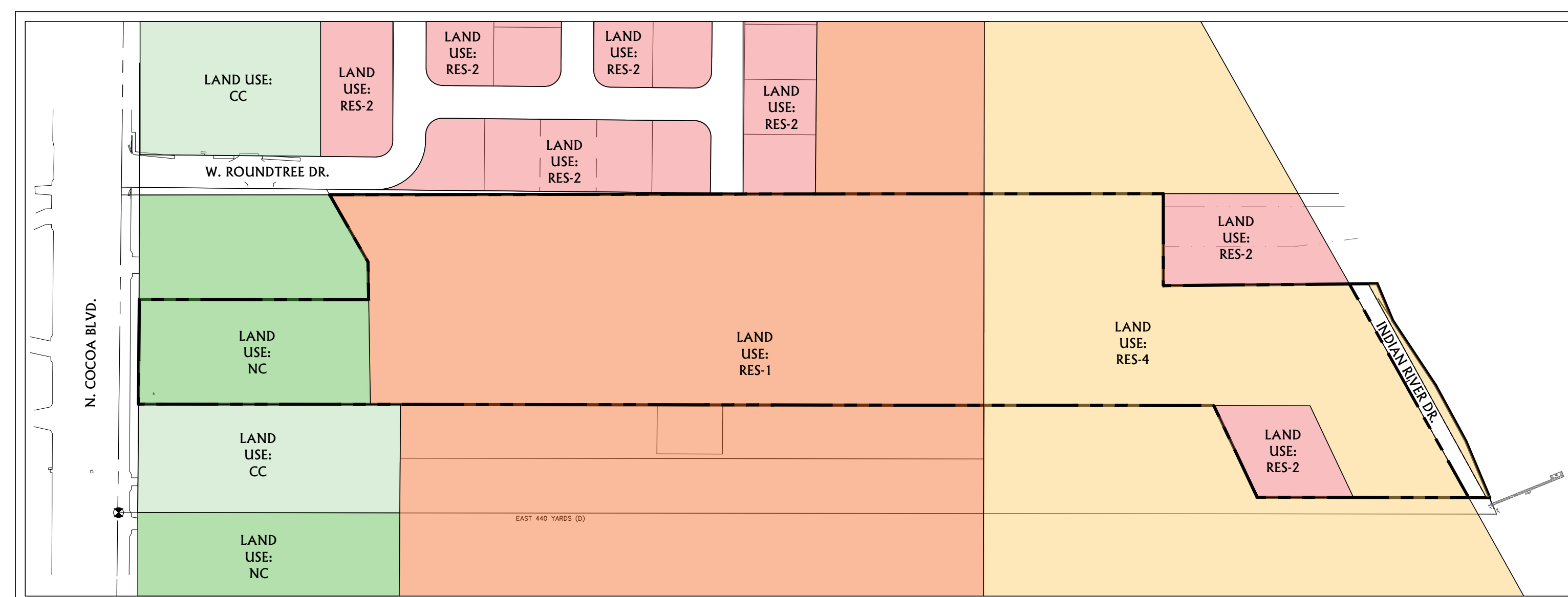
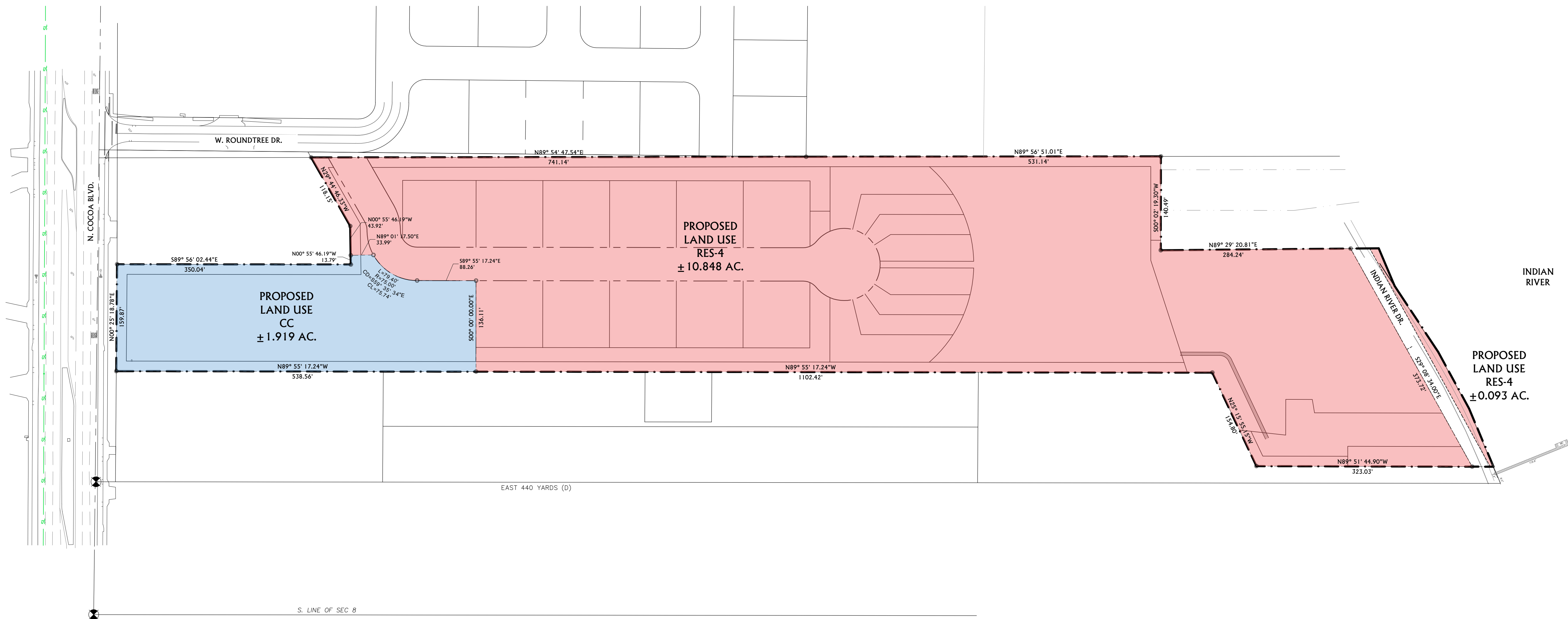


