



HOME OF PELICAN ISLAND

COMMUNITY DEVELOPMENT DEPARTMENT  
1225 MAIN STREET ■ SEBASTIAN, FLORIDA 32958  
TELEPHONE (772) 589-5518  
www.cityofsebastian.org

**AGENDA**  
**PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY**  
**THURSDAY, FEBRUARY 5, 2026 – 6:00 P.M.**

**CITY COUNCIL CHAMBERS**

**1225 MAIN STREET, SEBASTIAN, FLORIDA**

*ALL AGENDA ITEMS MAY BE INSPECTED IN THE OFFICE OF COMMUNITY DEVELOPMENT  
1225 MAIN STREET, SEBASTIAN, FLORIDA OR ON THE CITY WEBSITE*

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ANNOUNCEMENTS AND AGENDA MODIFICATIONS**  
*Modifications and additions require unanimous vote of members. Deletions do not apply.*
5. **APPROVAL OF MINUTES:** Regular meeting of January 15, 2026
6. **PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY PUBLIC HEARINGS:**
  - *Chairman opens hearing, attorney (or Chair) reads ordinance or resolution or title*
  - *Applicant or applicant's agent makes presentation - maximum 30 minutes*
  - *Staff presents findings and analysis*
  - *Commissioners asks questions of the applicant and staff*
  - *Chairman opens the floor for anyone in favor and anyone opposing the request (anyone presenting factual information shall submit a speaker oath card to Chair – maximum 5 minutes)*
  - *Applicant provided opportunity to respond to issues raised by staff or public – maximum 10 minutes*
  - *Staff provided opportunity to summarize request – maximum 10 minutes*
  - *Commission deliberation and questions*
  - *Chairman calls for a motion*
  - *Commission Action*
  - A. **Public Hearing – Recommendation to City Council – Chesser's Gap Commercial PUD – Request to Modify the Conceptual Planned Unit Development Plan** – Sebastian Townhouses, LLC, Applicant – 58 Acres, More or Less – Request to Reduce size to 28.27 acres - Located at Sebastian Boulevard and Fleming Street, Southwest of the Sebastian 512 Commerce Center - Current Land Use to remain is CG (General Commercial) - Zoning to remain is PUD-C (Planned Unit Development–Commercial)
  - B. **Public Hearing – Recommendation to City Council – Chesser's Gap PUD - Future Land Use Map (FLUM) Amendment, Small Scale** - Sebastian Townhouses, LLC, Applicant – 29.43 Acres, More or Less – Located at Sebastian Boulevard and Fleming Street, Southwest of the Sebastian 512 Commerce Center - Current Land Use is CG (General Commercial) - Requested Land Use is MDR (Medium Density Residential, 10 units/acre)

C. Public Hearing – Recommendation to City Council – **Chesser’s Gap PUD - Rezoning/Conceptual Planned Unit Development (PUD) Plan** - Sebastian Townhouses, LLC, Applicant – 29.43 Acres, More or Less – Located at Sebastian Boulevard and Fleming Street, Southwest of the Sebastian 512 Commerce Center - Current Zoning is PUD-C (Planned Unit Development – Commercial) - Requested Zoning is PUD-R (Planned Unit Development – Residential), with RM-10 (Multiple-Family Residential District) as the underlying district

- 7. **UNFINISHED BUSINESS:** None
- 8. **NEW BUSINESS:** Annual Board Training
- 9. **ADJOURN**

No stenographic record by a certified court reporter will be made of the foregoing meeting. Any person who decides to appeal any decision made by the Commission with respect to any matter considered at this meeting may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be heard. (F.S.286.0105)

In compliance with the Americans with Disabilities Act (ADA) of 1990, anyone who needs a special accommodation for this meeting should contact the City’s ADA Coordinator at 772-388-8226 at least 48 hours in advance of the meeting.

*All government meetings in City Council Chambers will be broadcast live on COS-TV Comcast Channel 25 and ATT UVerse Channel 99 and streamed via the city website – [www.cityofsebastian.org](http://www.cityofsebastian.org) unless otherwise noticed and rebroadcast at a later date – see COS-TV Channel 25 for broadcast schedule*

#### ZOOM INFORMATION

If you wish to attend the meeting by Zoom, please follow the link below to the City’s Meeting Calendar, and locate the applicable meeting date. The Zoom connection details are provided.

<https://www.cityofsebastian.org/meetingcalendar>

**CITY OF SEBASTIAN  
PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY MINUTES  
REGULAR MEETING, THURSDAY, JANUARY 15, 2026**

- I. Call to Order -- Chairperson Kautenburg called the meeting to order at 6:00 p.m.
- II. Pledge of Allegiance -- was recited by all.
- III. Roll Call  
Present:

Mr. Roberts (a)  
Mr. Garton (a)  
Ms. Kautenburg  
Ms. Lorusso

Mr. Reno  
Ms. Battles  
Ms. Kinchen  
Ms. Geesey

Absent:

Mr. Carter -- Excused

Also Present

James Stokes, City Attorney  
Alix Bernard, Community Development Director  
Dorri Bosworth, Community Development Manager  
Michelle Faulkner, Senior Planner  
Jason Munoz, AV Technical Assistant  
Janet Graham, Technical Writer

- IV. Announcements and Agenda Modifications:

Ms. Kautenburg announced that Mr. Carter has been excused from this meeting, and our alternate, Mr. Garton, will be voting in his place.

An appeal to the Commissioners' denial of the Ameron RV and Boat Storage facility at the December 18<sup>th</sup>, 2025 meeting has been submitted and, in accordance with the timeline specified in the Land Development Code, the hearing of that appeal before the City Council has been scheduled for Wednesday, January 28, 2026 at 6:00 p.m.

She also stated that as part of what we are required to do at this meeting, we are to nominate and elect a Chairperson and a Vice-Chair. Mr. Carter has sent a note indicating that, just in case someone felt the desire to nominate him, he would not accept a nomination.

- V. Approval of Minutes: Regular meeting of December 18, 2025

**Sebastian Planning &  
Zoning Commission**  
Approved \_\_\_\_\_ Date \_\_\_\_\_  
Approved Subject To \_\_\_\_\_  
Signature \_\_\_\_\_  
(Original Stamp Red)

PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY      PAGE 2  
MINUTES OF REGULAR MEETING  
JANUARY 15, 2026

All Commissioners having indicated that they had reviewed the Minutes of December 18, 2025, Ms. Kautenburg called for a motion. A motion accepting the Minutes of December 18, 2025 as presented was made Ms. Kinchen, seconded by Mr. Garton, and approved unanimously via voice vote.

VI.     Planning and Zoning (P&Z) Commission Public Hearings

City Attorney James Stokes read the title into the record.

- A. Public Hearing TABLED from December 18, 2025 meeting -- Recommendation to City Council -- **Preliminary Re-Plat -- Maxwell-Schumann Commercial Subdivision** -- Replating of 1.93 acres consisting of eight lots to a two-lot commercial subdivision with proposed stormwater tracts, ingress and egress easements, necessary improvements, and including previously agreed upon off-site improvements. Current Zoning is CG (Commercial General) and Future Land use is CG (General Commercial)

Ms. Kautenburg called for comments from the public regarding this item, and she explained the process. There being no comments from the public, she called for the presentation from the applicant at this time.

Mr. Joseph Schulke, of Schulke, Bittle & Stoddard, LLC introduced himself. He stated that he is here tonight representing Todd Maxwell in his proposal to get the preliminary plat approved for the property at the northwest corner of Schumann Drive and US1. He reviewed the history of the property. His client has proposed to basically subdivide that into two lots to make it potentially more developable. They are also proposing to put a master stormwater system in, and they are proposing to make sure there is water and sewer service for both lots, and they are proposing some additional landscaping on the site. Normally, landscaping would not be required, but he reviewed that a year or a year and a half ago they came to this Commission and then to City Council because they did a land swap for a small piece of property between the Schumann Park and this property because it was really odd shaped, like a corner piece of land sticking into it and into the Park. Thus, it just made sense to have almost like an even land swap which would make a nice even lot line. In doing so, his client agreed to landscape the perimeter of their site, even though it would usually not be done at the preliminary plat level, as well as add additional landscaping in the Park, add a crosswalk at US1 crossing to the southwest corner, adding a crosswalk across Schumann Drive parallel to US1, adding a sidewalk down Schumann Drive all the way to the railroad tracks. So they are some extra things that the applicant agreed to do as part of the agreement for the land swap.

He said that the reason the applicant is here tonight is just to ask for a preliminary plat approval to subdivide this property into two lots. What would happen if the Commissioners do approve this, the applicant would get a subdivision construction permit to actually do the generalized improvements for the water and sewer and the drainage, and the landscaping, and they would submit a final plat to the Planning and Zoning Commission and/or City Council to actually record those two lots at a later date. The applicant is not here tonight asking for approval for actual buildings or what is going to be there, as they do not yet know what is going to be there, but they are trying to set it up so that it is pad-ready so when someone wants to develop it and bring in their use, a lot of the infrastructure is already there, and it will make it an easier process for them to get approved and an easier process for the staff to approve it because a lot of the preliminaries are out of the way. He stated that they did review the Staff Report, and they are in complete agreement with the Staff Report. He added that, if anyone has any questions, he will answer them.

Ms. Kautenburg called for staff presentation. Ms. Bernard said that this is a preliminary re-plat of 1.94 acres on the corner of Schumann and US1. This was part of a land swap that was done of 0.6 acres in 2023 to clean up the lot and make sure that we can work in partnership. One of those things we did in working in partnership is that there were some stipulations in Exhibit C that were done regarding landscaping and how that area was going to be beautified. All of those are outlined in the staff report as well. There are basically five different items in landscaping enhancement that the applicant is going to do as part of this preliminary plat agreement. She stated that, with that, staff finds that it is in compliance with our Land Development Regulations and our Comprehensive Plan, and staff recommends approval with the condition that they do everything listed in Exhibit C, which are the landscape requirements as follows:

1. The Public Benefits listed in Exhibit "C" of the Parcel Exchange Agreement dated November 14<sup>th</sup>, 2023 be installed before Certificate of Completion (CoC) of the Subdivision.

She called for any questions or comments from the Commissioners. There being none, Ms. Kautenburg called on anyone from the public who would like to speak, either in favor or in opposition. There being none, Ms. Kautenburg closed the hearing and called for deliberation by the Commissioners.

Ms. Lorusso thanked the staff for the work they put in when applications come in before the Commissioners even see them. They make sure they meet all of the City's Code, and they make our job very easy.

Ms. Kautenburg also thanked the staff as well as Mr. Schulke for putting this together, because she thinks it is an excellent idea. It would be very positive if we had more sites

that were already set up so that when the end user comes in, we can cut the time down and cut the stress level and save everyone a lot of time.

Ms. Battles stated that it is good to see a site that has been used, and she likes the idea of it being a higher and better use and opportunity for the community.

There being no other comments, Ms. Kautenburg called for a motion.

A motion recommending to City Council approval of the replat of Schumann property along with the public benefits listed on Exhibit "C" that the staff is requesting was made by Ms. Kinchen, seconded by Mr. Reno.

Roll Call

Ms. Kinchen -- Yes  
Ms. Battles -- Yes  
Ms. Kautenburg -- Yes  
Mr. Garton -- Yes

Mr. Reno -- Yes  
Ms. Geesey -- Yes  
Lorusso -- Yes

Vote is 7-0 in favor. Motion carries.

VII. Unfinished Business -- None

VIII. New Business: Election of Chairperson and Vice-Chairperson

Ms. Kautenburg called for nominations.

Ms. Kinchen nominated Louise Kautenburg as Chairperson, seconded by Ms. Battles. Ms. Kautenburg accepted the nomination.

Ms. Lorusso nominated Linda Kinchen as Vice-Chairperson, seconded by Ms. Geesey. Ms. Kinchen accepted the nomination.

Roll Call

Ms. Lorusso -- Yes on both nominations  
Ms. Geesey -- Yes on both  
Mr. Reno -- Yes on both  
Ms. Battles -- Yes on both

Ms. Kinchen -- Yes on both  
Ms. Kautenburg -- Yes on both  
Mr. Garton -- Yes on both

Both nominations were accepted by the nominees.

PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY      PAGE 5  
MINUTES OF REGULAR MEETING  
JANUARY 15, 2026

IX.    Adjourn

There being no further business, Ms. Kautenburg adjourned the meeting at 6:15 p.m.

By: \_\_\_\_\_  
    Louise Kautenburg, Chairperson

Date: \_\_\_\_\_

jg



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**MEMORANDUM**

**TO: Planning and Zoning Commissioners**

**RE: Chesser's Gap Planned Unit Development**

**DATE: January 30<sup>th</sup>, 2026**

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Applications have been received to consider a major development modification to the existing Chesser's Gap Commercial PUD located on Sebastian Boulevard and S. Fleming Street. Currently, the existing PUD is approx. 58 acres in size, with existing commercial uses on a portion of its platted parcels. Ongoing development is in accordance with the PUD's latest Conceptual Development Plan, which was approved in 2004.

The Land Development Code allows commercial PUD's to have 25% of its acreage be developed as residential. The current owner(s) of the Commercial PUD wish to develop all of the remaining vacant parcels within the PUD into a townhouse subdivision. The acreage is over the 25% that the code allows for the PUD-C zoning to have, and inconsistent with the approved 2004 Conceptual PUD Plan.

As such, the submitted applications are as follows:

1. Request to reduce the existing Commercial PUD in size from 58 acres to 28.27 acres, thus requiring the modification of the 2004 Commercial Conceptual PUD Plan;
2. Amending the Future Land Use Map (FLUM) designation of the remaining vacant parcels from Commercial General (CG) to Medium Density Residential (MDR);
3. Rezoning the remaining vacant parcels from PUD-C (Planned Unit Development - Commercial) to PUD-R (Planned Unit Development - Residential); and
4. Approval of a 29.43-acre Residential Conceptual PUD Plan for the proposed townhouse subdivision

The applicant and staff anticipate presenting the project and applications as one discussion and public hearing in general, with follow-up to questions from the Commission and residents.

The Planning and Zoning Commission should then initially consider the request to reduce the size of the existing Chesser's Gap Commercial PUD and the subsequent modified conceptual plan. After deliberation, if the recommendation from the Commission to be forwarded to City

Council is unfavorable, the remaining applications would be superfluous, and would warrant the same recommendation for the remaining applications. However, if the PZ Commission determines to forward a favorable recommendation regarding the reduction in size and modified conceptual plan, the Commission should then review and consider the succeeding requests for Land Use, Zoning, and the proposed residential Conceptual PUD Plan.

Dorri Bosworth, Manager/ Planner  
[dbosworth@cityofsebastian.org](mailto:dbosworth@cityofsebastian.org)



0 200  
 ( IN FEET )  
 1 inch = 200 ft.

**CHESSER'S GAP PUD - EXISTING**  
 (EXISTING PUD DATA PROVIDED BY CITY OF SEBASTIAN - DATED JANUARY 2004)

- PARCEL 1**  
 DESIGNATION: = COMMERCIAL  
 USE: = DOLLAR GENERAL  
 TOTAL AREA: = 1.40 AC  
 MAX. FAR: = 0.50 AC  
 MAX. BUILDING AREA: = 0.70 AC  
 MIN. OPEN SPACE: = 0.35 AC (25%)
- PARCEL 2**  
 DESIGNATION: = COMMUNITY FACILITIES / COMMERCIAL  
 USE: = ELKS LODGE & FUNERAL HOME  
 TOTAL AREA: = 4.00 AC  
 MAX. FAR: = 0.50 AC  
 MAX. BUILDING AREA: = 2.00 AC  
 MIN. OPEN SPACE: = 1.00 AC (25%)
- PARCEL 3**  
 DESIGNATION: = COMMERCIAL, RETAIL, COMMUNITY FACILITIES  
 USE: = BANK, GROCERY, SPECIALITY RETAIL, SCHOOL, FUTURE COMMERCIAL  
 TOTAL AREA: = 20.60 AC  
 MAX. FAR: = 0.35 AC  
 MAX. BUILDING AREA: = 7.21 AC  
 MIN. OPEN SPACE: = 5.15 AC (25%)
- PARCEL 4**  
 DESIGNATION: = PROFESSIONAL OFFICE, COMMERCIAL, LIGHT INDUSTRIAL  
 USE: = NO EXISTING DEVELOPMENT  
 TOTAL AREA: = 9.70 AC  
 MAX. FAR: = 0.50 AC  
 MAX. BUILDING AREA: = 5.20 AC  
 MIN. OPEN SPACE: = 3.60 AC (25%)
- PARCEL 5**  
 DESIGNATION: = RESIDENTIAL MULTI-FAMILY (8 UNITS / AC)  
 USE: = NO EXISTING DEVELOPMENT  
 TOTAL AREA: = 14.50 AC  
 MAX. FAR: = 0.50 AC  
 MAX. BUILDING AREA: = 7.30 AC  
 MIN. OPEN SPACE: = 3.83 AC (25%)
- PARCEL 6**  
 DESIGNATION: = PROFESSIONAL OFFICE / COMMERCIAL  
 USE: = NO EXISTING DEVELOPMENT  
 TOTAL AREA: = 4.20 AC  
 MAX. FAR: = 0.50 AC  
 MAX. BUILDING AREA: = 2.10 AC  
 MIN. OPEN SPACE: = 1.05 AC (25%)
- PARCEL 7**  
 DESIGNATION: = S. FLEMING STREET  
 USE: = EXISTING ROAD THROUGHFARE  
 TOTAL AREA: = 3.70 AC  
 PAVED AREA: = 1.10 AC  
 OPEN AREA: = 2.60 AC

- 1. TOTAL SITE AREA: 58.10 AC  
 LESS FLEMING ST. ROW: (-) 3.70 AC  
 NET PUD-C AREA: 54.40 AC
  - 2. GROSS SITE FLOOR AREA RATIO (FAR): 0.42
  - 3. NET SITE FLOOR AREA RATIO (FAR): 0.45
  - 4. MAXIMUM BUILDING AREA: 24.51 AC
  - 5. OPEN SPACE AREA:\*\* 15.38 AC
  - 6. MAXIMUM BUILDING HEIGHT: 35FT
  - 7. PARKING: AS SPECIFIED BY CODE AND PREVIOUSLY APPROVED BY THE CITY FOR THE EXISTING DEVELOPED PARCELS.
  - 8. PUD DEVELOPMENT DATA DEPICTED ABOVE PURSUANT TO THE 2004 PUD DEVELOPMENT PLAN PROVIDED BY CITY.
- \*\* OPEN SPACE AREA INCLUDES TOTAL STORMWATER MANAGEMENT AREA AND TOTAL GREEN AREAS AND SHALL BE ADEQUATE TO MEET REQUIRED CODES.

RECEIVED  
 JAN 30 2026  
 BY: \_\_\_\_\_

REVISIONS	DATE

JOB NO. 22-0097	DESIGNED TH
DRAWN SS	DATE JULY 2025
CHECKED TH	DATE ISSUED

MBV  
 ENGINEERING, INC.

1835 20TH STREET  
 VERO BEACH, FL 32960  
 PH. (772) 569-0035  
 FX. (772) 778-3617

MOIA BOWLES VILLAMIZAR & ASSOCIATES  
 CONSULTING ENGINEERING CA #3728  
 MELBOURNE, FL - PH (321) 253-1510  
 FT. PIERCE, FL - PH (772) 468-9055

CHESSERS GAP  
 MULTI-FAMILY

CITY OF SEBASTIAN  
 FLORIDA

EXISTING 2004 CHESSERS GAP PUD  
 DEVELOPMENT PLAN

SHEET	DATE
EX1	22-0097



**CHESSER'S GAP PUD - PROPOSED**

**PUD - C: PROPOSED COMMERCIAL**

(PARCELS: 1 - 9)

1. TOTAL SITE AREA:	28.27 AC	
2. NET SITE FLOOR AREA RATIO (FAR):	<u>MAX ALLOWABLE</u> 0.60	<u>EXISTING</u> 0.09
3. BUILDING COVERAGE:	<u>MAX ALLOWABLE (30%)</u> 8.68 AC	<u>EXISTING</u> 2.50 AC (8.84%)
4. OPEN SPACE AREA: (BASED ON 25% FOR COMMERCIAL)	<u>MINIMUM (25%)</u> 7.24 AC	<u>EXISTING</u> 11.03 AC (39.0%)
5. MAXIMUM BUILDING HEIGHT:	<u>MAX ALLOWABLE</u> 35 FT	<u>EXISTING</u> 12FT TO 26FT
6. PARKING:	AS SPECIFIED AND PREVIOUSLY APPROVED BY THE CITY FOR THE EXISTING DEVELOPED PARCELS.	
7. SEE ABOVE ANALYSIS FOR ZONING THRESHOLDS FOR INDIVIDUAL PARCELS.		