SCALE 1" = 80'

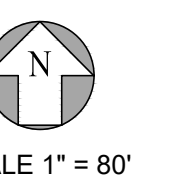
CITY POINT PUD
TRACTS & OPEN SPACE EXHIBIT



CIVIL ■ STRUCTURAL ■ SURVEYING ■ ENVIRONMENTAL



EXISTING LAND USE MAP

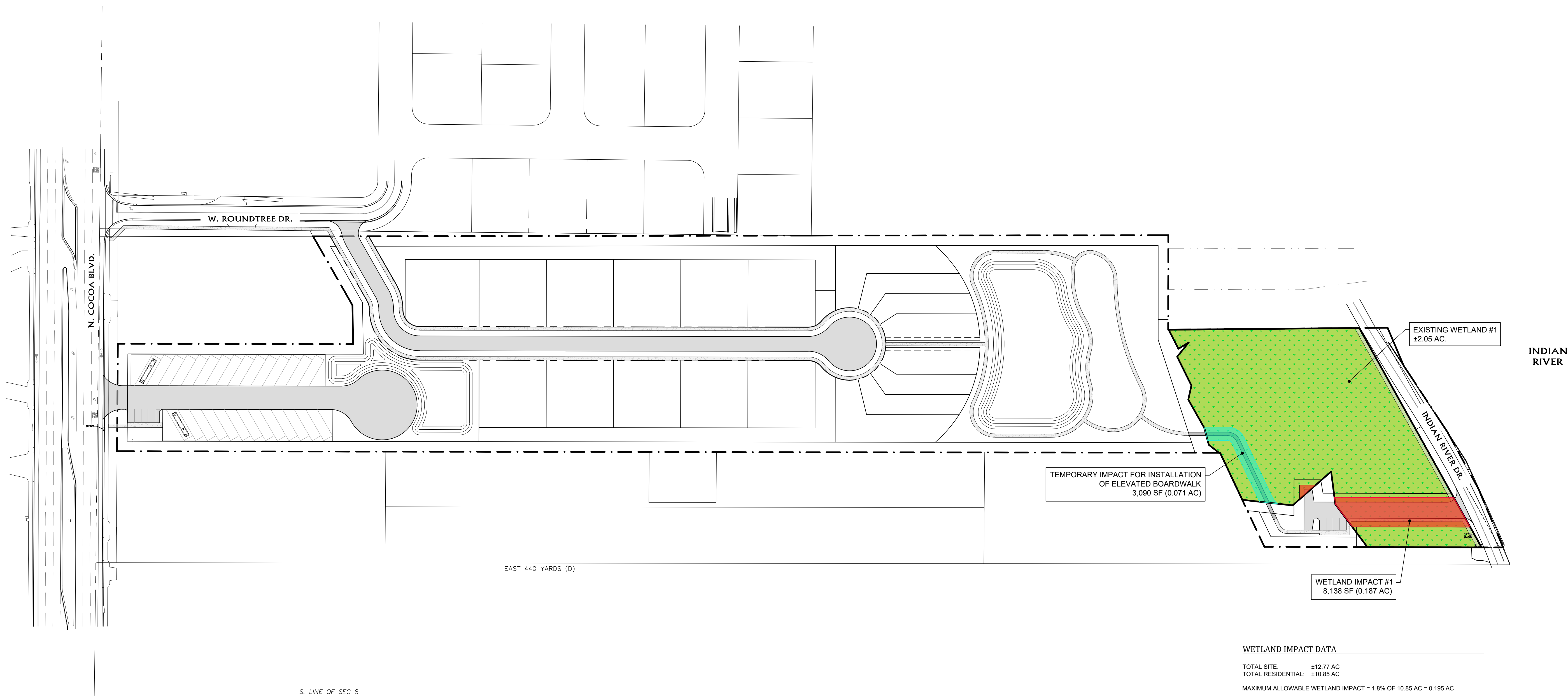


SCALE 1" = 80'

CITY POINT PUD
FUTURE LAND USE EXHIBIT