**PUD - R: PROPOSED RESIDENTIAL**

(PARCELS: 10 - 12)

1. TOTAL SITE AREA:	29.43 AC	
2. DENSITY:	<u>MAX ALLOWABLE</u> 10 DU/AC	<u>PROPOSED</u> 9.89 DU/AC
3. MAXIMUM BUILDING CONVERGE:	<u>MAX. ALLOWABLE</u> 60%	<u>PROPOSED</u> 23.5%
4. MAXIMUM BUILDING FAR:	<u>MAX. ALLOWABLE</u> 0.80	<u>PROPOSED</u> 0.38
3. MINIMUM OPEN SPACE:	<u>MIN. REQUIRED</u> 50%	<u>PROPOSED</u> 50.6%
4. MINIMUM OPEN SPACE PER LOT:	<u>MIN. REQUIRED</u> 30%	<u>PROPOSED</u> 33.5%
5. MAXIMUM BUILDING HEIGHT:	<u>MAX. ALLOWABLE</u> 25FT	<u>PROPOSED</u> 24FT

**PUD - C PARCEL ZONING TABLE:**

<b>PARCEL 1</b> DESIGNATION: = COMMERCIAL USE: = DOLLAR GENERAL TOTAL AREA: = 1.39 AC FAR (MAX. 0.60): = 0.22 BUILDING COVERAGE (MAX. 30%): = 0.31 AC (22.3%) OPEN SPACE (MIN. REQ. 25%): = 0.33 AC (23.7%)	<b>PARCEL 5</b> DESIGNATION: = COMMERCIAL USE: = SEBASTIAN CHARTER JR. HIGH TOTAL AREA: = 2.15 AC FAR (MAX. 0.60): = 0.23 BUILDING COVERAGE (MAX. 30%): = 0.48 AC (22.8%) OPEN SPACE (MIN. REQ. 25%): = 1.10 AC (51.2%)
<b>PARCEL 2</b> DESIGNATION: = COMMERCIAL USE: = ELK'S LODGE TOTAL AREA: = 3.03 AC FAR (MAX. 0.60): = 0.066 BUILDING COVERAGE (MAX. 30%): = 0.28 AC (8.6%) OPEN SPACE (MIN. REQ. 25%): = 1.88 AC (62%)	<b>PARCEL 6</b> DESIGNATION: = COMMERCIAL USE: = FUNERAL HOME TOTAL AREA: = 1.09 AC FAR (MAX. 0.60): = 0.28 BUILDING COVERAGE (MAX. 30%): = 0.15 AC (13.8%) OPEN SPACE (MIN. REQ. 25%): = 0.30 AC (27.5%)
<b>PARCEL 3</b> DESIGNATION: = COMMERCIAL USE: = COMMERCIAL RETAIL PLAZA TOTAL AREA: = 7.17 AC FAR (MAX. 0.60): = 0.16 BUILDING COVERAGE (MAX. 30%): = 1.14 AC (15.9%) OPEN SPACE (MIN. REQ. 25%): = 1.92 AC (26.8%)	<b>PARCEL 7</b> DESIGNATION: = COMMERCIAL USE: = STORMWATER TRACT TOTAL AREA: = 8.37 AC OPEN SPACE: = 8.37 AC
<b>PARCEL 4</b> DESIGNATION: = COMMERCIAL USE: = COMMERCIAL TOTAL AREA: = 0.39 AC PAVED AREA: = 0.24 AC OPEN SPACE: = 0.15 AC	<b>PARCEL 8</b> DESIGNATION: = COMMERCIAL USE: = ROADS (WAVE ST.) TOTAL AREA: = 0.39 AC PAVED AREA: = 0.24 AC OPEN SPACE: = 0.15 AC
<b>PARCEL 5</b> DESIGNATION: = COMMERCIAL USE: = ROADS (S. FLEMING ST.) TOTAL AREA: = 3.63 AC PAVED AREA: = 1.10 AC OPEN SPACE: = 2.53 AC	<b>PARCEL 9</b> DESIGNATION: = COMMERCIAL USE: = ROADS (S. FLEMING ST.) TOTAL AREA: = 3.63 AC PAVED AREA: = 1.10 AC OPEN SPACE: = 2.53 AC

**PUD - R PARCEL ZONING TABLE:**

<b>PARCEL 10</b> DESIGNATION: = MDR USE: = MULTI-FAMILY / TOWNHOUSES TOTAL AREA: = 10.30 AC DENSITY (MAX. ALLOWABLE): = 10 du/ac DENSITY PROPOSED: = 50.0% OPEN SPACE (MIN. REQ. 50%): = 33.3% OPEN SPACE PER LOT (MIN. REQ. 30%): = 23.8% BUILDING COVERAGE (MAX. 60%): = 0.38	<b>PARCEL 11</b> DESIGNATION: = MDR USE: = MULTI-FAMILY / TOWNHOUSES TOTAL AREA: = 2.51 AC DENSITY (MAX. ALLOWABLE): = 9.56 du/ac DENSITY PROPOSED: = 58.2% OPEN SPACE (MIN. REQ. 50%): = 33.5% OPEN SPACE PER LOT (MIN. REQ. 30%): = 22.7% BUILDING COVERAGE (MAX. 60%): = 0.37
<b>PARCEL 12</b> DESIGNATION: = MDR USE: = MULTI-FAMILY / TOWNHOUSES TOTAL AREA: = 16.62 AC DENSITY (MAX. ALLOWABLE): = 9.87 du/ac DENSITY PROPOSED: = 50.0% OPEN SPACE (MIN. REQ. 50%): = 33.5% OPEN SPACE PER LOT (MIN. REQ. 30%): = 23.5% BUILDING COVERAGE (MAX. 60%): = 0.23	

\* NOTE: THE TOTAL OPEN SPACE FOR THE 29.43 AC PUD-R LAND AREA = 60.5%



REVISIONS	DATE	JOB NO. 22-0097
DESIGNED	TH	
DRAWN	SS	
DATE	JULY 2025	
CHECKED	TH	
DATE ISSUED		

**MBV ENGINEERING, INC.**  
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CHESSERS GAP  
MULTI-FAMILY

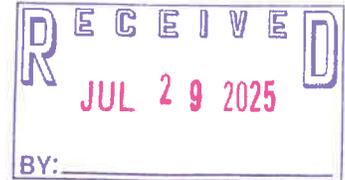
CITY OF SEBASTIAN

FLORIDA

PROPOSED CHESSER'S GAP PUD (2024 DEVELOPMENT PLAN)	SHEET <b>EX2</b>
DATE:	22-0097

# Chesser's Gap Multi-Family

Revision to the Conceptual PUD-C Development Plan



COMMUNITY DEVELOPMENT DEPARTMENT  
1225 MAIN STREET ■ SEBASTIAN, FLORIDA 32958  
TELEPHONE (772) 589-5518 ■ www.cityofsebastian.org

DEVELOPMENT REVIEW APPLICATION

- PUD – Conceptual Development Plan
- PUD – Preliminary Development Plan (50 acres or <)
- PUD – Preliminary Development Plan (> than 50 acres)
- PUD – Site Plan
- PUD – Final Plat
- SITE PLAN (Administrative Approval)
- SITE PLAN (New Development)
- SUBDIVISION – Division of Single Lot (Residential)
- SUBDIVISION – Preliminary Plat (50 acres or <)
- SUBDIVISION - Preliminary Plat (> than 50 acres)
- SUBDIVISION – Construction Plans
- SUBDIVISION – Final Plat
- SITE PLAN (Major Modification)
- SITE PLAN (Minor Modification)

Project Name: Chessers Gap Multi-Family Total Site Area: 28.27 Acres/SF

Parcel ID: 31-38-13-00006-0000-00002.0, 31-38-13-00006-0000-00003.0, 31-38-13-00006-0000-00004.0, 31-38-13-00006-0000-00005.0, 31-38-13-00006-0000-00001.0, 31-38-13-00010-0000-00001.0, 31-38-13-00009-0000-00001.0, 31-38-13-00008-0000-00000.2, 31-38-13-00008-0000-00003.0

Address of Site: 710 S Fleming St., 728 S Fleming St., 727 Sebastian Blvd., 731 S Fleming St., 735 S. Fleming St., 782 Wave St.

Proposed Use: Existing Commercial Land Use: Commercial GENERAL Zoning: PUD-C

Applicant Name: Sebastian Townhouses, LLC

Address: 2700 Davie Road, Davie, FL 33314

Telephone: 954-693-9900 Email: nfernandez@anfgroup.com

Applicant (If not owner, written authorization (notarized) from owner is required)

Owner: Same as Applicant

Address:

Telephone: Email:

Date Received: 9/18/24 Fee Paid: 71250.00 Received by: [Signature]

Surveyor: Indian River Survey, Inc.

Address: 1835 20th Street, Vero Beach, FL 32960

Telephone: 772-569-7880 Email: stevec@indianriversurvey.com

Engineer: MBV Engineering, Inc.

Address: 1835 20th Street, Vero Beach, FL 32960

Telephone: 772-569-0035 Email: toddh@mbveng.com

Pre - Application Meeting Date: April 11, 2024

DESCRIPTION OF PROPOSED PROJECT:

Create the PUD-C for the remaining existing commercial parcels within the Chesser's Gap PUD.

Existing uses range from retail, bank, school, lodge, funeral home and roads and ponds.

SIGNATURE OF APPLICANT

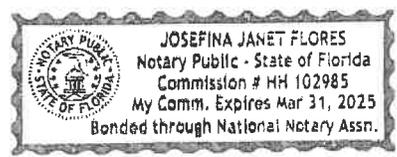
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with, whether specified herein or not. The granting of approval does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Mr. Al Fernandez  
Print name Signature Date 9/15/24

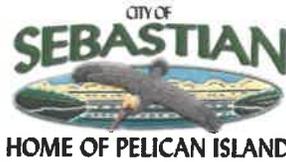
Notary:  
STATE OF: Florida  
COUNTY: Broward

I hereby certify that on September 5th, 2024 personally appeared Alberto Fernandez who is personally known to me or has produced identification. Type of identification produced:

[SEAL]



Notary Public My Commission Expires: 3/31/25



**COMMUNITY DEVELOPMENT DEPARTMENT**  
1225 MAIN STREET ■ SEBASTIAN, FLORIDA 32958  
TELEPHONE (772) 589-5518 ■ [www.cityofsebastian.org](http://www.cityofsebastian.org)

**PUBLIC NOTICE**  
**CITY OF SEBASTIAN**  
**INDIAN RIVER COUNTY**  
**FLORIDA**

THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, HAS SCHEDULED A PUBLIC HEARING IN THE CITY COUNCIL CHAMBERS, 1225 MAIN STREET, SEBASTIAN, AT A REGULAR MEETING TO BE HELD ON **THURSDAY, FEBRUARY 5<sup>TH</sup>, 2026**, AT 6:00 P.M., TO MAKE A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO REVISE THE CURRENT CONCEPTUAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR THE EXISTING **CHESSER'S GAP COMMERCIAL SUBDIVISION**. THE APPLICANT WISHES TO REDUCE THE SIZE OF THE COMMERCIAL PUD FROM 57.7 ACRES TO 28.27 ACRES AND CONVERT THE REMAINING ACREAGE TO RESIDENTIAL USES. THE SUBJECT COMMERCIAL SUBDIVISION IS LOCATED ALONG FLEMING STREET SOUTH OF SEBASTIAN BOULEVARD/CR 512. THE PROPERTY IS ZONED PUD-C (PLANNED UNIT DEVELOPMENT – COMMERCIAL) AND THE COMPREHENSIVE PLAN FUTURE LAND USE IS CG (GENERAL COMMERCIAL).

ALL INTERESTED PARTIES MAY APPEAR AT THE HEARING AND BE HEARD WITH RESPECT TO THE PROPOSED CONCEPTUAL PUD PLAN, WHICH IS AVAILABLE FOR REVIEW IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 AM TO 4:30 PM.

PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY  
CITY OF SEBASTIAN, FLORIDA

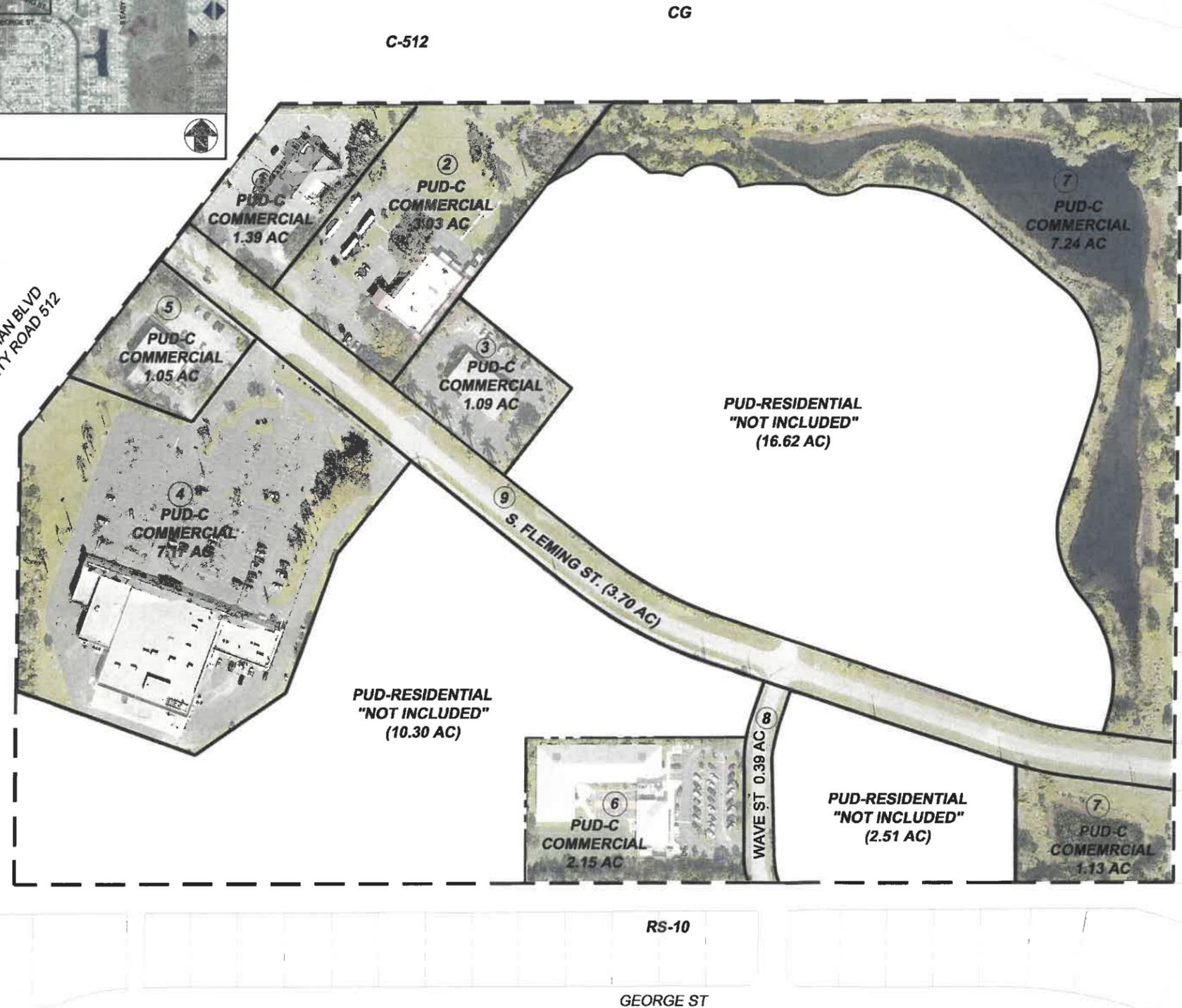
No stenographic record by a certified court reporter will be made of the foregoing meeting. Any person who decides to appeal any decision made by the Council with respect to any matter considered at this meeting will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be heard. (F.S.286.0105)

In compliance with the Americans with Disabilities Act (ADA) of 1990, anyone who needs a special accommodation for this meeting should contact the City's ADA Coordinator at 772-388-8226 at least 48 hours in advance of the meeting.

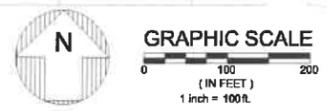
PUBLISHED: Wednesday, January 21, 2026



LOCATION MAP



CONCEPTUAL PUD-C PLAN



CONCEPTUAL PUD-C PLAN SUMMARY:

THE CONCEPTUAL PUD - C (COMMERCIAL GENERAL) PLAN REFLECTS THE REMAINING, EXISTING DEVELOPED PARCELS WITHIN THE CHESSERS GAP PUD. THE EXISTING DEVELOPMENTS ARE PREVIOUSLY APPROVED PROJECTS THAT HAVE MET ALL CODES. THE EXISTING DEVELOPMENTS ALREADY CONTAIN WITHIN EACH PARCEL THEIR RESPECTIVE STORMWATER AND UTILITY INFRASTRUCTURE. THIS PLAN HAS BEEN DEVELOPED TO PROVIDE THE CITY ASSURANCES THAT THE PUD-C PLAN WILL MEET THE MINIMUM CRITERIA OF 25 AC AND THAT EACH DEVELOPED PARCEL INDEPENDENTLY MEETS THE MINIMUM ZONING CRITERIA AS STAND-ALONE PARCELS.

PUD - C PARCEL ANALYSIS

**PARCEL 1**  
 DESIGNATION: = COMMERCIAL  
 USE: = DOLLAR GENERAL  
 TOTAL AREA: = 1.39 AC  
 FAR (MAX. 0.60): = 0.22  
 BUILDING COVERAGE (MAX. 30%): = 0.31 AC (22.3%)  
 OPEN SPACE (MIN. REQ. 25%): = 0.33 AC (23.7%)

**PARCEL 2**  
 DESIGNATION: = COMMERCIAL  
 USE: = ELK'S LODGE  
 TOTAL AREA: = 3.03 AC  
 FAR (MAX. 0.60): = 0.086  
 BUILDING COVERAGE (MAX. 30%): = 0.26 AC (8.6%)  
 OPEN SPACE (MIN. REQ. 25%): = 1.88 AC (62%)

**PARCEL 3**  
 DESIGNATION: = COMMUNITY  
 USE: = FUNERAL HOME  
 TOTAL AREA: = 1.09 AC  
 FAR (MAX. 0.60): = 0.28  
 BUILDING COVERAGE (MAX. 30%): = 0.15 AC (13.8%)  
 OPEN SPACE (MIN. REQ. 25%): = 0.30 AC (27.5%)

**PARCEL 4**  
 DESIGNATION: = COMMERCIAL  
 USE: = COMMERCIAL RETAIL PLAZA  
 TOTAL AREA: = 7.17 AC  
 FAR (MAX 0.80): = 0.16  
 BUILDING COVERAGE (MAX 30%): = 1.14 AC (15.9%)  
 OPEN SPACE (MIN. REQ. 25%): = 1.92 AC (26.8%)

**PARCEL 5**  
 DESIGNATION: = COMMERCIAL  
 USE: = BANK  
 TOTAL AREA: = 1.05 AC  
 FAR (MAX. 0.60): = 0.14  
 BUILDING COVERAGE (MAX. 30%): = 0.15 AC (14.3%)  
 OPEN SPACE (MIN. REQ. 25%): = 0.29 AC (27.6%)

**PARCEL 6**  
 DESIGNATION: = COMMERCIAL  
 USE: = SEBASTIAN CHARTER JR. HIGH  
 TOTAL AREA: = 2.15 AC  
 FAR (MAX. 0.80): = 0.23  
 BUILDING COVERAGE (MAX. 30%): = 0.49 AC (22.8%)  
 OPEN SPACE (MIN. REQ. 25%): = 1.10 AC (51.2%)

**PARCEL 7**  
 DESIGNATION: = COMMERCIAL  
 USE: = STORMWATER TRACT  
 TOTAL AREA: = 8.37 AC  
 OPEN SPACE: = 8.37 AC

**PARCEL 8**  
 DESIGNATION: = COMMERCIAL  
 USE: = ROADS (WAVE ST.)  
 TOTAL AREA: = 0.39 AC  
 PAVED AREA: = 0.24 AC

**PARCEL 9**  
 DESIGNATION: = COMMERCIAL  
 USE: = ROADS (S. FLEMING ST.)  
 TOTAL AREA: = 3.63 AC  
 PAVED AREA: = 1.10 AC

PUD - C OVERALL SITE DATA

1. TOTAL SITE AREA:	28.27 AC	
2. NET SITE FLOOR AREA RATIO (FAR):	MAX ALLOWABLE 0.60	EXISTING 0.09
3. BUILDING COVERAGE:	MAX ALLOWABLE (30%) 8.66 AC	EXISTING 2.50 AC (8.84%)
4. OPEN SPACE AREA: (BASED ON 25% FOR COMMERCIAL)	MINIMUM (25%) 7.24 AC	EXISTING 11.03 AC (38.0%)
5. MAXIMUM BUILDING HEIGHT:	MAX ALLOWABLE 35 FT	EXISTING 12FT TO 28FT
6. PARKING: AS SPECIFIED AND PREVIOUSLY APPROVED BY THE CITY FOR THE EXISTING DEVELOPED PARCELS.		
7. SEE ABOVE ANALYSIS FOR ZONING THRESHOLDS FOR INDIVIDUAL PARCELS.		



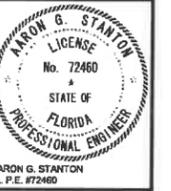
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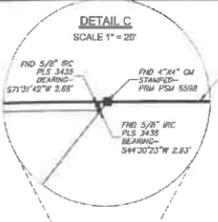
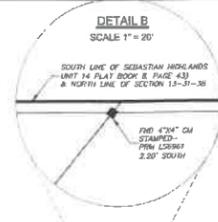
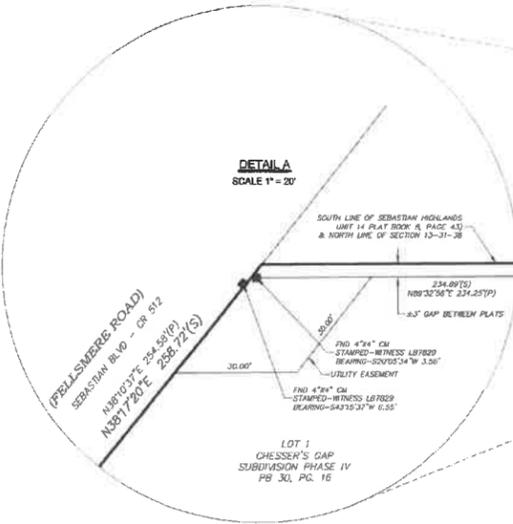
21-008	TH	RS	AS
DESIGNED	DRAWN	DATE	CHECKED
		DECEMBER 2021	
			AS
			DATE ISSUED

**MBV ENGINEERING, INC.**  
 MOA BOWLES WILLAMIZAR & ASSOCIATES  
 CONSULTING ENGINEERING CA #3728  
 1855 SANTA FE AVENUE  
 SUITE 100  
 FORT WORTH, TEXAS 76104  
 TEL: (817) 734-0000  
 FAX: (817) 734-0001

CONCEPTUAL PUD-C PLAN

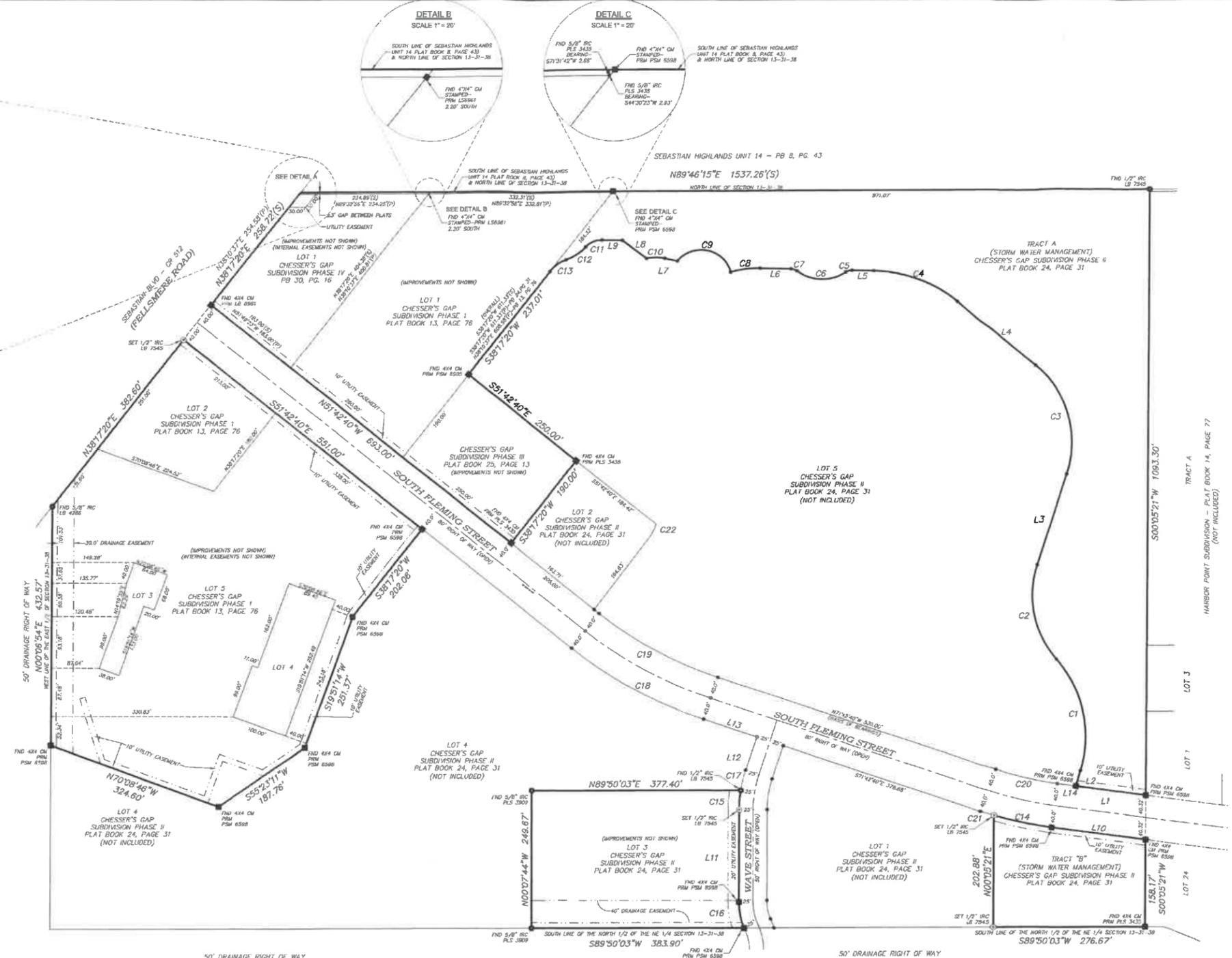
CHESSER'S GAP MULTI-FAMILY  
 FLORIDA  
 CITY OF SEBASTIAN





LINE #	LENGTH	DIRECTION
L12	62.80'	S89°17'30\"
L13	101.33'	S74°48'40\"
L10	178.86'	S89°42'40\"
L1	128.59'	S82°16'40\"
L5	35.42'	S89°40'18\"
L4	182.22'	S85°15'10\"
L6	58.02'	S89°18'18\"
L2	28.17'	S113°18'00\"
L7	23.48'	S79°30'28\"
L8	54.63'	S83°38'21\"
L3	172.09'	S117°30'38\"
L9	35.88'	S89°12'38\"
L14	34.29'	S82°42'40\"
L11	87.63'	S105°11'44\"

CURVE #	RADIUS	ANGLE	LENGTH	BEARING	CHORD
C18	789.00'	20°00'00\"	272.27'	S81°30'40\"	210.89'
C17	275.00'	8°30'00\"	37.31'	S113°38'18\"	37.28'
C16	125.00'	22°04'44\"	48.31'	S111°22'03\"	48.01'
C21	690.00'	15°27'00\"	22.14'	S71°41'18\"	22.14'
C20	690.00'	11°02'00\"	115.19'	S77°52'46\"	115.01'
C19	790.00'	20°30'00\"	244.33'	S81°42'40\"	243.11'
C22	48.89'	21°38'33\"	26.07'	S82°40'37\"	25.81'
C15	225.00'	8°52'33\"	33.04'	S84°19'33\"	33.00'
C3	180.00'	8°52'33\"	217.83'	S116°27'20\"	214.86'
C1	210.50'	58°27'32\"	214.80'	S81°49'33\"	205.80'
C7	30.00'	34°06'39\"	11.91'	S81°36'17\"	11.73'
C5	80.00'	68°13'08\"	55.25'	S88°18'10\"	55.12'
C2	20.00'	34°08'38\"	11.91'	S116°12'24\"	11.73'
C12	174.50'	58°25'24\"	182.50'	S115°10'17\"	174.30'
C10	75.00'	24°50'53\"	33.53'	S89°33'38\"	33.27'
C8	55.00'	125°09'14\"	120.14'	S108°01'10\"	87.64'
C4	248.68'	27°38'46\"	183.28'	S88°56'33\"	169.48'
C9	178.33'	17°09'17\"	63.40'	S88°48'10\"	63.20'
C13	80.00'	27°08'05\"	42.62'	S113°19'34\"	42.43'
C14	65.00'	32°20'34\"	38.89'	S114°27'17\"	38.71'
C11	40.00'	47°09'33\"	32.92'	S101°14'31\"	33.00'
C14	680.00'	8°52'30\"	102.41'	S118°11'17\"	101.28'



**LEGEND**

- BFP = BACKFLOW PREVENTER
- (C) = CALCULATED
- CB = CATCH BASIN
- CONC = CONCRETE
- COVD = COVERED
- CM = CONCRETE MONUMENT
- CBS = CONCRETE BLOCK & STUCCO
- DCV = DOUBLE DETECTOR CHECK VALVE
- DS = DRAINAGE STRUCTURE
- EL = ELEVATION
- EOP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FFE = FINISHED FLOOR ELEVATION
- FND = FOUND
- GTE = GARAGE FLOOR ELEVATION
- ID = IDENTIFICATION
- INV = INVERT
- IP = IRON PIPE
- IR = IRON ROD
- IRC = IRON ROD WITH CAP
- LF = LINEAR FEET
- LB = LICENSED BUSINESS
- LS = LAND SURVEYOR
- OW = OVERHEAD WIRE
- O.R.B. = OFFICIAL RECORD BOOK
- (P) = PLAT
- P.B. = PLAT BOOK
- PAGE = PAGE
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MARKER
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- RCP = REINFORCED CONCRETE PIPE
- (S) = SURVEYED
- SMH = SEWER MANHOLE
- TOS = TOP OF SLOPE
- TOW = TOP OF BANK
- EW = EDGE OF WATER
- UP = UTILITY POLE
- UA = GUY ANCHOR
- WV = WATER VALVE
- WH = FIRE HYDRANT
- WELL = WELL
- SW = SEWER GATE VALVE
- OAK (149)
- PALM (295)
- PINE (130)

**LEGAL DESCRIPTION:**

ALL OF CHESSER'S GAP SUBDIVISION PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 76 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

AND

LOT 3, TRACT A AND TRACT B, CHESSER'S GAP SUBDIVISION PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 31 THROUGH 33 INCLUSIVE OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

AND

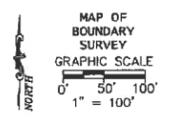
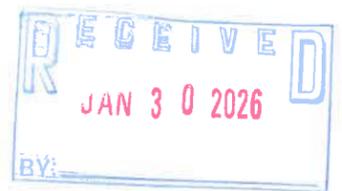
ALL OF CHESSER'S GAP SUBDIVISION PHASE III, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 13 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

AND

ALL OF CHESSER'S GAP SUBDIVISION PHASE IV, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 16 THROUGH 18 INCLUSIVE OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

**SURVEYOR'S NOTES**

- THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
- THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
- UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
- JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
- THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
- BEARINGS BASED ON THE ASSUMPTION THAT THE NORTH RIGHT OF WAY LINE OF SOUTH FLEMING STREET BEARS N71°42'40\"
- ELEVATIONS IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCING INDIAN RIVER COUNTY BENCHMARK 2 646 AT AN ELEVATION OF 21.68 FEET (NAVD88).
- THIS SITE LIES WITHIN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP 120610111H DATED DECEMBER 4, 2012.



**INDIAN RIVER SURVEY, INC.**  
**PROFESSIONAL SURVEYING AND MAPPING**  
 CERTIFICATE OF AUTHORIZATION No. LB 7545  
 1835 20TH STREET, VERO BEACH, FLORIDA 32960  
 PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE

CHESSER'S GAP  
 EXISTING COMMERCIAL

FIELD BOOK 52	DRAWN SPC RJS	SHEET <b>1</b>	OF <b>2</b>
PAGES 53, 62, 64, 65, 66	SCALE 1"=100'		
FIELD DATE 06/20/25	JOB # IRS-22-145		

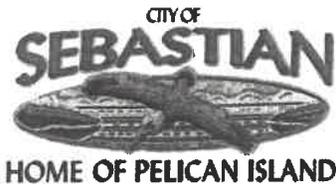
NOT VALID WITHOUT THE ORIGINAL OR DIGITAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

STEVE CARTECHINE LS4895  
 FLORIDA REGISTERED LAND SURVEYOR

DATE 1/28/2026

# Chesser's Gap Multi-Family

FLUM Amendment, Rezoning, & Conceptual PUD-R  
Development Plan



COMMUNITY DEVELOPMENT DEPARTMENT  
1225 MAIN STREET ■ SEBASTIAN, FLORIDA 32958  
TELEPHONE (772) 589-5518 ■ www.cityofsebastian.org

DEVELOPMENT REVIEW APPLICATION

- Comp Plan Land Use Amendment (Large Scale)
- Comp Plan Land Use Amendment (Small Scale)
- Comp Plan Text Amendment
- Land Development Code Text Amendment
- Rezoning
- Annexation

Project Name: **Chesser's Gap Multi-Family** Total Site Area: **29.43** Acres SF

Parcel ID: 31-38-13-00008-0000-00005.0, 00004.0, 00002.0, 00001.0

Existing Address of Site: 690 Wave St., 755 S Fleming St., 760 S Fleming St., and 790 S Fleming St.

Proposed Address of Site: 690 Wave St, 760 S Fleming St, and 790 S Fleming St.

Proposed Use: Multi-family Townhomes Land Use: **MEDIUM DENSITY RESIDENTIAL** Zoning: PUD-R (**RM-10**)

Contact Name: **MBV Engineering, Inc. - Mr. Todd Howder**

Address: 1835 20th Street, Vero Beach, FL 32960

Telephone: 772-569-0035 Email: **toddh@mbveng.com**

**Applicant (If not owner, written authorization (notarized) from owner is required)**

Owner: **Sebastian Townhouses, LLC.**

Address: 2700 Davie Road, Davie, FL 33314

Telephone: **954-693-9900** Email: **nfernandez@anfgroup.com**

Date Received: **9/18/25** Fee Paid: **71500.00** Received by: **[Signature]**  
*ck # 1029*

Surveyor: Indian River Survey, Inc.

Address: 1835 20th Street, Vero Beach, FL 32960

Telephone: 772-569-7880 Email: stevec@indianriversurvey.com

Engineer: MBV Engineering, Inc.

Address: 1835 20th Street, Vero Beach, FL 32960

Telephone: 772-569-0035 Email: toddh@mbveng.com

Pre - Application Meeting Date: April 11, 2024

DESCRIPTION OF PROPOSED PROJECT:

The project proposes a Future Land Use Amendmant of the above reference parcels from PUD-Commercial to PUD-Medium Residential with a 10 DU/ ac in support of the proposed Multi-Family Townhomes development for the parcels.

SIGNATURE OF APPLICANT

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with, whether specified herein or not. The granting of approval does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

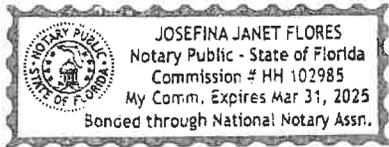
Mr. Al Fernandez Signature Date 9/5/24

Notary: STATE OF: Florida COUNTY: Broward

I hereby certify that on September 5th, 2024 personally appeared Alberto Fernandez who is personally known to me or has produced identification. Type of identification produced:

[SEAL]

Notary Public My Commission Expires: 3/31/25





COMMUNITY DEVELOPMENT DEPARTMENT  
1225 MAIN STREET ■ SEBASTIAN, FLORIDA 32958  
TELEPHONE (772) 589-5518 ■ www.cityofsebastian.org

DEVELOPMENT REVIEW APPLICATION

- Comp Plan Land Use Amendment (Large Scale)
- Comp Plan Land Use Amendment (Small Scale)
- Comp Plan Text Amendment
- Land Development Code Text Amendment
- Rezoning
- Annexation

Project Name: **Chesser's Gap Multi-Family** Total Site Area: 29.43 Acres SF

Parcel ID: 31-38-13-00008-0000-00005.0, 00004.0, 00002.0, 00001.0

Existing Address of Site: 690 Wave St, 755 S Fleming St, 760 S Fleming St, and 790 S Fleming St.

Proposed Address of Site: 690 Wave St, 760 S Fleming St, and 790 S Fleming St.

Proposed Use: **Multi-family Townhomes** Land Use: <sup>MEDIUM DENSITY RESIDENTIAL</sup> **Medium Residential** Zoning: PUD-R (RM-10)

Contact Name: **MBV Engineering, Inc. - Mr. Todd Howder**

Address: **1835 20th Street, Vero Beach, FL 32960**

Telephone: **772-569-0035** Email: **toddh@mbveng.com**

**Applicant (If not owner, written authorization (notarized) from owner is required)**

Owner: **Sebastian Townhouses, LLC.**

Address: **2700 Davie Road, Davie, FL 33314**

Telephone: **954-693-9900** Email: **nfernandez@anfgroup.com**

Date Received: 9-18-24 Fee Paid: \$1250 Received by: NA/JS  
*ck#1028*

Surveyor: Indian River Survey, Inc.

Address: 1835 20th Street, Vero Beach, FL 32960

Telephone: 772-569-7880 Email: stevec@indianriversurvey.com

Engineer: MBV Engineering, Inc.

Address: 1835 20th Street, Vero Beach, FL 32960

Telephone: 772-569-0035 Email: toddh@mbveng.com

Pre – Application Meeting Date: April 11, 2024

DESCRIPTION OF PROPOSED PROJECT:

The project proposes a Re-zoning of the above reference parcels from PUD-C (Commercial) to PUD-R (Residential) in support of the proposed Multi-family townhomes development for the parcels.

SIGNATURE OF APPLICANT

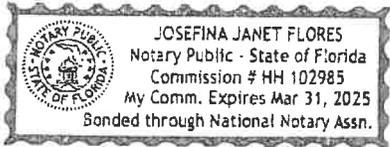
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with, whether specified herein or not. The granting of approval does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Mr. Al Fernandez Signature Date 9/5/24

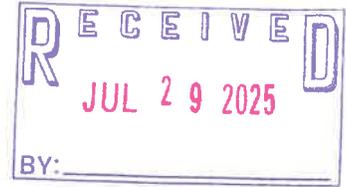
Notary: STATE OF: Florida COUNTY: Broward

I hereby certify that on September 5th, 2024 personally appeared Alberto Fernandez who is personally known to me or has produced identification. Type of identification produced:

[SEAL]



Notary Public My Commission Expires: 3/31/25



COMMUNITY DEVELOPMENT DEPARTMENT  
1225 MAIN STREET ■ SEBASTIAN, FLORIDA 32958  
TELEPHONE (772) 589-5518 ■ [www.cityofsebastian.org](http://www.cityofsebastian.org)

DEVELOPMENT REVIEW APPLICATION

- PUD – Conceptual Development Plan
- PUD – Preliminary Development Plan (50 acres or <)
- PUD – Preliminary Development Plan (> than 50 acres)
- PUD – Site Plan
- PUD – Final Plat
- SITE PLAN (Administrative Approval)
- SITE PLAN (New Development)
- SUBDIVISION – Division of Single Lot (Residential)
- SUBDIVISION – Preliminary Plat (50 acres or <)
- SUBDIVISION - Preliminary Plat (> than 50 acres)
- SUBDIVISION – Construction Plans
- SUBDIVISION – Final Plat
- SITE PLAN (Major Modification)
- SITE PLAN (Minor Modification)

Project Name: Chessers Gap Multi-Family Total Site Area: 29.43 Acres/SF

Parcel ID: 31-38-13-00008-0000-00005.0, 00004.0, 00002.0, 00001.0

Address of Site: 690 Wave St., 755, 760 & 790 S. Fleming St.

Proposed Use: Multi-Family Townhomes Land Use: Medium Density Residential Zoning: PUD-R (RM-10)

Applicant Name: Sebastian Townhouses, LLC

Address: 2700 Davie Road, Davie, FL 33314

Telephone: 954-693-9900 Email: nfernandez@anfgroup.com

Applicant (If not owner, written authorization (notarized) from owner is required)

Owner: Same as Applicant

Address:

Telephone: Email:

Date Received: 9/18/24 Fee Paid: 71250 Received by: [Signature]   
 ck # 1027

Surveyor: Indian River Survey, Inc.	
Address: 1835 20th Street, Vero Beach, FL 32960	
Telephone: 772-569-7880	Email: stevec@indianriversurvey.com
Engineer: MBV Engineering, Inc.	
Address: 1835 20th Street, Vero Beach, FL 32960	
Telephone: 772-569-0035	Email: toddh@mbveng.com

Pre – Application Meeting Date: April 11, 2024

DESCRIPTION OF PROPOSED PROJECT:

Proposed residential development offering new multi-family townhomes in the existing Chessers Gap

PUD in the transitional space between the existing commercial pod and single family residential areas

of the Sebastian Highlands. Project will replace the previous approved and planned RV Resort.

**SIGNATURE OF APPLICANT**

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with, whether specified herein or not. The granting of approval does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

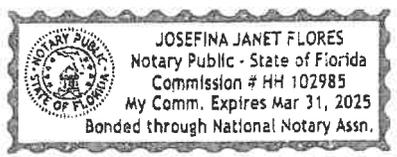
Mr. Al Fernandez *Alberto Fernandez* 9/15/24  
 Print name Signature Date

**Notary:**  
 STATE OF: Florida  
 COUNTY: Broward

I hereby certify that on September 5<sup>th</sup>, 2024 personally appeared Alberto Fernandez who is  personally known to me or has \_\_\_ produced identification. Type of identification produced: \_\_\_\_\_.

[SEAL]

*Josefina Flores*  
 Notary Public  
 My Commission Expires: 3/31/25





**COMMUNITY DEVELOPMENT DEPARTMENT**  
1225 MAIN STREET ■ SEBASTIAN, FLORIDA 32958  
TELEPHONE (772) 589-5518 ■ [www.cityofsebastian.org](http://www.cityofsebastian.org)

**PUBLIC NOTICE**  
**CITY OF SEBASTIAN**  
**INDIAN RIVER COUNTY**  
**FLORIDA**

THE PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY OF THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, HAS SCHEDULED A PUBLIC HEARING IN THE CITY COUNCIL CHAMBERS, 1225 MAIN STREET, SEBASTIAN, AT A REGULAR MEETING TO BE HELD ON **THURSDAY, FEBRUARY 5<sup>TH</sup>, 2026**, AT 6:00 P.M., TO MAKE A RECOMMENDATION TO CITY COUNCIL REGARDING REQUESTS FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN LAND USE MAP AND ZONING MAP, INCLUDING A CONCEPTUAL PLANNED UNIT DEVELOPMENT PLAN FOR A PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 291 TOWNHOUSES, FOR PROPERTY CONTAINING 29.43 ACRES LOCATED IN THE EXISTING **CHESSER'S GAP COMMERCIAL SUBDIVISION** LOCATED ALONG FLEMING STREET SOUTH OF SEBASTIAN BOULEVARD/CR 512.

THE EXISTING LAND USE DESIGNATION IS CG (GENERAL COMMERCIAL) AND THE REQUESTED LAND USE IS MDR (MEDIUM DENSITY RESIDENTIAL, MAXIMUM 10 DU/AC). EXISTING ZONING IS PUD-C (PLANNED UNIT DEVELOPMENT-COMMERCIAL), AND THE REQUESTED ZONING IS PUD-R (PLANNED UNIT DEVELOPMENT-RESIDENTIAL).

ALL INTERESTED PARTIES MAY APPEAR AT THE HEARING AND PRESENT TESTIMONY WITH RESPECT TO THE PROPOSED LAND USE AND ZONING REQUESTS. LOCATION DETAILS, LEGALS, SURVEYS, AND THE CONCEPTUAL PLAN ARE AVAILABLE FOR REVIEW IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 AM TO 4:30 PM.

No stenographic record by a certified court reporter will be made of the foregoing meeting. Any person who decides to appeal any decision made by the Council with respect to any matter considered at this meeting will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be heard. (F.S.286.0105)

In compliance with the Americans with Disabilities Act (ADA) of 1990, anyone who needs a special accommodation for this meeting should contact the City's ADA Coordinator at 772-388-8226 at least 48 hours in advance of the meeting.

PUBLISHED: Wednesday, January 21, 2026



**Community Development Department  
Comprehensive Plan 2040 – Future Land Use Map Amendment  
Local Planning Agency  
February 5, 2026**

**LPA Legislative Public Hearing – Recommendation to City Council  
Comprehensive Plan Small Scale Future Land Use Map Amendment  
for a Specific Site known as Chesser’s Gap PUD**

- 1. **Project Name:** Chesser’s Gap Residential Planned Unit Development
- 2. **Project Applicant:** Sebastian Townhouses, LLC  
Nelson Fernandez  
2700 Davie Road  
Davie, Florida 33314
- 3. **Requested Action:** Change to the 2040 Comprehensive Plan Future Land Use Map for 29.43 acres from CG (General Commercial) to MDR (Medium Density Residential, 10 du/ac) **(Summary Report Appendix F, Maps)**
- 4. **Project Location:**
  - a. **Address:** Sebastian Boulevard and S. Fleming Street
  - b. **Legal(s):** Lots 1, 2, 4, and 5, Chesser’s Gap Subdivision Phase II, according to the Plat thereof, as recorded in Plat Book 24, Pages 31 thru 33 inclusive, of the Public Records of Indian River County, Florida
  - c. **Indian River County Parcel Numbers:** 31-38-13-00008-0000-00001.0  
31-38-13-00008-0000-00002.0  
31-38-13-00008-0000-00004.0  
31-38-13-00008-0000-00005.0  
**(Summary Report Appendix D)**

**5. Project Description:**

The property owner and applicant, Sebastian Townhouses, LLC, has made application to amend the land use designation of the above listed parcels. The subject area consists of 29.43 acres, more or less, with the property currently a part of a commercial PUD. The applicant has requested that the existing commercial PUD be reduced in size and that the subject parcels be approved for residential multi-family development.

Small scale amendments are defined by statute to be 50 acres or fewer and limited to FLUM changes for site-specific small scale development activities only. The State land planning agency does not require a review however the amendment does not become effective until 31 days after adoption by the local government. This amendment will be transmitted to the DEO if adopted by City Council.