CIVIL ■ STRUCTURAL ■ SURVEYING ■ ENVIRONMENTAL



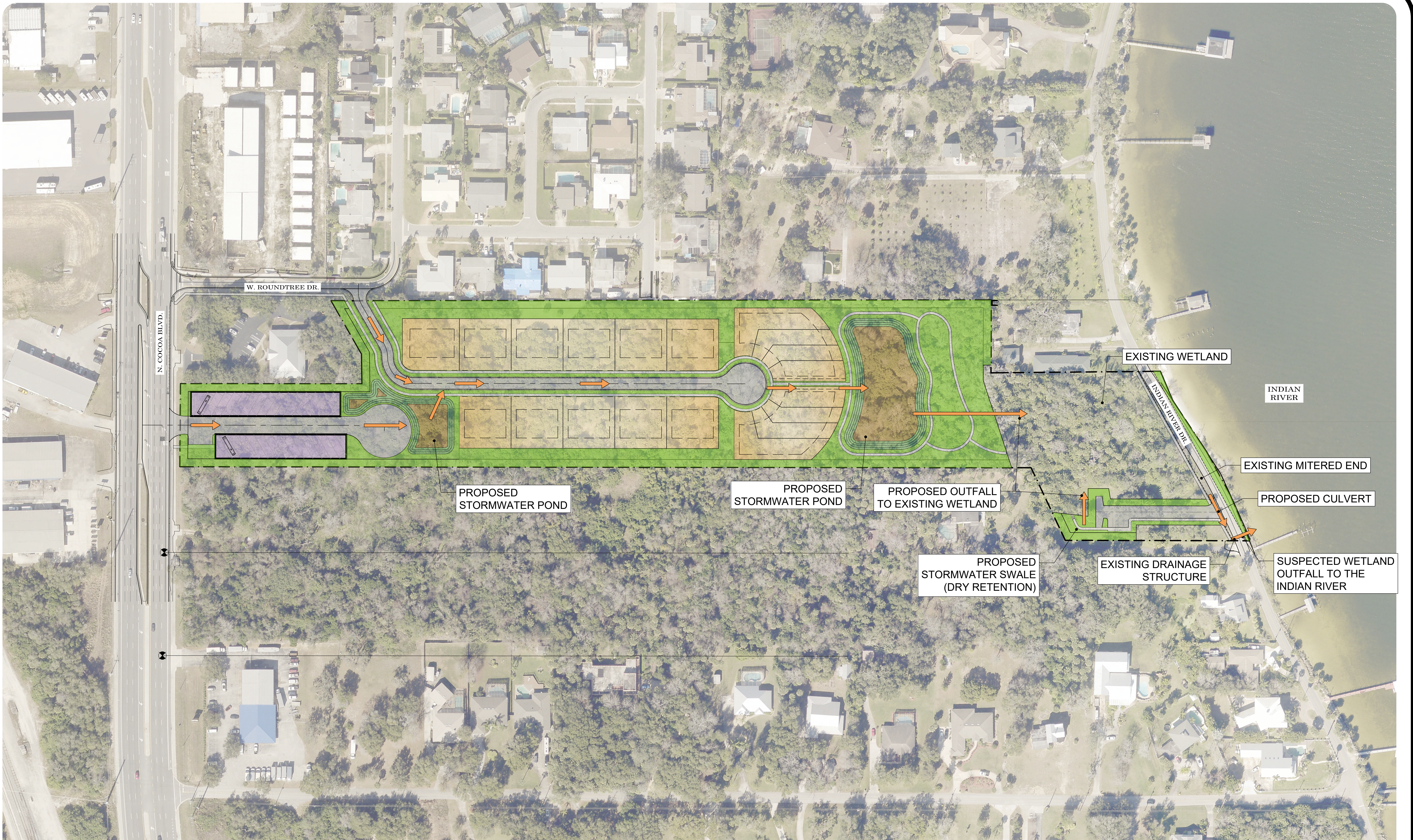
WETLAND IMPACT DATA	
TOTAL SITE:	±12.77 AC
TOTAL RESIDENTIAL:	±10.85 AC
MAXIMUM ALLOWABLE WETLAND IMPACT = 1.8% OF 10.85 AC = 0.195 AC	
EXISTING WETLANDS	
WETLAND #1:	2.05 AC
PROPOSED IMPACTS:	
IMPACT #1:	0.187 AC (1.72%)