**6. Site Data:**

**a. Site Characteristics**

- (1) **Total Acreage:** 29.43 acres
- (2) **Current Land Use(s):** Commercial General (CG)
- (3) **Current Zoning:** Planned Unit Development – Commercial (PUD-C)

**b. Adjacent Properties:**

	<u>Zoning</u>	<u>Existing Use</u>	<u>Future Land Use</u>
North:	CG	Commerce Center	CG
East:	RS-10	Single-Family Residential	LDR
West:	PUD-C	Commercial – Chesser’s Gap	CG
South:	RS-10	Single-Family Residential	LDR

**7. Comprehensive Plan Consistency:** Per Land Development Code Sec. 54-1-2.9, the following shall be considered in deliberations:

- a. Consistency with other elements of the plan: The proposed future land use of MDR for these properties will be consistent with other elements of the Comp Plan in that the site can achieve access to transportation, utilities, recreation and open space, etc. thus adhering to proposed Goals, Objectives, and Policies that the Comp Plan lays out.
- a. Conformance with Ordinances: The proposal is in conformance with applicable substantive requirements of the Code of Ordinances and Land Development Code, and no changes to these ordinances are required at this time due to this request.
- b. Changed Conditions: Existing parcels consists of vacant commercial property with a proposed change in use to multi-family residential. The current uptick in demand for additional attainable housing is implemental for the rezoning request. The proposed change of the existing future land use designations is consistent with the proposed development of the properties.
- c. Land Use Compatibility: The change in land use provides for a compatible transition from commercial uses to single-family areas, and will implement the Comp Plan policy for MDR:

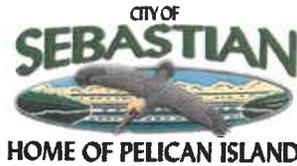
*Policy 1-1.2.3: Medium Density Residential Development (LDR).... “The Medium Density designation is intended to encourage and enhance livability in the City through the provision of a diverse mix of housing stock that is attainable, well-integrated with the City’s mobility network, and in close proximity and accessible to services (public and private), neighborhood and community amenities, and employment centers. Due to the nature of development within this designation, multi-modal connectivity is encouraged. The density of uses within this designation should be sensitive to adjacent neighborhoods to ensure appropriate transitions, buffers, and compatibility.”*

- d. Adequate Public Facilities: Public facilities requirements for this proposed land use can be provided. The parcels are located within the established Urban Service Boundary Area.
- e. Natural Environment: An environmental assessment of the subject property has been performed and will need to be updated, if necessary, as part of the site development application. All natural resource protection measures, including tree protection, wetlands, and listed species, will be required as part of the permitting and development process.
- f. Economic Effect: No adverse economic effects will occur by this change in land use. Comparable ad-valorem taxes and stormwater fees will be generated from the change of commercial use to multi-family residential.
- g. Orderly Development: The proposed land use change is consistent with the Land Development Code and the Comprehensive Plan, and provides an orderly development pattern.
- h. Public Interest: The proposed change in land use does not appear to be in conflict with the public interest and is in harmony with the purpose and intent of the City of Sebastian Comprehensive Plan 2040 and Land Development Code.

8. **Conclusion:** The requested land use change from CG to MDR is consistent with Comprehensive Plan policies for Medium Density Residential Development and Allocating Residential Development, and the Future Land Use Map, and as such, staff supports a recommendation of approval to the City Council from the Local Planning Agency.

**D. Bosworth, Mgr/Planner**  
**PREPARED BY**

**1/30/26**  
**DATE**



## Community Development Department Rezoning & Conceptual PUD Plan Applications Staff Report

1. **Project Name:** Chesser's Gap Residential
2. **Requested Action:** Rezoning request for a PUD-R designation, and the requisite approval of a Conceptual PUD Development Plan
3. **Project Location**
  - a. **Address:** Sebastian Boulevard and S. Fleming Street
  - b. **Legal(s):** Lots 1, 2, 4, and 5, Chesser's Gap Subdivision Phase II, according to the Plat thereof, as recorded in Plat Book 24, Pages 31 thru 33 inclusive, of the Public Records of Indian River County, Florida
  - c. **Indian River County Parcel Numbers:** 31-38-13-00008-0000-00001.0  
31-38-13-00008-0000-00002.0  
31-38-13-00008-0000-00004.0  
31-38-13-00008-0000-00005.0
4. **Project Owner:** Sebastian Townhouses, LLC  
Nelson Fernandez  
2700 Davie Road  
Davie, Florida 33314
5. **Project Engineer:** MBV Engineering, Inc.  
Todd Howder, Vice President  
1835 20<sup>th</sup> Street  
Vero Beach, Florida 32960
6. **Project Surveyor:** Indian River Surveying, Inc.  
Stephen P. Cartechine, PSM  
1835 20<sup>th</sup> Street  
Vero Beach, Florida 32960
7. **Project Description**
  - a. **Narrative of proposed action:** The property owner and applicant, Sebastian Townhouses, LLC, has made application to rezone the above listed parcels. If the requested reduction in size to the Chesser's Gap Commercial PUD is approved, the subject area requested for rezoning is 29.43 acres, with parcels located on both sides of S. Fleming Street and adjacent

to the existing commercial businesses and charter school. The existing land use designation for the site is CG (General Commercial). The applicant has requested a Future Land Use designation of MDR (Medium Density Residential, 10 du/ac) for the proposed residential parcels through a separate application.

The requested zoning of PUD-R (Planned Unit Development – Residential, with an underlying zoning of RM-10) for the subject parcels requires approval of a supplementary conceptual plan in accordance with LDC Section 54-4-20.2(b). The submitted plan outlines a total of 291 townhouses for a proposed density of 9.89 units/acre. Access to the three (3) “Parcel” areas will be from S Fleming Street with four (4) proposed accessways and one (1) emergency driveway. The project is located within the Urban Service Boundary Area and can be provided water and wastewater services by Indian River County Utilities.

**b. Current Zoning:** PUD-C (Planned Unit Development - Commercial)

**Current Land Use:** CG (General Commercial)

**c. Adjacent Properties**

	<u>Zoning</u>	<u>Current Use</u>	<u>Future Land Use</u>
<b>North:</b>	CG	Commerce Center	CG
<b>East:</b>	RS-10	Residential Harbor Point Sub	LDR (5 du/ac)
<b>South:</b>	RS-10	Residential Sebastian Highlands Sub	LDR (5 du/ac)
<b>West:</b>	PUD-C	Commercial-Chesser’s Gap	CG

**d. Site Characteristics**

- (1) **Total Acreage:** 29.43 acres
- (2) **Current Land Use(s):** Vacant Commercial
- (3) **Soil:** Eau Gallie fine sand  
Immokalee fine sand  
Myakka-Myakka wet, fine sand (0-2% slopes)  
Oldsmar fine sand  
Holopaw fine sand (0-2% slopes)
- (4) **Vegetation:** Canopy trees  
Cabbage Palms  
Excessive Brazilian pepper trees
- (5) **Flood Hazard:** Zone X
- (6) **Water Service:** Indian River County Utilities

- (7) **Sanitary Sewer Service:** Indian River County Utilities
- (8) **Parks:** On-Site Recreational Amenities
- (9) **Police/Fire:** Sebastian Police – 2.25 miles north  
County Fire – 1.75 miles south

**8. Comprehensive Plan Consistency**

a. **Future Land Use:** Medium Density Residential (MDR- 10 du/ac), proposed

b. **Level of Service**

- (1) **Traffic:** (Traffic Impact Analysis, 4.9.25, Summary Report, Appendix I) The estimated preliminary trip generation for the proposed residential PUD will create an average of 1,960 daily trips. However, if the requested reduction to the commercial PUD is granted, thereby reducing the amount of commercial traffic, and based on the uses shown on the existing, approved 2004 Conceptual PUD Plan, traffic will be reduced by 11,678 new daily external trips. However, the proposed residential development does still create an increased demand on the existing roadway network and traffic impacts to neighboring roadways and intersections will be analyzed during the preliminary plat application and through a follow-up Traffic Impact Analysis. If it is determined that mitigation strategies and off-site roadway improvements are necessary, the developer will be responsible for measures. The conceptual plan proposes four primary access points from S. Fleming Street and one emergency driveway.
- (2) **Potable Water:** The property will be serviced by public water provided by Indian River County Utility Services. Several points of connection are available. The applicant will be required to connect to county utilities and has ascertained that adequate capacity is available at the North and South County Public Water Systems to handle the additional projected flows. (Summary Report, Appendix H)
- (3) **Wastewater:** The property will be serviced by public waste water provided by Indian River County Utility Services. The applicant will be required to connect to county utilities and has ascertained that adequate capacity is available at the North and Central Wastewater Treatment Facilities to handle the additional projected flows. Points of connection will be determined and reviewed by IRC Utilities. (Summary Report, Appendix H)
- (4) **Stormwater:** The level of service standard is regulated by the St. Johns River Water Management District, the same for all developments. The Master stormwater management system is already existing and permitted, will be internal to both the commercial and proposed residential developments, and managed by the HOA.
- (5) **Recreation:** The proposed PUD will be required to contain minimum open space and recreation areas in accordance with minimum standards as established by the Comprehensive Plan and Land Development Code. The preliminary development plan will be required to demonstrate proper compliance with this regulation. Conceptually, the proposed PUD indicates compliance with these minimum standards.

- (6) **Solid Waste:** There will be an increased demand on solid waste as the property is currently vacant.
9. **Conformance with Code of Ordinances:** The proposed rezoning and conceptual PUD plan is consistent with the Code of Ordinances.
10. **Changed Conditions:** Existing parcels consists of vacant commercial property with a proposed change in use to multi-family residential. The current uptick in demand for additional housing units could be weighed in making a rezoning determination.
11. **Land Use Compatibility:** Subject property is adjacent to both commercial uses and single-family subdivisions. The proposed multi-family use, specifically townhouses, supports a transitional intensity from commercial into the surrounding low density residential areas.
12. **Adequate Public Facilities:** Public utilities (water, wastewater) will be incorporated within the development of the proposed PUD.
13. **Natural Environment:** The proposed PUD will be required to contain minimum open space and recreation areas in accordance with minimum standards as established by the comprehensive plan. The preliminary development plan will be required to demonstrate proper compliance while also incorporating best management practices to keep and maintain natural buffers along with stormwater lake shorelines.
14. **Economic Effect:** The proposed subdivision provides an additional 291 residential units, which in turn creates an expanded tax base for the City of Sebastian. Fees collected from the development will fund basic services of the City, including stormwater and recreation services. However, the loss of commercial taxes regarding the reduction of the commercial PUD area should be considered, and if more desirable than residential.
15. **Orderly Development:** The proposed conceptual plan is consistent with the comprehensive plan and provides for orderly development given the location of the site, which is adjacent to both commercial and single-family properties. The property has provided assurance of the availability of sufficient public facilities and access.
16. **Public Interest:** The Comprehensive Plan outlines the necessity to incorporate residential developments and housing stock with a mixture of housing types which should be developed as "Healthy Communities." The project, by providing needed multi-family housing, and providing a mix of recreational amenities that will support healthy lifestyles and physical activities, is consistent with the future goals and objectives of the City of Sebastian. Therefore, staff finds that the proposed conceptual plan is not in conflict with public interest.
17. **Contents of Conceptual Development Plan (Sec. 54-4-20.2(b)):**
- a. **Vicinity map:** provided - Zoning and Land Use Maps, see Summary Report
  - b. **Property boundaries:** provided – Survey, attached
  - c. **Existing conditions:** provided – Environmental Impact Report, see Summary Report
  - d. **Development plan:** provided:

- (1) **Land use:** MDR (Medium Density Residential), proposed
  - (2) **Circulation:** The roadway design plan incorporated within the conceptual development plan depicts four access points of ingress/egress from S. Fleming Street, in addition to one emergency access driveway, and an internal circulation system within each of the development's "Parcels".
  - (3) **Conceptual drainage plan:** Attached - Final design of the proposed residential stormwater system into the Master PUD system will be required to be in compliance with SJRWMD and City of Sebastian standards.
  - (4) **Density:** 9.89 dwelling units per acre
  - (5) **Nonresidential use square footage:** accessory recreational structures only, no commercial proposed
- e. **Written material:** Provided – PUD Summary Report from Applicant, attached
- (1) **Planning objectives:** The Chesser's Gap Residential PUD Conceptual Development Plan currently consists of a single phase, with designation of the properties as a PUD intending to promote creative design. In a PUD, elements of the design such as lot size, setbacks, etc. may be negotiated to allow clustering of open space and recreational areas. The proposed plan indicates that while offsetting requested dimensional considerations with public benefits, compliance with open space, recreation, and stormwater requirements will be met.
  - (2) **Development schedule:** not provided
  - (3) **Environmental impact statement:** An initial environmental impact assessment was submitted for review with the conceptual PUD plan. Additional specific species studies will be required with the preliminary plat/plan application, and a 100% Gopher Tortoise Survey before landclearing.
  - (4) **Public facilities impact statement:**
    - (a) **Quantity of wastewater generated;** Based on Sebastian's adopted Level of Service for sanitary sewer, which is 250 gallons per day per unit, an estimated 72,750 gallons per day will be generated for the development. Capacity is available and has been verified with Indian River County Utilities by the project engineer.
    - (b) **Description of proposed recreational facilities;** The development will be improving the adjacent Master stormwater tract with various recreational amenities for public use which include walking trails, an observation lookout, canoeing/kayaking access, and fishing. Additional facilities within the separate development "Parcels" include a sports facility with a tennis/pickleball court, dog park, playgrounds, and an event gazebo. Cumulatively, the proposed facilities meet the subdivision's total recreational space requirement.

- (c) **Quantity of potable water required;** Based on Sebastian’s adopted Level of Service for potable water, which is 250 gallons per day per unit, an estimated 72,500 gallons per day will be generated for the development. Capacity is available and has been verified with Indian River County Utilities by the project engineer.
- (d) **Estimated number of school age children expected within the development:** The developer must provide a School Capacity Availability Determination Letter (SCADL) from the Indian River County School District with the submittal of the preliminary plat/plan. However, an initial estimate of school-attending children that may live in the development, based on a SDIRC formula, is approximately 20, which current school capacity can accommodate.
- (e) **Estimated property tax and/or sales tax revenue generated by the project by phase; and** Property taxes - \$230,924± yearly (\$350,000 assessed house value); Stormwater impact fees - \$48,888± yearly; Recreational impact fees - \$283,725± one-time
- (f) **Any other positive or negative public facility impact. In addition, the statement shall also include all public facilities impact information that may be submitted as part of the Development of Regional Impact (DRI) review process, as applicable.** This project is not a Development of Regional impact as defined by the Florida Statutes.

f. **Open space and landscaped areas:** The proposed PUD will provide approx. 6 acres of recreation space and 14.87 acres (50.54%) open space to satisfy the minimum standards as established by the comprehensive plan.

**18. Other Matters:**

- The developer is requesting consideration in regards to the PUD design to allow the townhouses a lanai option which would possibly exceed maximum building coverage per lot by 1.18%, exceed maximum FAR per lot by .93%, and have decreased overall Open space by 2-3%. These design allowances are proposed to be counterweighed with the following additional public benefits:
  - a) Addition of public sidewalks along both sides of Fleming Street from CR512 to Harbor Point providing pedestrian connectivity to surrounding commercial areas and adjacent subdivisions
  - b) Providing street trees and benches along Fleming Street
  - c) Public recreation areas that exceed minimum

As the code requires that the amenities should provide “significant” public benefit, staff recommends that an additional sidewalk on Wave Street be installed so that the George Street-area residents have a safer pedestrian way to access the new, closer public park areas, and that the sewer line is extended east along Fleming Street to the approximate entry into Collier Creek Lake Estates, allowing for more potential future hook-ups into the sewer system and removal of existing septic systems.

- As shown on the conceptual plan, the individual townhouse lots along the southern boundary encroach into a platted 40-foot drainage easement. As this drainage easement contains a large conveyance swale that is a part of the master stormwater system, and permitted by SJRWMD, approval of these to-be new platted lots should be received from the water management district. Restrictions of what can be placed and permitted within the easement area should be established in HOA docs.
- With regards to the amenities that are being provided for general public use, the Final Plat will be required to dedicate the areas to the public with maintenance by the HOA.
- The perimeter landscape buffers and tracts will be required to have specific landscaping plans included with the Preliminary Plat submittal for staff's review, and meeting opaque buffer requirements for any of the boundaries adjacent to the single-family districts.
- Separate site plans are required for each of the private and public recreational areas/tracts. Compliance with parking standards and landscaping requirements will be reviewed. Model homes are Conditional Uses in the residential zoning districts and as such, will require approval by the PZ Commission.

19. **Conclusion:** The requested rezoning from the existing PUD-C (Planned Unit Development – Commercial) to PUD-R (Planned Unit Development- Residential), in addition to the Conceptual PUD Development Plan, is consistent with the Comprehensive Plan, Land Development Code and Code of Ordinances.

20. **Recommendation:** If the Planning and Zoning Commission forwards a favorable recommendation to City Council to approve the requested rezoning and Conceptual PUD Plan for Chesser's Gap Residential, staff recommends the following conditions:

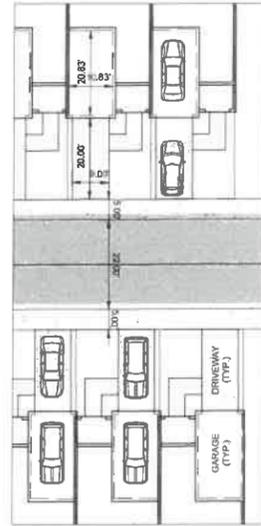
- 1) Written approval from St. John's River Water Management District (SJRWMD) acknowledging that the encroachment of the proposed lots along the southern boundary into the forty-foot (40') drainage easement is allowable with regards to their rules and regulations, and in accordance with the SJRWMD Drainage Permit for Chesser's Gap.
- 2) The proposed lots along the southern boundary shall not be allowed to construct or install any covered structures within the 40' Drainage Easement including lanais, sheds, gazebo's, etc. The restriction shall be established within the HOA's Covenants & Deed Restriction documents. The HOA document shall also establish that any fences and landscaping placed within the drainage easement shall be removed and replaced at the owner's or HOA's expense, if any maintenance activities require such removal.
- 3) The public recreational amenities shown on the plan shall be completed before the Certificate of Completion is issued for the subdivision, or any first phase or "Parcel" of the subdivision.
- 4) The public recreational amenities shall be formally dedicated on a Final Plat for use by the general public, in perpetuity, and establish that the maintenance responsibilities of those areas will be by the HOA. If the public amenities are not maintained properly and become blighted or unkempt, the PUD may be found in violation of its approval. As the primary location of the public recreational amenities is located on the Master Stormwater Tract,

whose dedication and maintenance responsibilities were established on a previously recorded Chesser's Gap plat, an additional legal document, excluding HOA Covenants and Deed Restriction, will need to be recorded establishing public use and HOA maintenance before Certificate of Completion is issued for the subdivision, or any first phase or "Parcel" of the subdivision.

- 5) All other recreational areas/tracts are to be completed before 25% of the residential units for that "Parcel" has received their Certificates of Occupancy. No further Certificates of Occupancy will be issued until the recreational tracts are completed.
- 6) If the townhouses propose to include lanais that affect Open Space and Floor Area Ratio (FAR) compliance, additional amenities which have a clearly significant public benefit may be considered in return, as allowed per Land Development Code Section 54-2-5.11(f)(5), more specifically a sidewalk on Wave Street and extension of the sanitary sewer line down Fleming Street, and shall be discussed with staff before submittal of the Preliminary Plat application.
- 7) Revisions to the street design in the "Southwest Parcel" regarding compliance with the City's subdivision standards and Land Development Code, must be reviewed and approved by staff before submittal of the Preliminary Plat.
- 8) Maintenance responsibilities of the trees and any applicable irrigation systems that are to be installed along Fleming Street within the road right-of-way shall be by the HOA. The final plant material of the trees along Fleming Street shall be determined by the city. All utility infrastructure specific to the residential development that traverses under Fleming Street, or is installed within the right-of-way, shall be the responsibility of the HOA, including certain maintenance, repairs, and replacements.
- 9) Separate site plan applications, administratively reviewed and approved, shall be required for all of the recreational areas/tracts. Model homes shall be required to receive conditional use approval by the PZ Commission.
- 10) As recommended from the Environmental Impact Report, specific protected species surveys shall be required to be submitted for gopher tortoises, scrub jays, and eastern indigo snakes before issuance of the Landclearing permit.
- 11) All boundaries abutting single-family residential districts shall be required to install opaque buffers in accordance with Land Development Section 54-3-14.16(c)(1) & (d).
- 12) A "non-monotonous" color scheme for the outside building colors is required, to be approved by the Community Development Department
- 13) A School Concurrency Availability Determination Letter (SCADL) issued from the Indian River School Board must be submitted with the Preliminary Plat application

  
PREPARED BY

1/30/26  
DATE



**TYPICAL PARKING AND ROADWAY DETAIL**

SCALE: 1" = 20'



**OVERALL SITE PLAN**

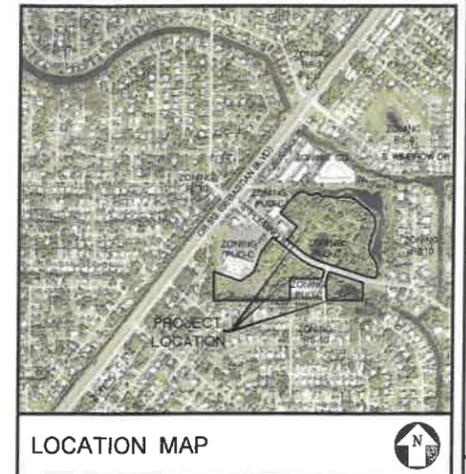
SCALE: 1" = 80'



**GRAPHIC SCALE**  
 0 80 160  
 (IN FEET)  
 1 inch = 80 ft.

**LEGEND**

- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED SITE FEATURES
- PROPOSED DRIVEWAY / PORCHES



**LOCATION MAP**



**SITE DATA**

TOTAL SITE AREA: 28.43 AC  
 NORTH TRACT: 16.82 AC  
 SW TRACT: 10.30 AC  
 SE TRACT: 2.51 AC

DENSITY:  
 NEW PUD-RESIDENTIAL: 10 du/AC  
 28.43 AC x 10 du = 284.3 du

TOTAL DWELLING UNITS ALLOWED: = 294 du  
 NORTH TRACT: 186 UNITS  
 SW TRACT: 103 UNITS  
 SE TRACT: 25 UNITS

TOTAL DWELLING UNITS PROVIDED = 291 du (9.89 du/ac)  
 NORTH TRACT: 184 UNITS (20FT WIDE)  
 SW TRACT: 103 UNITS (20FT WIDE)  
 SE TRACT: 24 UNITS (20FT WIDE)

NORTH TRACT:  
 TOTAL AREA: 16.82 AC  
 DENSITY: 9.67 du/ac  
 BUILDING COVERAGE (MAX 60%): 23.45% (3.90 AC)  
 OPEN SPACE (MIN 50%): 50.00% (7.74 AC)  
 FAR (MAX 0.60): 0.23

SOUTH-WEST TRACT:  
 TOTAL AREA: 10.30 AC  
 DENSITY: 10 du/ac  
 BUILDING COVERAGE (MAX 60%): 23.76% (2.45 AC)  
 OPEN SPACE (MIN 50%): 50.00% (5.15 AC)  
 FAR (MAX 0.60): 0.39

SOUTH-EAST TRACT:  
 TOTAL AREA: 2.51 AC  
 DENSITY: 9.56 du/ac  
 BUILDING COVERAGE (MAX 60%): 22.71% (0.57 AC)  
 OPEN SPACE (MIN 50%): 56.20% (1.41 AC)  
 FAR (MAX 0.60): 0.37

PUD-R TRACT (TOTAL):  
 TOTAL AREA: 28.43 AC  
 DENSITY: 9.89 du/ac  
 BUILDING COVERAGE (MAX 60%): 23.55% (6.53 AC)  
 OPEN SPACE (MIN 50%): 50.54% (14.67 AC)  
 FAR (MAX 0.60): 0.38

**PARKING DATA**

**REQUIRED PARKING:**  
 TOWN-HOMES:  
 1.5 SPACES PER DWELLING UNIT + 1 VISITOR SPACE PER 5 REQUIRED PARKING SPACES

**REQUIRED PARKING:**  
 TOWN-HOME UNITS: 291 UNITS x 1.5 = 437 SPACES  
 VISITOR PARKING: 437 REQUIRED PARKING / 5 = 87 SPACES  
 TOTAL TOWNHOME PARKING REQUIRED = 524 SPACES

**PARKING PROVIDED:**  
 TOWN-HOME UNITS: 2 SPACES / UNIT = 582 SPACES (1 GARAGE SPACES / 1 DRIVEWAY SPACE)  
 GUEST PARKING (STAND ALONE) = 74 SPACES  
 TOTAL PARKING PROVIDED = 656 SPACES

**PUBLIC BENEFIT INFRASTRUCTURE**  
 (SEE CONCEPTUAL PLANS FOR FURTHER DETAILS)

- I. **BICYCLE INFRASTRUCTURE**  
 THE PROJECT PROPOSES ON-SITE BICYCLE INFRASTRUCTURE (RACKS, TRAILS)
- II. **FLEMING STREET ROW IMPROVEMENTS: SIDEWALKS**  
 THE PROJECT PROPOSES TO INSTALL PEDESTRIAN SIDEWALKS ALONG FLEMING STREETS WITHIN THE ROWS FROM CR 512 TO HARBOR POINT SUBDIVISION.  
  
**STREET TREES & PARK BENCHES:**  
 THE PROJECT PROPOSES TO INSTALL STREET TREES WITHIN THE ROW FROM THE PROJECT'S SOUTHERN LIMITS TO CR 512. PARK BENCHES WILL ALSO BE PROVIDED WITHIN THE ROW AND ADJACENT TO THE NEW SIDEWALK EXTENSIONS THAT WILL PROVIDE A PEDESTRIAN PATH BISECTING THE PUD WITH SHADED, TREE LINED PATHS FROM CR 512 TO THE EAST LIMITS OF THE PUD.
- III. **PARKS AND OPEN SPACE**  
 THE PROJECT PROPOSES TO INSTALL PEDESTRIAN PARK AREAS ON THE PROJECT SITE WITH WALKING TRAILS, FOUNTAINS AND VARIOUS PARK-LIKE AMENITIES. THE PROJECT WILL ALSO IMPROVE THE 8.37 AC STORMWATER TRACTS TO PROVIDE ADDITIONAL WALKING TRAILS AND BENCHES.
- IV. **GREENWAYS**  
 THE PROJECT PROPOSES TO CONSTRUCT PEDESTRIAN GREENWAY TRAILS ADJACENT TO THE EXISTING LAKES AND WITHIN THE DEVELOPMENT. GREENWAY TRAILS MAY PROVIDE FOR ITEMS SUCH AS LANDSCAPE FEATURES, BENCHES AND GAZEBOGS.

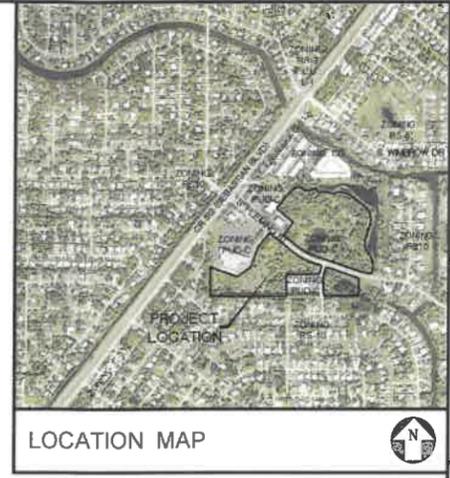
**EXISTING STORMWATER INFRASTRUCTURE**

THE PROPOSED PUD-R SHALL MAINTAIN EXISTING STORMWATER FACILITIES AND OPERABILITY AT ALL TIMES FOR THE EXISTING PUD-C PARCELS. STORM PIPING FROM FLEMING STREET MAY REQUIRE MODIFICATIONS/ADJUSTMENTS TO ACCOMMODATE THE PUD-R DEVELOPMENT, BUT STORMWATER FLOWS FROM THE EXISTING COMMERCIALLY DEVELOPED PARCELS SHALL BE UNCLIMBERED AND MAINTAINED AT ALL TIMES.

<p><b>MBV ENGINEERING, INC.</b>          MOA BOWLES VILLAMIZAR &amp; ASSOCIATES          CONSULTING ENGINEERING CA #3728</p>	JOB NO. 22-0097 DESIGNED TH DRAWN SS DATE JULY 2025 CHECKED TH DATE ISSUED 1/29/2028	<b>REVISIONS</b> 8 7 6 5 4 3 2 1	<b>DATE</b>       
	<b>CONCEPTUAL PUD-R MASTER DEVELOPMENT</b>		
	CHESSER'S GAP MULTI-FAMILY		
	FLORIDA		
	CITY OF SEBASTIAN		
SHEET <b>CSP-1</b>			
22-0097			

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NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		

**MBV ENGINEERING, INC.**  
 MOVA BOWLES VILLAMIZAR & ASSOCIATES  
 CONSULTING ENGINEERING CA #3728  
 1485 JENNA STREET  
 SUITE 200  
 COSTA MESA, CA 92626  
 TEL: (714) 771-1111  
 FAX: (714) 771-1111

**SOUTHWEST PARCEL SITE PLAN**

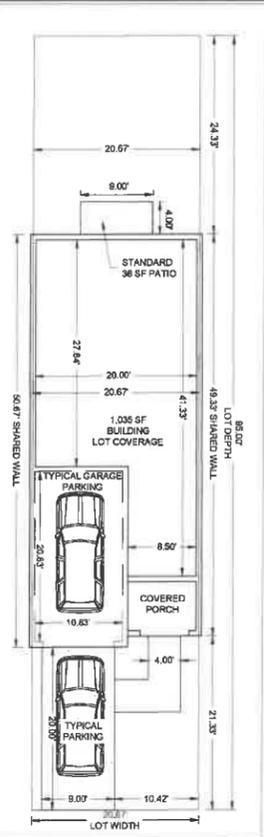
FLORIDA  
 CITY OF SEBASTIAN

**CHESSER'S GAP MULTI-FAMILY**

NOT FOR CONSTRUCTION  
 PLAN SHEETS ARE PRELIMINARY  
 AND FOR INFORMATION ONLY.  
 PLANS SHOULD NOT BE USED AS  
 A BASIS FOR BIDS. CONTRACTOR  
 SHOULD ORDER THE OFFICIAL  
 PLANS FROM THE ENGINEER OF  
 RECORD TO ENSURE THAT ANY  
 ADDENDUMS ARE PROPERLY  
 DISTRIBUTED. PLANS ARE INVALID  
 WITHOUT ENGINEER OF RECORDS  
 SEAL AND SIGNATURE.

SHEET  
**CSP-3**

22-0097



**LOT SITE DATA**

TOTAL LOT AREA: 1,963 SF (0.05 AC)

PERVIOUS / IMPERVIOUS AREAS:

SITE: 0.05 AC	1,963 SF	100%
---------------	----------	------

WITHOUT OPTIONAL LAWN:

IMPERVIOUS AREA:	1,305 SF	66.49%
BUILDINGS	1,035 SF	52.73%
DRIVEWAYS / PATIOS	270 SF	13.76%
PERVIOUS (OPEN SPACE)	658 SF	33.51%

FAR

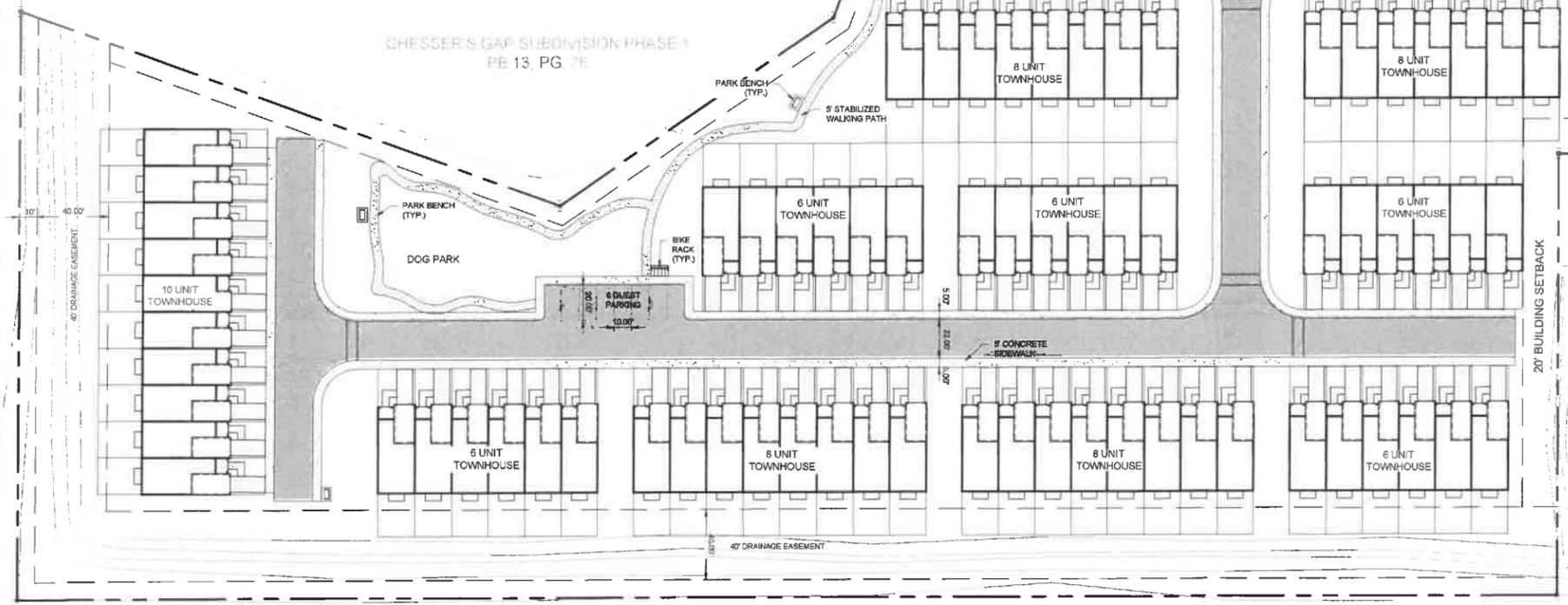
INDIVIDUAL LOTS

FIRST FLOOR	= 887 SF
SECOND FLOOR	= 987 SF
TOTAL	= 1,874 SF / 1,963 SF = 0.95

\*OVERALL 10.30 AC PARCEL

1,874 SF x 103 UNITS	= 172,422 SF
675 SF POOL, HOUSE BATHROOMS	TOTAL 173,097 SF / 448,892 = 0.39

**TYPICAL TOWNHOUSE LOT DETAIL**  
 SCALE: 1" = 10'



**SW PARCEL SITE DATA**

TOTAL SITE AREA: 10.30 AC

DENSITY:  
 NEW PUD-RESIDENTIAL: 10 du/AC  
 10.3 AC x 10 du = 103 du

TOTAL DWELLING UNITS ALLOWED: = 103 du

TOTAL DWELLING UNITS PROVIDED: = 103 du

PERVIOUS / IMPERVIOUS AREAS:

SITE: 10.30 AC	448,892 SF	100%
IMPERVIOUS AREA:	224,239 SF	49.97%
BUILDINGS	106,605 SF	23.76%
DRIVEWAYS / PATIOS	27,810 SF	6.23%
5' SIDEWALK (4,389 LF)	21,945 SF	4.87%
5' WALKING TRAIL (884 LF)	3,420 SF	0.76%
PAVEMENT	59,559 SF	13.27%
POOL AREA	5,000 SF	1.11%
PERVIOUS (OPEN SPACE)	224,453 SF	50.03%

FAR

INDIVIDUAL LOTS

FIRST FLOOR	= 887 SF
SECOND FLOOR	= 987 SF
TOTAL	= 1,874 SF / 1,963 SF = 0.95

OVERALL 10.30 AC PARCEL

1,874 SF x 103 UNITS	= 172,422 SF
675 SF POOL, HOUSE BATHROOMS	TOTAL 173,097 SF / 448,892 = 0.39

**PUBLIC RECREATION CALCULATIONS**

REQUIRED:

- = 0.01 AC PER UNIT
- = 103 UNITS x .01 AC
- = SW PARCEL: 1.03 AC

PROVIDED:

- = 0.95 AC OF PROPOSED RECREATIONAL AMENITIES AREA WILL BE PROVIDED ON SITE, HOWEVER, THE PUD-R PARCELS ARE ADJACENT AND CONNECTED TO 3.35 AC (40% OF THE 8.37 AC) OF LAKE TRACT AREA THAT WILL BE IMPROVED AND DEDICATED TO PROVIDE VARIOUS ADDITIONAL RECREATIONAL AMENITIES THAT WILL EXCEED THE CODE REQUIREMENT. PLEASE SEE THE CREC - RECREATION AREAS MAP PLAN FOR THE PROPOSED ON-SITE AND OFF-SITE BREAKDOWNS AND TOTALS.

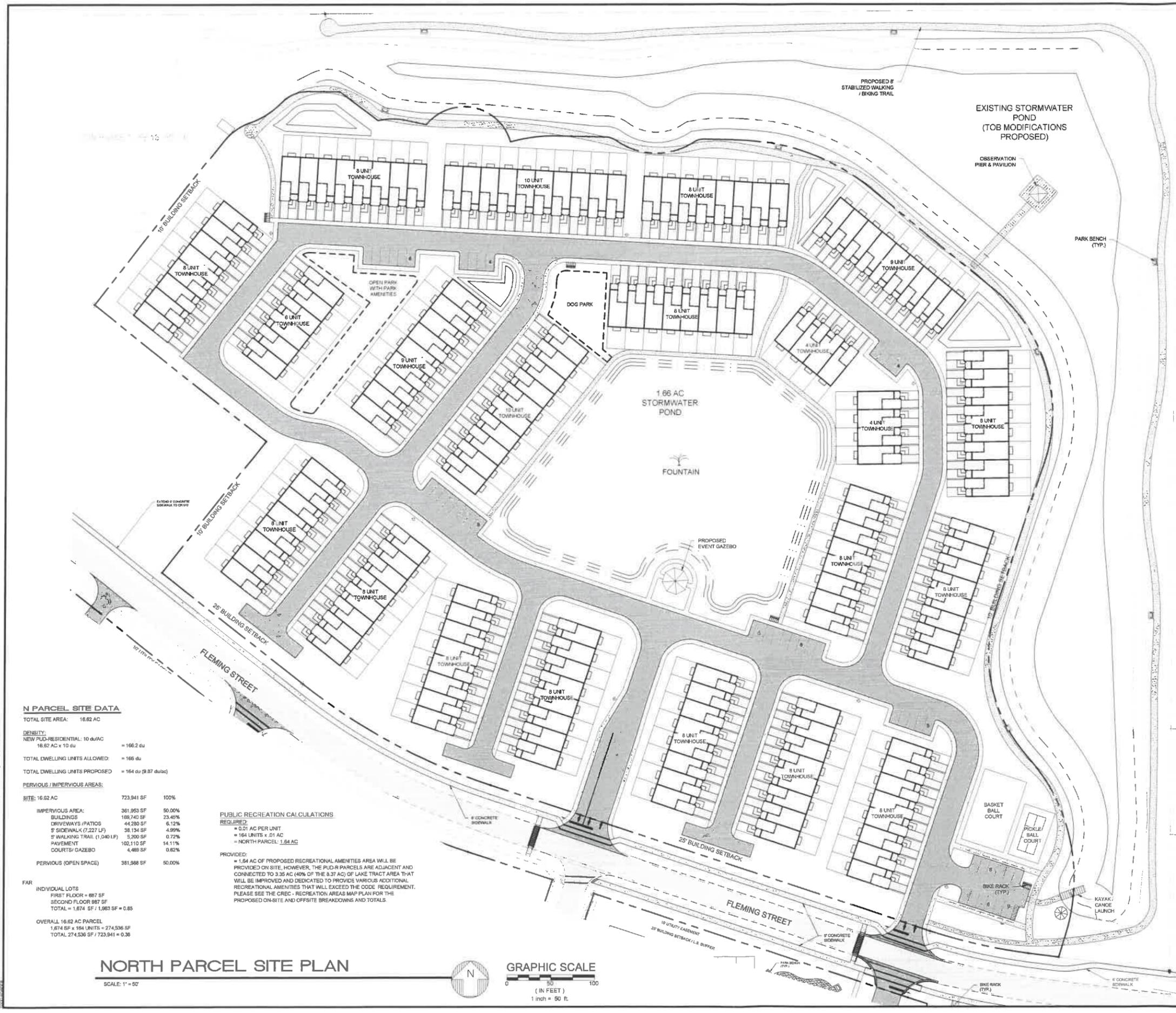
**LEGEND**

- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED SITE FEATURES
- PROPOSED DRIVEWAY / PORCHES

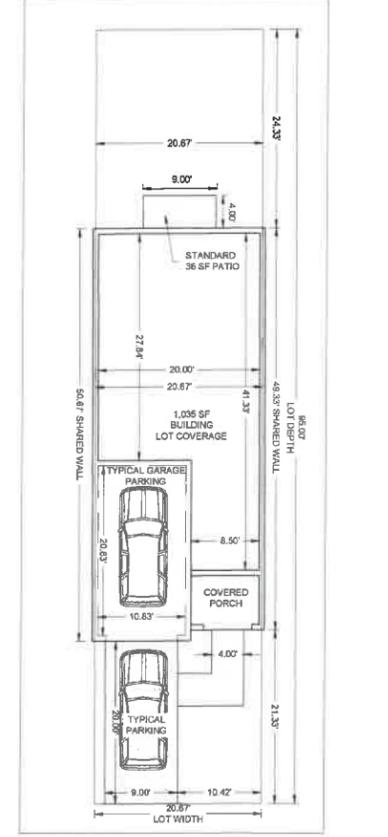
**SOUTHWEST PARCEL SITE PLAN**  
 SCALE: 1" = 40'

GRAPHIC SCALE  
 0 40 80  
 (IN FEET)  
 1 inch = 40 ft.

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LOCATION MAP



TYPICAL TOWNHOUSE LOT DETAIL

**N PARCEL SITE DATA**

TOTAL SITE AREA: 16.62 AC

DENSITY:  
NEW PUD-RESIDENTIAL: 10 du/AC  
16.62 AC x 10 du = 166.2 du

TOTAL DWELLING UNITS ALLOWED: = 166 du

TOTAL DWELLING UNITS PROPOSED: = 164 du (9.87 du/ac)

PERVIOUS / IMPERVIOUS AREAS:

SITE: 16.62 AC	723,941 SF	100%
IMPERVIOUS AREA:	361,963 SF	50.00%
BUILDINGS	189,740 SF	23.45%
DRIVEWAYS / PATIOS	44,280 SF	6.12%
5' SIDEWALK (7,227 LF)	38,134 SF	4.99%
5' WALKING TRAIL (1,040 LF)	5,200 SF	0.72%
PAVEMENT	102,110 SF	14.11%
COURTS / GAZEBO	4,489 SF	0.62%
PERVIOUS (OPEN SPACE)	361,968 SF	50.00%

**PUBLIC RECREATION CALCULATIONS REQUIRED:**

- = 0.01 AC PER UNIT
- = 164 UNITS x 01 AC
- = NORTH PARCEL: 1.64 AC

**PROVIDED:**

= 1.54 AC OF PROPOSED RECREATIONAL AMENITIES AREA WILL BE PROVIDED ON SITE, HOWEVER, THE PUD-R PARCELS ARE ADJACENT AND CONNECTED TO 3.35 AC (40% OF THE 8.37 AC) OF LAKE TRACT AREA THAT WILL BE IMPROVED AND DEDICATED TO PROVIDE VARIOUS ADDITIONAL RECREATIONAL AMENITIES THAT WILL EXCEED THE CODE REQUIREMENT. PLEASE SEE THE CREC - RECREATION AREAS MAP PLAN FOR THE PROPOSED ON-SITE AND OFFSITE BREAKDOWNS AND TOTALS.