CITY POINT PUD
WETLAND IMPACT EXHIBIT



CIVIL ■ STRUCTURAL ■ SURVEYING ■ ENVIRONMENTAL

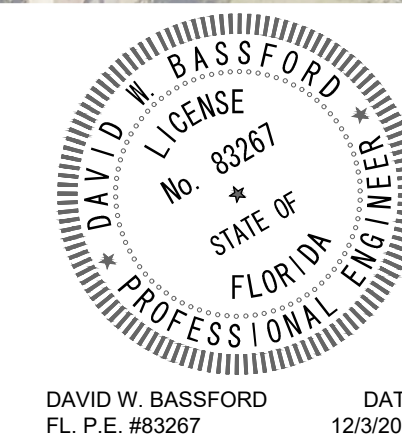


CITY POINT PUD

CONCEPTUAL DRAINAGE EXHIBIT

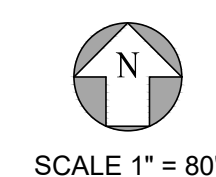
NOTES
ALL APPLICABLE PORTIONS OF THE BREVARD COUNTY CODE OF ORDINANCES SECTION 62-3751 EXHIBIT A - STORMWATER MANAGEMENT CRITERIA SHALL BE MET.

PRELIMINARY - NOT FOR CONSTRUCTION
THIS EXHIBIT IS PRELIMINARY IN NATURE AND PRODUCED FOR THE SOLE PURPOSE OF THE PRELIMINARY DEVELOPMENT PLAN, REZONING, AND LANDUSE MODIFICATION PROCESSES. THE APPLICATION OF THE SEAL IS LIMITED TO CONFIRMATION THAT THE DOCUMENTS WERE PREPARED AND/OR ISSUED BY THE LICENSEE. THIS EXHIBIT, AND THE SEAL ATTACHED, DO NOT CONVEY OR IMPLY THAT ANY OF THE REQUIRED REPORTS, SPECIFICATIONS, OR DESIGN INFORMATION HAVE BEEN PROVIDED OR PREPARED, NOR DO THEY PROVIDE THE LEVEL OF DETAIL REQUIRED TO JUSTIFY COMPLIANCE WITH THE APPLICABLE CODE(S) AND DESIGN CRITERIA AND SHOULD NOT BE USED FOR THE BASIS OF BIDS, CONSTRUCTION, OR CONSTRUCTION PLAN PERMITTING.



DAVID W. BASSFORD
FL. P.E. #83267

DATE:
12/3/2024



SCALE 1" = 80'



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 storm water drainage to enable the phase to be an independent unit. The phases of development may slightly vary from the numeral chronology depending on the market conditions. Multiple Pods within the PUD can be developed concurrently.

A. DEVELOPMENT PHASING

PHASE	DEVELOPMENT
PHASE ONE	Residential
PHASE TWO	Commercial

B. USABLE COMMON OPEN SPACE PER PHASE

PHASE ONE	
	<i>USABLE OPEN SPACE PROVIDED</i>
TOTAL PROVIDED	4.35 ac.
TOTAL REQUIRED	1.81 ac.