**LOT SITE DATA**

TOTAL LOT AREA: 1,963.85 SF (0.05 AC)

PERVIOUS / IMPERVIOUS AREAS:

SITE: 0.05 AC	1,963 SF	100%
IMPERVIOUS AREA:	1,305 SF	66.49%
BUILDINGS	1,035 SF	52.73%
DRIVEWAYS / PATIOS	270 SF	13.76%
PERVIOUS (OPEN SPACE)	658 SF	33.51%

**FAR**

INDIVIDUAL LOTS  
FIRST FLOOR = 687 SF  
SECOND FLOOR 987 SF  
TOTAL = 1,674 SF / 1,963 SF = 0.85

OVERALL 16.62 AC PARCEL  
1,674 SF x 164 UNITS = 274,536 SF  
TOTAL 274,536 SF / 723,941 = 0.38

**LEGEND**

[Symbol]	EXISTING ASPHALT	[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED ASPHALT	[Symbol]	PROPOSED SITE FEATURES
[Symbol]	EXISTING CONCRETE	[Symbol]	PROPOSED DRIVEWAY / PORCHES

**NORTH PARCEL SITE PLAN**

SCALE: 1" = 50'

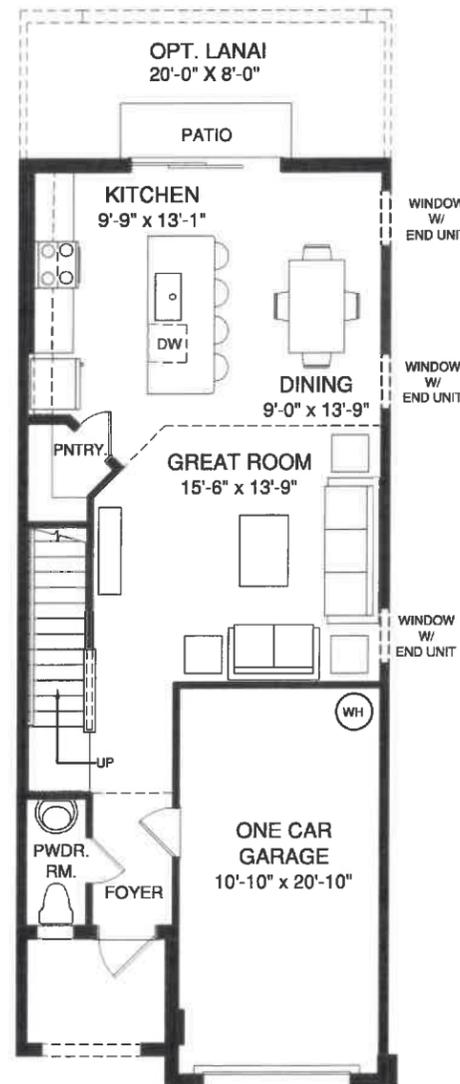
**GRAPHIC SCALE**

(IN FEET)  
1 inch = 50 ft

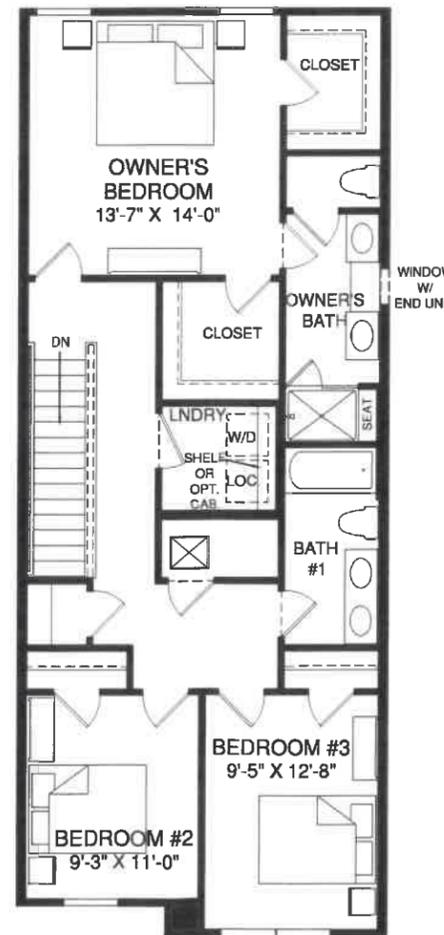
<p><b>MBV ENGINEERING, INC.</b> MOIRA BOWLES WILLAMIZAR &amp; ASSOCIATES CONSULTING ENGINEERING CA #3728</p>	JOB NO.	22-0097	DESIGNED	TH	8
	DRAWN	SS	5		
	DATE	JULY 2025	CHECKED	TH	2
	DATE ISSUED	1/29/2028	REVISIONS	DATE	
	PROJECT LOCATION	CHESSEY'S GAP MULTIFAMILY	CITY OF SEBASTIAN	FLORIDA	

**NORTH PARCEL SITE PLAN**

SHEET  
**CSP-4**  
22-0097



MAIN LEVEL



UPPER LEVEL

# Mayport WB

## GENERAL FEATURES

**Home Type:** Single Family Attached

**Series:** Florida Simply Ryan

**Footprint Min:** 20' x 50'

**Footprint Max:** 20' x 58'

**Mean Roof Height:** 23'-11 1/8"

**Ceiling Height:** 9'-4" First Floor  
& 8'-0" Second Floor

**Base Square Footage:** 1674

1st Floor: 687

2nd Floor: 987

**Available Foundations:** Slab

**Garage Type:** 1-car front entry

**Veneers Available:** Traditional siding  
and stucco

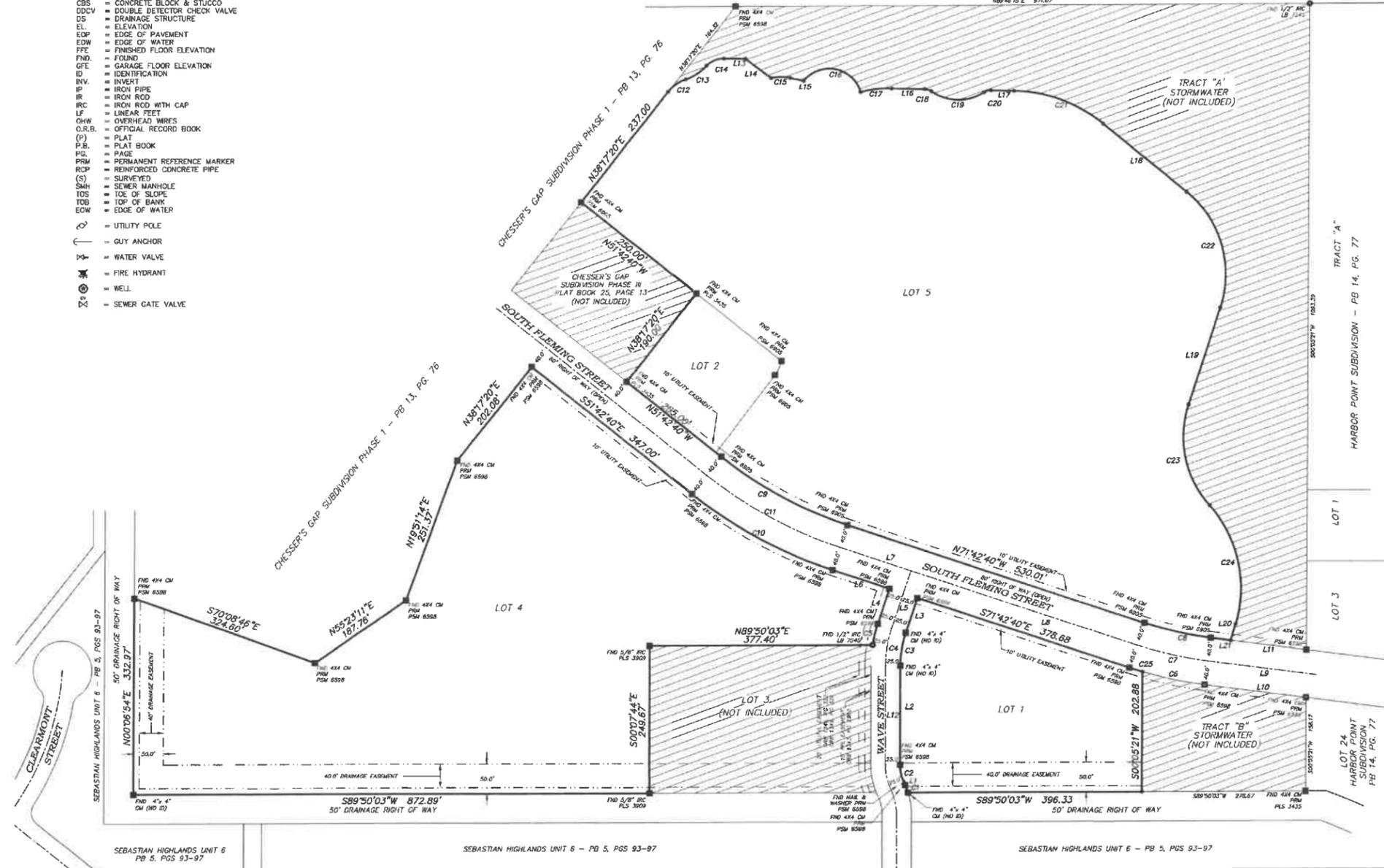
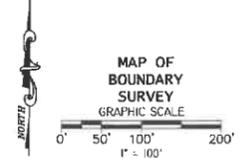


### MPTWB-00

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

- LEGEND**
- BFP = BACKFLOW PREVENTER
  - (C) = CALCULATED
  - CB = CATCH BASIN
  - CONC. = CONCRETE
  - COVD. = COVERED
  - CM = CONCRETE MONUMENT
  - CBS = CONCRETE BLOCK & STUCCO
  - DDCV = DOUBLE DETECTOR CHECK VALVE
  - DS = DRAINAGE STRUCTURE
  - EL = ELEVATION
  - EDP = EDGE OF PAVEMENT
  - EDW = EDGE OF WATER
  - FPE = FINISHED FLOOR ELEVATION
  - FND. = FOUND.
  - GFE = GARAGE FLOOR ELEVATION
  - ID = IDENTIFICATION
  - INV. = INVERT
  - IP = IRON PIPE
  - IR = IRON ROD
  - IRC = IRON ROD WITH CAP
  - LF = LINEAR FEET
  - OHV = OVERHEAD WIRES
  - O.S.B. = OFFICIAL RECORD BOOK
  - (P) = PLAT
  - P.B. = PLAT BOOK
  - PG. = PAGE
  - PRM = PERMANENT REFERENCE MARKER
  - RCP = REINFORCED CONCRETE PIPE
  - (S) = SURVEYED
  - SMH = SEWER MANHOLE
  - TOS = TOP OF SLOPE
  - TOSB = TOP OF BANK
  - EDW = EDGE OF WATER
  - U = UTILITY POLE
  - GA = GUY ANCHOR
  - WV = WATER VALVE
  - FH = FIRE HYDRANT
  - W = WELL
  - SGV = SEWER GATE VALVE

SEBASTIAN HIGHLANDS UNIT 14 - PB 8, PG. 43



**LINE TABLE**

LINE	DIRECTION	LENGTH
L1	N24°1'34"W	4.38
L2	N00°07'44"W	167.64
L3	S18°17'38"W	62.90
L4	S18°17'38"W	62.90
L5	N18°17'38"E	102.90
L6	S71°42'40"E	101.33
L7	S71°42'40"E	126.33
L8	S71°42'40"E	403.67
L9	S82°42'40"E	185.67
L10	N82°42'40"W	172.98
L11	N82°42'40"W	128.59
L12	N00°07'44"W	167.64
L13	N89°20'39"W	36.88
L14	N53°08'21"W	54.83
L15	N78°00'56"W	23.49
L16	N88°40'16"W	56.02
L17	N88°40'16"W	39.42
L18	S50°55'20"E	182.22
L19	N18°00'38"E	172.09
L20	S16°33'08"W	28.17
L21	N82°42'40"W	34.28

**CURVE TABLE**

CURVE	RADIUS	ANGLE	LENGTH	BEARING	CHORD
C1	125.00'	6°08'33"	13.40'	N21°07'18"W	13.39'
C2	75.00'	24°03'50"	31.50'	N12°09'39"W	31.27'
C3	175.00'	18°25'22"	56.27'	N09°04'57"E	56.03'
C4	200.00'	18°25'22"	64.31'	S09°04'57"W	64.03'
C5	225.00'	9°30'00"	37.31'	S13°32'38"W	37.26'
C6	680.00'	9°03'00"	107.41'	S78°11'10"E	107.29'
C7	640.00'	11°00'00"	122.87'	S77°12'40"E	122.68'
C8	600.00'	11°00'00"	115.19'	S77°12'40"E	115.01'
C9	700.00'	20°00'00"	244.35'	N61°42'40"W	243.11'
C10	780.00'	20°00'00"	272.27'	S61°42'40"E	270.89'
C11	740.00'	20°00'00"	258.31'	N61°42'40"W	257.00'
C12	65.00'	32°20'34"	36.69'	S54°27'37"W	36.21'
C13	80.00'	27°08'05"	42.62'	N57°03'51"E	42.23'
C14	40.00'	47°09'33"	32.82'	S87°04'35"W	32.00'
C15	75.00'	24°30'53"	32.53'	S89°33'39"W	32.27'
C16	55.00'	125°09'14"	120.14'	N78°24'10"W	97.64'
C17	178.35'	17°09'17"	53.40'	S82°45'05"W	53.20'
C18	20.00'	34°06'39"	11.91'	N71°36'57"W	11.73'
C19	80.00'	68°3'18"	95.26'	S88°40'16"E	89.73'
C20	20.00'	34°06'39"	11.91'	S74°16'24"W	11.73'
C21	248.66'	37°39'46"	163.39'	N69°50'53"W	160.46'
C22	181.00'	68°55'56"	217.76'	N16°27'22"W	204.88'
C23	174.50'	59°55'24"	182.50'	S11°57'07"E	174.30'
C24	210.50'	58°27'57"	214.80'	N12°40'50"W	205.60'
C25	680.00'	1°57'00"	23.14'	S72°41'10"E	23.14'

RECEIVED  
JAN 30 2026

- SURVEYOR'S NOTES**
- THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
  - THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
  - UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
  - JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
  - THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
  - BEARINGS BASED ON THE ASSUMPTION THAT THE CENTERLINE OF SOUTH FLEMING STREET BEARS N71°42'40"W PER PLAT OF CHESSER'S GAP SUBDIVISION PHASE I.
  - ELEVATIONS IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCING INDIAN RIVER COUNTY BENCHMARK Z 646 AT AN ELEVATION OF 21.88 FEET (NAVD89).
  - THIS SITE LIES WITHIN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP 12061C011H DATED DECEMBER 4, 2012.

**LEGAL DESCRIPTION:**  
 LOTS 1, 2, 4, AND 5, CHESSER'S GAP SUBDIVISION PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 31 THROUGH 33 INCLUSIVE OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

CHESSER'S GAP  
PROPOSED RESIDENTIAL

**INDIAN RIVER SURVEY, INC.**  
**PROFESSIONAL SURVEYING AND MAPPING**  
 CERTIFICATE OF AUTHORIZATION No. LB 7545  
 1835 20TH STREET, VERO BEACH, FLORIDA 32960  
 PHONE (772) 569-7880 FAX (772) 778-3617

SHEET  
**2**  
OF  
**2**

REVISIONS	DATE	FIELD BOOK	DRAWN	NOT VALID WITHOUT THE ORIGINAL OR DIGITAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
		52	SPC RJS	 STEVE CARTECHINE, LS4895 FLORIDA REGISTERED LAND SURVEYOR
		PAGE(S) 53, 62, 64, 65, 66	SCALE 1"=100'	
		FIELD DATE 03/23/22	JOB # IRS-22-145	

# CHESSER'S GAP MULTIFAMILY LAND USE AND RE-ZONING

## SUMMARY REPORT



Prepared by:

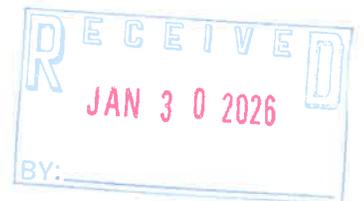


CIVIL ■ STRUCTURAL ■ SURVEYING ■ ENVIRONMENTAL

1835 20th Street ■ Vero Beach, FL 32960  
772.569.0035 ■ [www.mbveng.com](http://www.mbveng.com)

CA #3728

Engineer's Project Number: 22-0097



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# **RE-ZONING AND COMP. PLAN JUSTIFICATION STATEMENT / SUMMARY REPORT**

## **I. INTRODUCTION:**

On behalf of our client, Sebastian Townhouses LLC, please accept this analysis and the accompanying attachments as a request for the small-scale Comprehensive Plan Future Land Use Map Amendment, Rezoning and Conceptual PUD Development Plan for the four (4) parcels located in the existing Chesser's Gap PUD and as identified as:

- Parcel: 31-38-13-00008-0000-00001.0
- Parcel: 31-38-13-00008-0000-00002.0
- Parcel: 31-38-13-00008-0000-00004.0
- Parcel: 31-38-13-00008-0000-00005.0

The proposed PUD Conceptual Development Plan contained in this packet is for 29.43 acres of land over the four separate parcels to be used for a multi-family residential Planned Unit Development for a maximum allowable of 294 townhomes at 10 du/ac, with a total of 291 townhome units proposed with this project, yielding a density of 9.89 du/ac.

The current land use designation is CG (Commercial General) and is seeking a FLU Map Amendment to MDR (Medium Density Residential/10-Units per Acre), and a zoning change from PUD-C (Commercial) to the PUD-R (Residential) designation. The owners are Sebastian Townhouses LLC.

Included in this package are the FLU Map Amendment and Rezoning Exhibits, the PUD Conceptual Development Plan for the proposed multi-family townhome development, the revised Conceptual Development Plan for the remaining, existing commercial developments, summary analysis/report with supporting documentation, applications, and fees.

## **II. HISTORY**

The Chesser's Gap PUD was originally established in 1987 consisting of 58.10 acres (total area) and comprised of various use-types ranging from commercial, institutional, office to light industrial. In 2004, the PUD was modified to remove the light industrial component and add the residential multifamily use at (8) dwelling units (DU) per acre at the allowed 25% (14.5 acres). The overall Chesser's Gap PUD shares a master road and stormwater infrastructure that was constructed previously to support the existing developed parcels. Utilities, such as water, sewer, electric, and communications, were also constructed to support the PUD. Please see Appendix C for the Existing PUD Development Plan.

In 2014, a Special Use Permit approval was obtained for the four (4) parcels that allowed for a luxury RV Resort to be developed. The owners now wish to proceed with developing the parcels as multifamily, and if approved, will forgo the RV development. Pursuant to meetings with Community Development staff, it was noted that staff would support the proposed multifamily development as the City was seeking higher density developments to fill an unmet need. To allow a multifamily townhome development to be constructed on the aforementioned parcels within the PUD, the project will require a rezoning of the parcels from PUD-C (Commercial) to PUD-R (Residential), and to change the Future Land Use Map from CG (Commercial General) to MDR (Medium Density Residential) at 10 du/ac. As proposed, the density for the multifamily townhome development will be 9.89 du /ac.

As required with any zoning change and land use amendment requests, the project must analyze certain criteria and address considerations in accordance with Sections 54-1-2.7, 54-1-2.9, 54-4-20.1, and 54-2-5.11. of the City's Land Development Code.

Please find the below analysis with regards to consistency with the comprehensive plan, land-use compatibility, environmental impacts and public facilities impacts:

### **III. PLANNING AND ZONING ANALYSIS**

#### **A. Comprehensive Plan Consistency**

The proposed FLU amendment and zoning change request is consistent with the City's 2040 Comprehensive Plan and Objectives. The below provides individual analysis of the various Objectives set forth in the City's Comprehensive Plan 2040. The proposed FLU change and zoning change will provide for a less intense use than the previously approved Luxury RV Resort that was planned for the parcels, and will also provide additional recreational areas and an increased tax base.

#### **B. Land-Use Compatibility**

The four (4) parcels in question are located within the existing Chesser's Gap PUD and surrounded by existing commercial development to the north and west, and single-family residential to the south and east. A large existing wet detention system separates the north parcel from the existing Collier Creek and Harbor Point residential areas. This wet pond system is part of the PUD master stormwater tract and is surrounded by heavy vegetation and landscape, providing additional buffering between the parcel and residential community. The southwest and southeast parcels are also separated from the Sebastian Highlands residential community by a 40-foot-wide existing stormwater tract, which also contains perimeter vegetation, buffering the residential communities along this perimeter.

The PUD roadway network consists of Sebastian Boulevard (CR 512) 400 feet to the northwest, South Fleming Street bisecting the PUD from Northwest to Northeast, and Wave Street bisecting the southwest and southeast parcels. The proposed land use change from commercial to medium density residential is compatible with the surrounding area by providing a transitional residential area

between the existing commercial corridor and existing residential community. Based on the proposed changes, the request will not result in any incompatible land uses.

**C. Environmental**

An Environmental Impact Report (EIR) was developed on February 7, 2024, assessing the baseline environmental conditions of the subject parcels, as well as analyzing the environmental impacts. The parcels were historically permitted for Commercial, Light Industrial and Office use-types under the original PUD. The parcels were previously cleared and improved to support these future developments but were instead utilized for grazing and a tree farm while a developer was sought. Native uplands and wetlands were not present, Waters of the United States were not present, and the subject area lies in Flood Zone 'X'. The site does support gopher tortoise habitat and the proper gopher tortoise permitting with FWC will be conducted during the site plan permitting phase. Provisions will be made during the Site Plan permitting phase to protect/mitigate any of the aforementioned environmental items evident to the parcels. See Appendix G for the Environmental Impact Report.

**D. Utilities**

The PUD is presently served by Indian River County Department of Utility Services (IRCDUS) as the water / sewer provider. The IRCDUS will continue to serve this area and provide the Water / Sewer services for the proposed PUD-MDR parcels.

Water:

An existing 8" water main is located within the southern ROW of Fleming Street and from CR 512 to Wave Street. The project will connect to this existing watermain and will also extend the 8" watermain from Wave Street to the Southeast parcel.

Sewer:

An existing 8" gravity sewer main is located Fleming Street ROW and provides for several service connection points for the project. Based on the 250 gallons per day (GPD) per townhome, an estimated 73,500 GPD of potable water and 73,500 GPD of sanitary sewer usage is projected for the maximum allowable townhome units of 294. However, based on the Conceptual PUD-R plan, the project proposes 291 townhomes that will generate a total of 72,750 GPD of water / sewer usage. Pursuant to coordination with Indian River County Department of Utility Services, capacity is available at their existing WWTPs, and connections can be made to the existing facilities through the proper permitting process. See Appendix H for Service Availability Letter and Plant information from IRCDUS.

**E. Transportation**

A Traffic Impact Statement has been conducted by Kimley-Horn for the proposed Future Land Use (FLU) amendment and Rezoning applications and is included with this application. The analysis compared the trip generations associated with the existing Commercial General (C) FLU designation and the previously approved RV Resort Use, with that of the proposed FLU request to Medium Density Residential (MDR). The requested FLU change to Medium Density Residential will result in a lesser trip generation compared to the existing approved FLU and zoning designations and will not increase the traffic impacts to the surrounding transportation network. See Appendix I for the Traffic Impact Statement.

**F. Recreation**

The recreation area element shall be determined pursuant to the City's Recreation Level of service per Sec. 54-4-19.11(h)(7)(a) and shall be based on 0.01ac/du. Therefore, each parcel shall be required to provide on its own merit, off-site, or fee in lieu, the required recreation area. The Developer proposes to exceed this criterion by improving the adjacent PUD stormwater tract areas (Parcel 7) with various recreational amenities that will allow the public to enjoy walking trails, an observation lookout, canoeing/kayaking and fishing. It should be noted that though the stormwater tract has a total area of 8.37 ac, the project has utilized only 40% of the total area as the dedicated acreage to be included in the off-site recreational area calculations. In addition to improving the stormwater tracts with the aforementioned amenities, the north parcel will also provide an area in the SE corner open to the public that will contain a sport facilities area and the canoe/kayak launch for non-motorized boating on the water. The PUD offers a unique ability to provide these various recreational amenities due to the large stormwater tract and unique configuration. The location of the PUD-R will create a pedestrian-oriented, park-like amenity area that is enhanced by its central location within the PUD and surrounding neighborhood. Please see Appendix J for the proposed recreation area exhibit.

**G. Public Schools**

Indian River County School – Student Generation Rates.

Pursuant to Table 8-15 of the City's *Comprehensive Plan 2040*, the student generation rate for the *maximum allowable* 294 multifamily units is 19.41 students. Please note the project only proposes 291 townhome units.

Elementary	0.037 x 294	10.88
Middle	0.015 x 294	4.41
High School	0.014 x 294	4.12
	<b>TOTAL</b>	<b>19.41</b>

A School Concurrency Availability Determination Letter (SCADL) will be provided by the School District of Indian River County (SDIRC) with the submission of the Preliminary Plat.

**IV. PUD CONCEPTUAL DEVELOPMENT PLAN SUMMARY - (Section 54-3-9.8(b))**

- Solid Waste: 7.52 lbs. per day = 2,745 lbs. of waste per unit. Waste Management (or the current franchise provider) will collect solid waste twice a week.
- Potable Water required: total project ERUs at 250 GPD per unit = 72,750 GPD. Project site is within the Indian River County Department of Utility Services.
- Sanitary Sewer required: total project ERUs at 250 GPD per unit = 72,750 GPD, Project site is within the Indian River County Department of Utility Services.
- Drainage - The PUD has an existing master stormwater tract that the proposed project will continue to utilize. The existing drainage pond on the north parcel will be filled and a new, larger stormwater pond will be constructed. All existing drainage connections will be maintained, and all maintenance / drainage easements will be maintained or modified as required to accommodate the new routings. The increased pond size that will be constructed under this project will provide additional stormwater treatment capacity for the PUD as compared to the existing system.
- Recreation area – There are recreational areas proposed for each parcel. The project will also construct off-site recreational areas around the existing stormwater tracts that will provide recreational / park area for not only the proposed development, but also for the surrounding neighborhood. See Recreation Area Exhibits in Appendix J.

**V. ZONING DIMENSIONAL COMPARISON TABLE**

This section is provided to show how the requested PUD-R zoning at 10 du/ac compares to the PUD-R zoning regulations and that of the RM-10 zoning district. The project requests approval of the Proposed PUD-R elements listed in the table below as we feel the project is in alignment with the City's Comprehensive Plan 2040 and surrounding area and will provide a lesser impact to the area as opposed to the previously approved RV Resort use. The townhome layout also provides a choice in housing styles over the predominant detached single-family structures found throughout most of Sebastian. The townhome development provides a more adequate transitional space from the CR 512 commercial corridor to the existing residential communities as opposed to the original PUD's commercial uses and the RV Resort. The proposed townhome width dimension for the lots is consistent with today's multifamily market to provide a more affordable pricing unit as compared to the market value of a detached single-family product.

**RM-10 vs PUD-R ZONING DIMENSIONAL COMPARISON TABLE**

	RM-10	PUD-R	PROPOSED (PUD-R) without Lanai	PROPOSED (PUD-R) with Lanai
<b>Minimum Lot Area</b>	1,800 SF	1,800 SF	1,963 SF	1,963 SF
<b>Minimum Lot Width</b>	20 FT	20 FT	20.67 FT	20.67 FT
<b>Minimum Lot Depth</b>	90 FT	90 FT	95 FT	95 FT
<b>Minimum Living Area (3BR)</b>	900 SF	900 SF	1,674 SF	1,674 SF
<b>Minimum Yard Setbacks</b>				
Front	25 FT	25 FT	25 FT	25 FT
Side (2-story)	10 FT	10 FT	10 FT	10 FT
Side Interior (2-story)	10 FT	NA	20 FT	20 FT
Rear	20 FT	20 FT	10 FT (North Only) 20 FT (SW & SE)	10 FT (North Only) 20 FT (SW & SE)
<b>Maximum Building Height</b>				
	35 FT	NTE 25 FT	NTE 25 FT	NTE 25 FT
<b>Density</b>				
Per Parcel (Southeast)	10 du / ac	10 du / ac	9.56 du / ac	9.56 du / ac
Per Parcel (Southwest)	10 du / ac	10 du / ac	10 du / ac	10 du / ac
Per Parcel (North)	10 du / ac	10 du / ac	9.87 du / ac	9.87 du / ac
Total PUD-R	10 du / ac	10 du / ac	9.89 du / ac	9.89 du / ac
<b>Maximum Building Coverage (Footprint)</b>				
Per Parcel (Southeast)	60%	60%	22.71%	26.65%
Per Parcel (Southwest)	60%	60%	23.76%	27.88%
Per Parcel (North)	60%	60%	23.45%	27.51%
Per Lot	60%	60%	52.73%	61.18% *
Total PUD-R	60%	60%	23.51%	27.57%
<b>Maximum Building FAR</b>				
Per Parcel (Southeast)	0.60	0.60	0.37	0.40
Per Parcel (Southwest)	0.60	0.60	0.39	0.42
Per Parcel (North)	0.60	0.60	0.23	0.41
Per Lot	0.60	0.60	0.85*	0.93*
Total PUD-R	0.60	0.60	0.38	0.42
<b>Minimum Open Space:</b>				
Per Parcel (Southeast)	30%	50%	56.20%	53.17%
Per Parcel (Southwest)	30%	50%	50.03%	46.00% *
Per Parcel (North)	30%	50%	50.00%	46.00% *
Per Lot	30%	30%	33.51%	26.00% *
Total PUD-R	30%	50%	50.54%	47.00% *
<b>Off-Street Parking</b>	<b>Required:</b> 1.5 spaces per dwelling unit + 1 Visitor Space per 5 required parking spaces = 524 spaces <b>Proposed:</b> 2 spaces per dwelling unit + Additional Guest Spaces throughout the site = 662			
<b>Amenities</b>	The PUD-R Development proposes the following amenities: - Club House with Pool - Kayak/Canoe Launch (Open to Public) - Car washing Stations - Pickleball Courts (Open to Public) - Playground Areas - Walking Trails (Open to public) - Dog Parks - Observation Dock (Open to Public) - Basketball Courts (Open to Public) - Fishing (Open to Public)			
<b>Public Benefits</b>	The PUD-R Development proposes the following Public Benefits: - 39% Reduction in Building footprint coverage from what is allowable - Addition of Public Sidewalks along Fleming ROWs from CR 512 into Harbor Point - Addition of Street trees and benches along S. Fleming Street - Pedestrian Connectivity to Surrounding Commercial Area and Adjacent Subdivision - Provide a Public Recreation Area localized to the surrounding neighborhood that exceed code minimum			
<b>*Requested Relief from PUD-R Code</b>	The PUD-R Development requests the following relief : - Allowance to exceed the Per Lot Building Coverage (footprint area) by 1.18% to allow for lanais - Allowance to have a Per Lot FAR of 0.85 (w/o Lanai) & 0.93 (w/lanai) - Allowance to have a decreased Open Space % for the lanai option			

**VI. SUMMARY**

Based on the above analysis and supporting documentation, the FLU Map amendment and Rezoning requested for the PUD is consistent with the comprehensive plan and will not adversely impact the neighboring properties. The proposed changes to the land use and zoning will allow for a more compatible, lower intense use than the previously approved RV Resort, a better transitional area between the CR 512 commercial corridor and existing neighborhoods, and will also provide additional housing alternatives that may be more cost effective to the larger-lot detached single-family product. As such, we hereby submit the Rezoning and Small-Scale Comprehensive Plan Land Use applications in support of the requested zoning and multifamily density for the PUD.

**APPENDIX A**  
**Letter of Authorization**

July 25, 2025

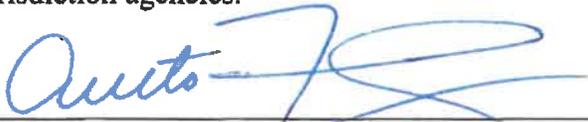
Subject: Chessers Gap Multi-Family  
RE: PUD Rezoning and Comp Plan Land Use Amendment Applications for:  
• Parcel: 31-38-13-00008-0000-00001.0  
• Parcel: 31-38-13-00008-0000-00002.0  
• Parcel: 31-38-13-00008-0000-00004.0  
• Parcel: 31-38-13-00008-0000-00005.0

To Whom it may Concern:

The undersigned, as owner of record of real property situated in Sebastian, Florida, and as described in the attached documents, hereby authorize **MBV Engineering Inc.** to act as the agent for, and on behalf of, **Sebastian Townhouses, LLC**, for the purposes of submitting the following applications to the City of Sebastian:

- Rezoning Application
- Comp Plan Land Use Amendment
- PUD-C Conceptual Development Plan Application
- PUD-R Conceptual Development Plan Application

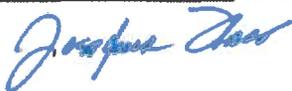
Said agents are also authorized to execute any documents as may be necessary, and obtain any and all required land use, zoning and development permits from the local state and federal jurisdiction agencies.

  
Name of person authorizing permission / Title

7/25/25  
Date

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 25 day of July 2025, by Alberto Fernandez, who is personally known to me or has produced \_\_\_\_\_ as identification.





**APPENDIX B**  
**Warranty Deeds**

Prepared by and return to:

**Richard Waserstein**  
**Attorney at Law**  
**Closings.com, Inc.,**  
**1124 Kane Concourse (96th Street)**  
**Bay Harbor Islands, FL 33154**  
**305-861-8000**  
**File Number: 13-00332**  
**Will Call No.:**

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 20th day of January, 2014 between **MFP Financial, LLC, a Florida limited liability company** whose post office address is **510 SW 12 Ave, Deerfield Beach, FL 33442**, grantor, and **Sebastian Townhouses, LLC, a Florida limited liability company** whose post office address is **10155 Collins Ave, #1404, Bal Harbour, FL 33154**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

**Lot 5, CHESSER'S GAP SUBDIVISION PHASE II, according to the map or plat thereof, as recorded in Plat Book 24, Page 31, of the Public Records of Indian River County, Florida.**

**Parcel Identification Number: 31-38-13-00008-0000-00005/0**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MFP Financial, LLC, a Florida limited liability company

By: MFP Investments I, LLLP, a partnership, its Managing Member

By: MFP Management, LLC, a corporation, as Sole General Partner

By: David W. Meek  
David W. Meek, Managing Member

Rivers Meek  
Witness Name: Rivers Meek  
W.J. O'BYRNE  
Witness Name: W.J. O'BYRNE

(Corporate Seal)

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 20th day of January, 2014 by David W. Meek, Managing Member of MFP Management, LLC, a corporation of MFP Investments I, LLLP, a partnership, as Managing Member, on behalf of the corporation for MFP Financial, LLC, a Florida limited liability company. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



Kathleen E. McDonald  
Notary Public

Printed Name: KATHLEEN E. McDONALD

My Commission Expires: 10/3/2014

(3)

Prepared By & Return To:  
Warren W. Dill, Esq.  
Dill & Evans, P. L.  
1565 U.S. Highway 1  
Sebastian, FL 32958

Parcel Identification No. 31-38-13-00001-1890-00013.0

=====  
(Space above this line for recording data)  
=====

**Warranty Deed**  
**(STATUTORY FORM - SECTION 689.02, F.S.)**

This Warranty Deed, made this 16<sup>th</sup> day of May, 2016, between Sebastian General Partnership, B.F.T., a Florida General Partnership, whose address is 10729 U.S. Highway One, Sebastian, FL 32958, hereinafter referred to as "Grantor", and Sebastian Townhouses, LLC, a Florida limited liability company, whose post office address is 16850 Collins Avenue, Suite 111, Sunny Isles Beach, FL 33160, hereinafter referred to as "Grantee".

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida, to-wit:

Lots 1, 2 and 4, Chesser's Gap Subdivision Phase II, according to the Plat thereof as recorded in Plat Book 24, Page 31, Public Records of Indian River County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to governmental regulations, covenants, rights of way, restrictions, easements and reservations of record, if any, but this provision shall not operate to reimpose the same, and taxes for this year and subsequent years.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever and that said land is free of all encumbrances, except as stated herein and taxes accruing subsequent to December 31, 2015.

**In Witness Whereof**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

WITNESSES:

(Sign) Jodee Buck  
(Print Name) Jodee Buck  
(Sign) [Signature]  
(Print Name) John King

State of Florida  
County of Indian River

Sebastian General Partnership, B.F.T., a Florida  
general partnership  
By: [Signature]  
Henry Anthony Fischer, General Partner

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of May, 2016 by Henry Anthony Fischer, as General Partner of Sebastian General Partnership, B.F.T., a Florida General Partnership, who [  ] is personally known to me or [  ] has produced a driver's license issued by the State of \_\_\_\_\_ as identification.



[Notary Seal]  
[Signature]  
Notary Public, State of Florida Commission No. \_\_\_\_\_  
Printed Name:  
My Commission Expires:

(3)

Prepared By & Return To:  
Warren W. Dill, Esq.  
Dill & Evans, P. L.  
1565 U.S. Highway 1  
Sebastian, FL 32958

Parcel Identification No. 31-38-13-00001-1890-00013.0

(Space above this line for recording data)

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Warranty Deed, made this 16<sup>th</sup> day of May, 2016, between Sebastian General Partnership, B.F.T., a Florida General Partnership, whose address is 10729 U.S. Highway One, Sebastian, FL 32958, hereinafter referred to as "Grantor", and Sebastian Townhouses, LLC, a Florida limited liability company, whose post office address is 16850 Collins Avenue, Suite 111, Sunny Isles Beach, FL 33160, hereinafter referred to as "Grantee".

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida, to-wit:

Lots 1, 2 and 4, Chesser's Gap Subdivision Phase II, according to the Plat thereof as recorded in Plat Book 24, Page 31, Public Records of Indian River County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to governmental regulations, covenants, rights of way, restrictions, easements and reservations of record, if any, but this provision shall not operate to reimpose the same, and taxes for this year and subsequent years.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever and that said land is free of all encumbrances, except as stated herein and taxes accruing subsequent to December 31, 2015.

**In Witness Whereof**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

WITNESSES:

(Sign) Jodee Buck  
(Print Name) Jodee Buck  
(Sign) [Signature]  
(Print Name) John King

Sebastian General Partnership, B.F.T., a Florida  
general partnership

By: [Signature]  
Henry Anthony Fischer, General Partner

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of May, 2016 by Henry Anthony Fischer, as General Partner of Sebastian General Partnership, B.F.T., a Florida General Partnership, who [  ] is personally known to me or [  ] has produced a driver's license issued by the State of \_\_\_\_\_ as identification.



[Notary Seal]

[Signature]  
Notary Public, State of Florida Commission No. \_\_\_\_\_  
Printed Name:  
My Commission Expires:

Record and return to:  
Prepared By:  
Richard W. Withers, Esq.  
Mahoney Adams & Criser, P.A.  
50 N. Laura Street  
Jacksonville, Florida 32202

DOCUMENTARY STAMPS  
DEED \$ 2,520.<sup>00</sup>  
NOTE \$  
JEFFREY K. BARTON, CLERK  
INDIAN RIVER COUNTY

RECORD VERIFIED  
JEFFREY K. BARTON  
CLERK CIRCUIT COURT  
INDIAN RIVER CO., FLA

WARRANTY DEED

6:00  
2:52:00

752570

92 SEP -2 PM 3:41

OR0945Pg1261

THIS INDENTURE, made this 20 day of August, 1992, is between SEBASTIAN GENERAL PARTNERSHIP, BFT, a Florida general partnership, hereinafter called the Grantor, and BARNETT BANK OF THE TREASURE COAST, a Florida banking corporation, hereinafter called the Grantee, whose address is c/o Barnett Technologies, Inc., Real Estate Services, 1101 East Atlantic Boulevard, Pompano Beach, Florida 33060. (Grantee Tax Identification Number. 59-1434290)

WITNESSETH: that the said grantor, for and in consideration of the sum of \$10.00, to it in hand paid by the said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, its heirs and assigns forever, the following described land, situate, lying and being in the County of Indian River, State of Florida, to wit:

Lot 2, Chesser's Gap Subdivision, Phase I, according to plat thereof as recorded in Plat Book 13, pages 76 and 76A, of the public records of Indian River, County, Florida. (Property Appraiser's Real Estate Parcel No.: 13-31-38-00006-00000-0002.0)

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining as set forth in that certain Declaration of Easements, Covenants and Restriction between the Grantor and Grantee of even date herewith.

SUBJECT TO taxes assessed subsequent to December 31, 1991.

TO HAVE AND TO HOLD, the same in fee simple forever.

And the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

(When used herein the terms "grantor" and "grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.)

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its General Managing Partner the day and year first above written.

Signed, sealed and delivered in the presence of:

Sebastian General Partnership, BFT, a Florida general partnership

Doris J. Grant  
Print Name: DORES J. GRANT

By: [Signature]  
Name: Henry A. Fischer  
Its: General Managing Partner

Ann L. Perry  
Print Name: ANN L. PERRY

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 20 day of AUGUST, 1992, by Henry A. Fischer, as General Managing Partner of Sebastian General Partnership, BFT, a Florida general partnership, on behalf of the partnership. He is personally known to me and did not take an oath.

Ann L. Perry  
Print Name: ANN L. PERRY  
Notary Public, State of Florida  
Serial No.: AA760675  
My Commission Expires: 4/10/94

ANN L. PERRY  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMM. EXPIRES APRIL 10, 1994  
NO. AA 760675

This Instrument Prepared by and Return to:

Charles F. Posess, Esq.  
Patch Reef Title Company, Inc.  
9702 Reserve Boulevard  
Port St. Lucie, FL 34986  
Our File No.: 92342010

Property Appraisers Parcel Identification (Folio) Numbers:  
3138130000600000003.0, 3138130000600000004.0, 3138130000600000005.0

Space above this line for Recording Data

**SPECIAL WARRANTY DEED**

This Indenture made this 16<sup>TH</sup> day of November, 2023, by CCC Real Estate Holding Co., LLC, a Delaware limited liability company, whose post office address is 1981 Marcus Ave Ste 130, Lake Success, NY 11042, hereinafter called the Grantor, to 726 South Fleming LLC, a Florida limited liability company, whose post office address is 5370 Donald Ross Road, Palm Beach Gardens, FL 33418, hereinafter called the Grantee:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of Limited Liability Company)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in INDIAN RIVER County, State of Florida, viz:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**Subject to easements, restrictions and reservations of record and to taxes for the year 2024 and thereafter.**

**TOGETHER,** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD,** the same in fee simple forever.

**AND,** the grantor does hereby covenant with said Grantee that except as above noted, at the time of delivery of this Special Warranty Deed Grantor was lawfully seized of the Property in fee simple, the Property was free from all encumbrances made by Grantor, and that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Leah Sanders  
Witness #1 Signature

Leah Sanders  
Witness #1 Printed Name

Derrick L. Wallace  
Witness #2 Signature

Derrick L. Wallace  
Witness #2 Printed Name

CCC Real Estate Holding Co., LLC, a  
Delaware limited liability company

Gary M. Golden (Seal)  
By: Gary M. Golden, Manager

State of New York

County of Nassau

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 16<sup>th</sup> day of November, 2023, by Gary M. Golden, as Manager of CCC Real Estate Holding Co., LLC, a Delaware limited liability company, who is personally known to me or has produced \_\_\_\_\_ as identification.

SEAL

Leah Sanders  
Notary Signature

Leah Sanders  
Printed Notary Signature

My Commission Expires: 7/23/24

LEAH SANDERS  
Notary Public, State of New York  
No. 01SA6266136  
Qualified in Nassau County  
Commission Expires July 23, 2024

**EXHIBIT "A"**

**Legal Description for File #92342010**

**COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 512 AND THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 31 SOUTH, RANGE 38 EAST, RUN NORTH 38 10' 37" EAST ALONG AFORESAID RIGHT-OF-WAY, 88.26 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING, RUN SOUTH 70 15' 29" EAST, 252.98 FEET; THENCE NORTH 38 10' 37" EAST, 180.00 FEET; THENCE SOUTH 51 49' 23" EAST, 338.00 FEET; THENCE SOUTH 38 10' 37" WEST, 202.08 FEET; THENCE SOUTH 19 44' 31" WEST, 251.37 FEET; THENCE SOUTH 55 16' 28" WEST, 187.76 FEET; THENCE NORTH 70 15' 29" WEST, 324.60 FEET; THENCE NORTH 00 00' 11" EAST, 476.26 FEET; THENCE NORTH 38 10' 37" EAST, 88.26 FEET TO THE POINT OF BEGINNING.**

**LESS THE NORTHWESTERLY 27.00 FEET MEASURED PERPENDICULAR TO FELLSMERE ROAD AND PARALLEL THERETO.**

**ALSO DESCRIBED AS:**

**LOTS 3, 4, AND 5, CHESSER'S GAP SUBDIVISION, PHASE I, ACCORDING TO THE PLAT THEREOF AS FILED IN PLAT BOOK 13, PAGE 76, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA**

And Grantor does warrant that Grantor is lawfully seized of said land in fee simple; that Grantee has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons whatsoever.

THIS INSTRUMENT PREPARED BY :  
~~AND UPON RECORDING RETURN TO:~~

Matthew J. Comisky, Esquire  
Blank Rome LLP  
1200 North Federal Highway  
Suite 312  
Boca Raton, FL 33432

Property Appraiser's Parcel I.D.  
No.: 31-38-13-00009-0000-00001/0  
735 S. Fleming St., Sebastian, FL 32958

Zonia N. veal *Return*  
First National Financial Title Service, Inc.  
3237 Satellite Blvd., Suite 150, Bldg 300  
Duluth, GA 30096  
H7934-H

**STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED is made as of the date notarized, to be effective as of February 18, 2013, by and between SEAWINDS REAL ESTATE, LLC, a Florida limited liability company, with a mailing address of 1950 20th Street, Vero Beach, Florida 32960 ("Grantor") and STONEMOR FLORIDA SUBSIDIARY LLC, a Florida limited liability company, with a mailing address of c/o StoneMor Operating LLC, 311 Veterans Highway, Suite B, Levittown, PA 19056 ("Grantee").

**WITNESSETH:**

That the Grantor, for valuable consideration of the sum of Nine Hundred Ten Thousand Dollars (\$910,000) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains and sells, remises, releases and conveys, to Grantee, the real property situated in Indian River County, Florida, more fully described on Exhibit "A", attached hereto and forming a part hereof (the "Property").

This conveyance is made subject to the conditions and other restrictions described on Exhibit "B", attached hereto and forming a part hereof.

Grantor does further release, remise and forever convey unto Grantee, all of Grantor's rights, title and interest, if any, in and to all roadways, streets, alleys, easements and rights of way adjacent to or abutting on the Property.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor other than as set forth above, and that Grantor does warrant and will defend the same to Grantee against the claims and demands of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date first above written.

Signed and acknowledged in the presence of:

SEAWINDS REAL ESTATE, LLC, a Florida limited liability company

M. Parker  
Printed: MEAHN PARKER  
Kara Burnett  
Printed: Kara Burnett

By: [Signature]  
Name: JAMES HOWES  
Title: Mgr.

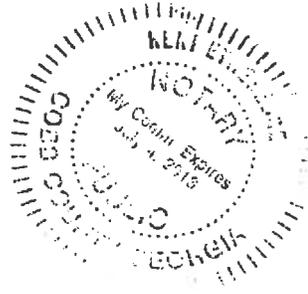
STATE OF Georgia )  
COUNTY OF Cobb ) SS

I, the undersigned Notary Public in and for said County in said State, do hereby certify that James W. Young, whose name is signed to the foregoing conveyance, and who is either personally known to me or who produced a Florida driver's license as identification.

Given under my hand and official seal this 18<sup>th</sup> day of February, 2013.

[Signature]  
Printed: Keri Etheredge  
Notary Public

My Commission Expires:  
7-4-13



## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Indian River County, Florida, and being more particularly described as follows:

A portion of Section 13, Township 31 South, Range 38 East, being more particularly described as follows: Beginning at the Southeast corner of Lot 1, of CHESSER'S GAP SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 13, Page 76, of the Public Records of Indian River County, Florida; run North  $38^{\circ}10'37''$  East, along the Southeasterly lot line of said Lot 1, 190.00 feet; thence run South  $51^{\circ}49'23''$  East, 250.00 feet; thence run South  $38^{\circ}10'37''$  West 190 feet to the Northeasterly right-of-way of South Fleming Street; thence run North  $51^{\circ}49'23''$  West along said right-of-way 250.00 feet to the point of Beginning.

## **EXHIBIT "B"**

### **PERMITTED EXCEPTIONS**

1. All taxes for the year 2013 not yet due and payable, and subsequent years.
2. Boundary lines, easements, right of ways, and improvements as appearing on Plat Book 13, Page 76, and Plat Book 25 Page 13 of the Public Records of Indian River County, Florida, as shown on ALTA/ACSM Land Title Survey prepared by Mark G. Leist Registration No, PMS 5836, dated November 13, 2012, last revised January 18, 2013, Network Project No. 201202268-5.
3. Ordinance No. 0-86-2 by the City of Sebastian, Florida, dated February 19, 1986, and recorded February 25, 1986, in Book 729, Page 256, aforesaid records.
4. Ordinance No. 0-87-09 by the City of Sebastian, Florida, dated February 25, 1987, and recorded March 5, 1987, in Book 762, Page 284, aforesaid records.
5. Declaration of Covenants, Conditions and Restrictions for Chesser's Gap Subdivision by Sebastian General Partnership, B. F. T., a Florida General Partnership, dated March 18, 1992, and recorded March 18, 1992, in Book 927, Page 254, aforesaid records, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Chesser's Gap Subdivision of Commercial Planned Unit Development (P.U.D.) for Annexing Additional Land to the Property by Sebastian General Partnership, B. F. T., a Florida General Partnership, dated April 18, 2006, and recorded April 19, 2006, in Book 2021, Page 198, aforesaid records, as affected by Consent and Joinder by Seawinds Real Estate, LLC, a Florida limited liability company, dated February 11, 2010, and recorded March 24 2010, in Book 2407, Page 1925, aforesaid records.
6. Resolution No. R-90-46 by City of Sebastian, Florida, dated November 14, 1990, and recorded November 26, 1996, in Book 881, Page 98, aforesaid records.
7. Resolution No. 2012-05 by District School Board of Indian River County, Florida, dated October 23, 2011, and recorded November 17 2011, in Book 2535, Page 1975, aforesaid records.
8. ALTA/ACSM Land Title Survey prepared by Mark G. Leist Registration No, PMS 5836, dated November 13, 2012, last revised January 18, 2013, Network Project No. 201202268-5, discloses the following:
  - (a) Paving crosses west property line;
  - (b) Water, sewer, electric, storm water, and gas lines not in defined easement area.

This instrument prepared by:  
Ricardo A. Gonzalez, Esq.  
RG Law Group, P.A.  
1989 NW 88<sup>th</sup> Court, Suite 101  
Doral, FL 33172

(Space Reserved for Clerk of the Court)

Folio No.: 31381300000100000001.2

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made as of the 21 day of September, 2017, between **GEC FLORIDA, L.L.C.**, a Florida limited liability company ("Grantor"), whose address is 2760 N. University Drive, Davie, Florida 33024, and **HANLEX SEBASTIAN, LLC**, a Florida limited liability company (the "Grantee"), whose address is 1000 Color Place, Apopka, FL 32703.

### WITNESSETH

**GRANTOR**, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, and its successors and assigns forever, all of Grantor's right, title and interest in and to the real property, the buildings, structures and other improvements located on the following land located in Indian River County, Florida, to-wit:

A portion of Section 13, Township 31 South, Range 38 East, Indian River County, Florida, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Chesser's Gap Subdivision, as per plat thereof recorded in Plat Book 13, Page 76, of the Public Records of Indian River County, Florida; run North 51 degrees 49' 23" West, along the Northerly right of way of South Flemming Street, 183.00 feet to the existing Southerly right of way of County Road 512; Thence North 38 degrees 10' 37" East, along said right of way, 254.58 feet to a point on the North line of Section 13, Township 31 South, Range 38 East; thence North 89 degrees 32' 56" East, 234.25 feet to the Northwest corner of aforementioned Lot 1; thence South 38 degrees 10' 37" West along the Westerly line of Lot 1, 400.81 feet to the Point of Beginning.

Less a portion of Section 13, Township 31 South, Range 38 East, Indian River County, Florida, more particularly described as follows:

A portion of section 13, Township 31 South, Range 38 East, Indian River County, Florida, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Chesser's Gap Subdivision as recorded in Plat Book 13, Page 76, of the Public Records of Indian River County, Florida,

run North 51 degrees 49' 23" West along the Northerly Right of Way of South Fleming Street, 183.00 feet to the existing Southerly Right of Way of County Road 512; Thence North 38 degrees 10' 37" East, along said Right of Way 153.50 feet; Thence South 51 degrees 49' 23" East, 183.00 feet to said Lot 1; Thence South 38 degrees 10' 37" West, along said Lot 1, 153.50 feet to the Point of Beginning.

**TOGETHER** with the improvements thereon and all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**SUBJECT TO** the lien of all taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable; all laws, ordinances, and governmental regulations, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and restrictions, reservations, covenants, conditions and easements of record, it not being the intent hereof to re-impose any of the foregoing.

**GRANTOR**, subject to the matters set forth herein, hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no others.

**AND SAID GRANTOR** hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; and that the Grantor has good right and lawful authority to sell and convey the land.



This instrument prepared by:  
Ricardo A. Gonzalez, Esq.  
RG Law Group, P.A.  
1989 NW 88<sup>th</sup> Court, Suite 101  
Doral, FL 33172

(Space Reserved for Clerk of the Court)

Folio No.: 31381300000100000001.4

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made as of the 21 day of September, 2017, between **GEC FLORIDA, L.L.C., a Florida limited liability company ("Grantor")**, whose address is 2760 N. University Drive, Davie, Florida 33024, and **HANLEX SEBASTIAN, LLC, a Florida limited liability company (the "Grantee")**, whose address is 1000 Color Place, Apopka, FL 32703.

**WITNESSETH**

**GRANTOR**, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, and its successors and assigns forever, all of Grantor's right, title and interest in and to the following land located in Indian River County, Florida, to-wit:

A portion of Section 13, Township 31 South, Range 38 East, Indian River County, Florida, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Chesser's Gap Subdivision as recorded in Plat Book 13, Page 76, of the Public Records of Indian River County, Florida, run North 51 degrees 49' 23" West along the Northerly Right of Way of South Fleming Street, 183.00 feet to the existing Southerly Right of Way of County Road 512; Thence North 38 degrees 10' 37" East, along said Right of Way 153.50 feet; Thence South 51 degrees 49' 23" East, 183.00 feet to said Lot 1; Thence South 38 degrees 10' 37" West, along said Lot 1, 153.50 feet to the Point of Beginning.

**TOGETHER** with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**SUBJECT TO** the lien of all taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable; all laws, ordinances, and governmental regulations, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and restrictions, reservations, covenants, conditions and easements of record, it not being the intent hereof to re-impose any of the foregoing.



7/16/2000  
15.00  
.70

REC. 10.50  
D/S 1204.00

1217500

00 AUG 16 AM 11:22

IN THE RECORDS OF  
JEFFREY K. BARTON  
CLERK CIRCUIT COURT  
INDIAN RIVER CO., FLA.

1210006

00 JUL -7 PM 2:21

OR 1342PG0130

Prepared by and return to:  
Steven Lulich *ML*  
Attorney at Law  
Steven Lulich, P.A..  
P.O. Box 781390  
Sebastian, Florida 32978

DOCUMENTARY STAMPS  
DEED \$ 1,204.00  
NOTE \$  
JEFFREY K. BARTON CLERK  
INDIAN RIVER COUNTY

IN THE RECORDS OF  
JEFFREY K. BARTON  
CLERK CIRCUIT COURT  
INDIAN RIVER CO., FLA.

File Number: 00.155  
Will Call No.:

[Space Above This Line For Recording Data]

CORRECTIVE\*  
**Warranty Deed**

This Warranty Deed made this 27th day of June, 2000 between Sebastian General Partnership, B.F.T., a Florida General Partnership whose post office address is , grantor, and Sebastian Charter Junior High, Inc., whose post office address is 805 CR 512, Suite 3, Sebastian, Florida 32958, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida to-wit:

of the Northeast Quarter  
Commence at the intersection of the South line of the Northeast Quarter of Section 13, Township 31 South, Range 38 East, Indian River County, Florida, and the Northerly extension of the centerline of Wave Street, as shown on the plat of Sebastian Highlands, Unit 6, according to the plat thereof, as recorded in Plat Book 5, page 97, of the Public Records of Indian River County, thence South 89 42'34" West, along said South line, 34.02 feet to the Point of Beginning. From the Point of Beginning continue South 89 42'34" West, 383.90 feet; thence North 00 15'10" West, 249.67 feet; thence North 89 42'34" East, parallel with aforesaid South line, 377.40 feet to a point on a curve concave Easterly having a radius of 225 feet and through which a radial line bears South 81 19'45" East; thence run Southerly 35.04 feet along the arc of said curve, through a central angle of 8 55'25"; thence South 00 15'10" East, 167.64 feet to a point of curvature of a curve concave Easterly and having a radius of 125 feet; thence run Southerly ~~28.66~~ 18.32 feet along the arc of said curve, through a central angle of 22 08'52" to the point of beginning. Containing 2.15 acres, more or less.

Parcel Identification Number: 13-31-38-00000-1000-00001.3

\*THIS DEED IS REEXECUTED, REACKNOWLEDGED AND RERECORDED TO CORRECT A SCIVNER'S ERROR IN THE LEGAL DESCRIPTION

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTimes

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name:  
Judith A. Weekes  
Witness Name: Judith A. Weekes

Sebastian General Partnership

By: [Signature]  
Henry Fischer  
General Partner

(Corporate Seal)

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 27th day of June, 2000 by Henry Fischer, General Partner of Sebastian General Partnership, on behalf of the corporation. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

Judith A. Weekes  
Notary Public  
Printed Name: Judith A. Weekes  
Steven Lulich

My Commission Expires: \_\_\_\_\_



In witness whereof, grantor has reexecuted and reacknowledged this Corrective Deed on the 14th day of August, 2000, for the purpose of correcting the legal description in the original recording;.

Signed, sealed and delivered in our presence.

[Signature]  
Judith A. Weekes

Sebastian General Partnership

By: [Signature]  
Henry Fischer, General Partner

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 14th

DR1348PG2053

DR1342PG0131

day of August, 2000, by Henry Fischer, General Partner of Sebastian General Partnership, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

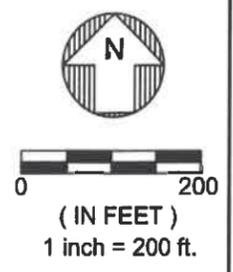
*Judith A. Weekes*  
\_\_\_\_\_  
Notary Public



8/16/2000  
DOCUMENTARY STAMPS  
DEED \$ .70  
NOTE \$  
JEFFREY K. BARTON, CLERK  
INDIAN RIVER COUNTY

OR 1348PG2054

**APPENDIX C**  
**Existing PUD Development Plan (2004)**



**CHESSER'S GAP PUD - EXISTING**  
 (EXISTING PUD DATA PROVIDED BY CITY OF SEBASTIAN - DATED JANUARY 2004)

<b>PARCEL 1</b>	
DESIGNATION:	= COMMERCIAL
USE:	= DOLLAR GENERAL
TOTAL AREA:	= 1.40 AC
MAX. FAR:	= 0.50 AC
MAX. BUILDING AREA:	= 0.70 AC
MIN. OPEN SPACE:	= 0.35 AC (25%)
<b>PARCEL 2</b>	
DESIGNATION:	= COMMUNITY FACILITIES / COMMERCIAL
USE:	= ELKS LODGE & FUNERAL HOME
TOTAL AREA:	= 4.00 AC
MAX. FAR:	= 0.50 AC
MAX. BUILDING AREA:	= 2.00 AC
MIN. OPEN SPACE:	= 1.00 AC (25%)
<b>PARCEL 3</b>	
DESIGNATION:	= COMMERCIAL, RETAIL, COMMUNITY FACILITIES
USE:	= BANK, GROCERY, SPECIALITY RETAIL, SCHOOL, FUTURE COMMERCIAL
TOTAL AREA:	= 20.60 AC
MAX. FAR:	= 0.35 AC
MAX. BUILDING AREA:	= 7.21 AC
MIN. OPEN SPACE:	= 5.15 AC (25%)
<b>PARCEL 4</b>	
DESIGNATION:	= PROFESSIONAL OFFICE, COMMERCIAL, LIGHT INDUSTRIAL
USE:	= NO EXISTING DEVELOPMENT
TOTAL AREA:	= 9.70 AC
MAX. FAR:	= 0.50 AC
MAX. BUILDING AREA:	= 5.20 AC
MIN. OPEN SPACE:	= 3.60 AC (25%)
<b>PARCEL 5</b>	
DESIGNATION:	= RESIDENTIAL MULTI-FAMILY (8 UNITS / AC)
USE:	= NO EXISTING DEVELOPMENT
TOTAL AREA:	= 14.50 AC
MAX. FAR:	= 0.50 AC
MAX. BUILDING AREA:	= 7.30 AC
MIN. OPEN SPACE:	= 3.63 AC (25%)
<b>PARCEL 6</b>	
DESIGNATION:	= PROFESSIONAL OFFICE / COMMERCIAL
USE:	= NO EXISTING DEVELOPMENT
TOTAL AREA:	= 4.20 AC
MAX. FAR:	= 0.50 AC
MAX. BUILDING AREA:	= 2.10 AC
MIN. OPEN SPACE:	= 1.05 AC (25%)
<b>PARCEL 7</b>	
DESIGNATION:	= S. FLEMING STREET
USE:	= EXISTING ROAD THROUGHFARE
TOTAL AREA:	= 3.70 AC
PAVED AREA:	= 1.10 AC
OPEN AREA:	= 2.60 AC

1.	TOTAL SITE AREA:	58.10 AC
	LESS FLEMING ST. ROW:	(-) 3.70 AC
	NET PUD-C AREA:	54.40 AC
2.	GROSS SITE FLOOR AREA RATIO (FAR):	0.42
3.	NET SITE FLOOR AREA RATIO (FAR):	0.46
4.	MAXIMUM BUILDING AREA:	24.51 AC
5.	OPEN SPACE AREA:**	18.38 AC
6.	MAXIMUM BUILDING HEIGHT:	35FT
7.	PARKING:	AS SPECIFIED BY CODE AND PREVIOUSLY APPROVED BY THE CITY FOR THE EXISTING DEVELOPED PARCELS.
8.	PUD DEVELOPMENT DATA DEPICTED ABOVE PURSUANT TO THE 2004 PUD DEVELOPMENT PLAN PROVIDED BY CITY.	

\*\* OPEN SPACE AREA INCLUDES TOTAL STORMWATER MANAGEMENT AREA AND TOTAL GREEN AREAS AND SHALL BE ADEQUATE TO MEET REQUIRED CODES.

REVISIONS	DATE	JOB NO.	22-0097
		DESIGNED	TH
		DRAWN	SS
		DATE	JULY 2025
		CHECKED	TH
		DATE ISSUED	

**MBV ENGINEERING, INC.**  
 MOIA BOWLES VILLAMIZAR & ASSOCIATES  
 CONSULTING ENGINEERING CA #3728

1835 20TH STREET  
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 FX. (772) 778-3617

MELBOURNE, FL - PH (321) 253-1510  
 FT. PIERCE, FL - PH (772) 468-9055

CITY OF SEBASTIAN 35 FLORIDA

**CHESSERS GAP MULTI-FAMILY**

**EXISTING 2004 CHESSERS GAP PUD DEVELOPMENT PLAN**

DATE:	22-0097
SHEET	<b>EX1</b>

**APPENDIX D**  
**Proposed PUD Development Plan**



**CHESSER'S GAP PUD - PROPOSED**

**PUD - C: PROPOSED COMMERCIAL**

(PARCELS: 1 - 9)

1. TOTAL SITE AREA:	28.27 AC	
2. NET SITE FLOOR AREA RATIO (FAR):	<u>MAX ALLOWABLE</u> 0.60	<u>EXISTING</u> 0.09
3. BUILDING COVERAGE:	<u>MAX ALLOWABLE (30%)</u> 8.68 AC (8.84%)	<u>EXISTING</u> 2.50 AC (8.84%)
4. OPEN SPACE AREA: (BASED ON 25% FOR COMMERCIAL)	<u>MINIMUM (25%)</u> 7.24 AC	<u>EXISTING</u> 11.03 AC (39.0%)
5. MAXIMUM BUILDING HEIGHT:	<u>MAX ALLOWABLE</u> 35 FT	<u>EXISTING</u> 12FT TO 26FT
5. PARKING: AS SPECIFIED AND PREVIOUSLY APPROVED BY THE CITY FOR THE EXISTING DEVELOPED PARCELS.		
6. SEE ABOVE ANALYSIS FOR ZONING THRESHOLDS FOR INDIVIDUAL PARCELS.		

**PUD - R: PROPOSED RESIDENTIAL**

(PARCELS: 10 - 12)

1. TOTAL SITE AREA:	29.43 AC	
2. DENSITY:	<u>MAX ALLOWABLE</u> 10 DU/AC	<u>PROPOSED</u> 9.89 DU/AC
3. MAXIMUM BUILDING CONVERGE:	<u>MAX. ALLOWABLE</u> 60%	<u>PROPOSED</u> 23.5%
4. MAXIMUM BUILDING FAR:	<u>MAX. ALLOWABLE</u> 0.60	<u>PROPOSED</u> 0.38
3. MINIMUM OPEN SPACE:	<u>MIN. REQUIRED</u> 50%	<u>PROPOSED</u> 50.5%
4. MINIMUM OPEN SPACE PER LOT:	<u>MIN. REQUIRED</u> 30%	<u>PROPOSED</u> 33.5%
5. MAXIMUM BUILDING HEIGHT:	<u>MAX. ALLOWABLE</u> 25FT	<u>PROPOSED</u> 24FT

**PUD - C PARCEL ZONING TABLE:**

PARCEL #	DESIGNATION:	USE:	TOTAL AREA:	FAR (MAX. 0.60):	BUILDING COVERAGE (MAX. 30%):	OPEN SPACE (MIN. REQ. 25%):
1	COMMERCIAL	DOLLAR GENERAL	1.39 AC	0.22	0.31 AC (22.3%)	0.33 AC (23.7%)
2	COMMERCIAL	ELK'S LODGE	3.03 AC	0.089	0.26 AC (8.6%)	1.88 AC (62%)
3	COMMUNITY	FUNERAL HOME	1.09 AC	0.26	0.15 AC (13.8%)	0.30 AC (27.5%)
4	COMMERCIAL	COMMERCIAL RETAIL PLAZA	7.17 AC	0.16	1.14 AC (15.9%)	1.92 AC (26.8%)
5	COMMERCIAL	BANK	1.05 AC	0.14	0.15 AC (14.3%)	0.29 AC (27.6%)
6	COMMERCIAL	SEBASTIAN CHARTER JR. HIGH	2.15 AC	0.23	0.49 AC (22.8%)	1.10 AC (51.2%)
7	COMMERCIAL	STORMWATER TRACT	8.37 AC			
8	COMMERCIAL	ROADS (WAVE ST.)	0.39 AC			
9	COMMERCIAL	ROADS (S. FLEMING ST.)	3.83 AC			

**PUD - R PARCEL ZONING TABLE:**

PARCEL #	DESIGNATION:	USE:	TOTAL AREA:	DENSITY (MAX. ALLOWABLE):	DENSITY PROPOSED:	OPEN SPACE (MIN. REQ. 50%):	OPEN SPACE PER LOT (MIN. REQ. 30%):	BUILDING COVERAGE (MAX. 60%):	BUILDING FAR (MAX. 0.60):
10	MDR	MULTI-FAMILY / TOWNHOUSES	10.30 AC	10 du/ac	10 du/ac	60.0%	33.6%	23.8%	0.38
11	MDR	MULTI-FAMILY / TOWNHOUSES	2.51 AC	10 du/ac	9.56 du/ac	56.2%	33.5%	22.7%	0.37
12	MDR	MULTI-FAMILY / TOWNHOUSES	16.62 AC	9.87 du/ac	9.53 du/ac	50.0%	33.5%	23.5%	0.23

\* NOTE: THE TOTAL OPEN SPACE FOR THE 29.43 AC PUD-R LAND AREA = 50.5%



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**MBV ENGINEERING, INC.**  
MOIA BOWLES VILLAMIZAR & ASSOCIATES  
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CHESSERS GAP  
MULTI-FAMILY

CITY OF SEBASTIAN, FLORIDA

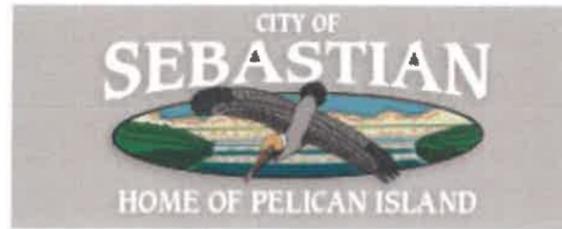
PROPOSED CHESSER'S GAP PUD  
(2024 DEVELOPMENT PLAN)

DATE: 22-0097

SHEET  
**EX2**

**APPENDIX E**  
**Zoning Maps**

## ZONING MAP - EXISTING (last updated February 2024)



**Map Legend**

**Sebastian City Boundary**



**Zoning**

- Airport & Industrial (AI)
- Industrial (I)
- Heavy Industrial (HI)
- Conservation (C)
- County Agricultural (RC A1)
- Public Service (PS)
- Commercial S12 (C S12)
- Commercial General (CG)
- Commercial Limited (CL)
- Commercial Riverfront (CR)
- Commercial Waterfront Residential (CWR)
- Commercial Planned Unit Dev. (PUD C)
- Mobile Home Planned Unit Dev. (PUD M)
- Residential Planned Unit Dev. (PUD R)
- Residential Mobile Home Subdiv. (R M)
- Residential Estate 10a/40,000#2 (RE 40)
- Residential Multi-Family Bungalow (RM B)
- Residential Multi-Family 10a/ac (RM 10)
- Residential Single-Family 10a/10,000 #2 (RS 10)
- Residential Single-Family 10a/20,000#2 (RS 20)





REVISIONS	DATE

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**MBV ENGINEERING, INC.**  
 MOIA BOWLES VILLAMIZAR & ASSOCIATES  
 CONSULTING ENGINEERING CA #3729

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 FT. PIERCE, FL - PH (772) 468-9055

CITY OF SEBASTIAN 40 FLORIDA

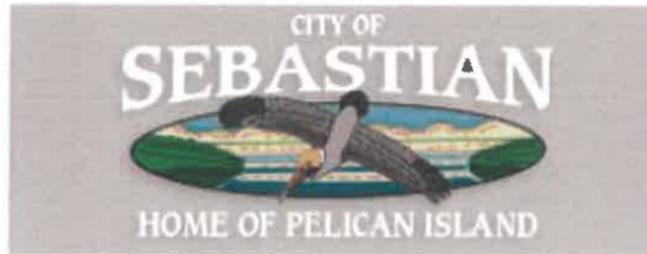
CHESSEERS GAP MULTI-FAMILY

PROPOSED ZONING

SHEET	EX4
DATE:	22-0097

**APPENDIX F**  
**FLU Maps**

## FUTURE LAND USE MAP - EXISTING (last updated April 2023)



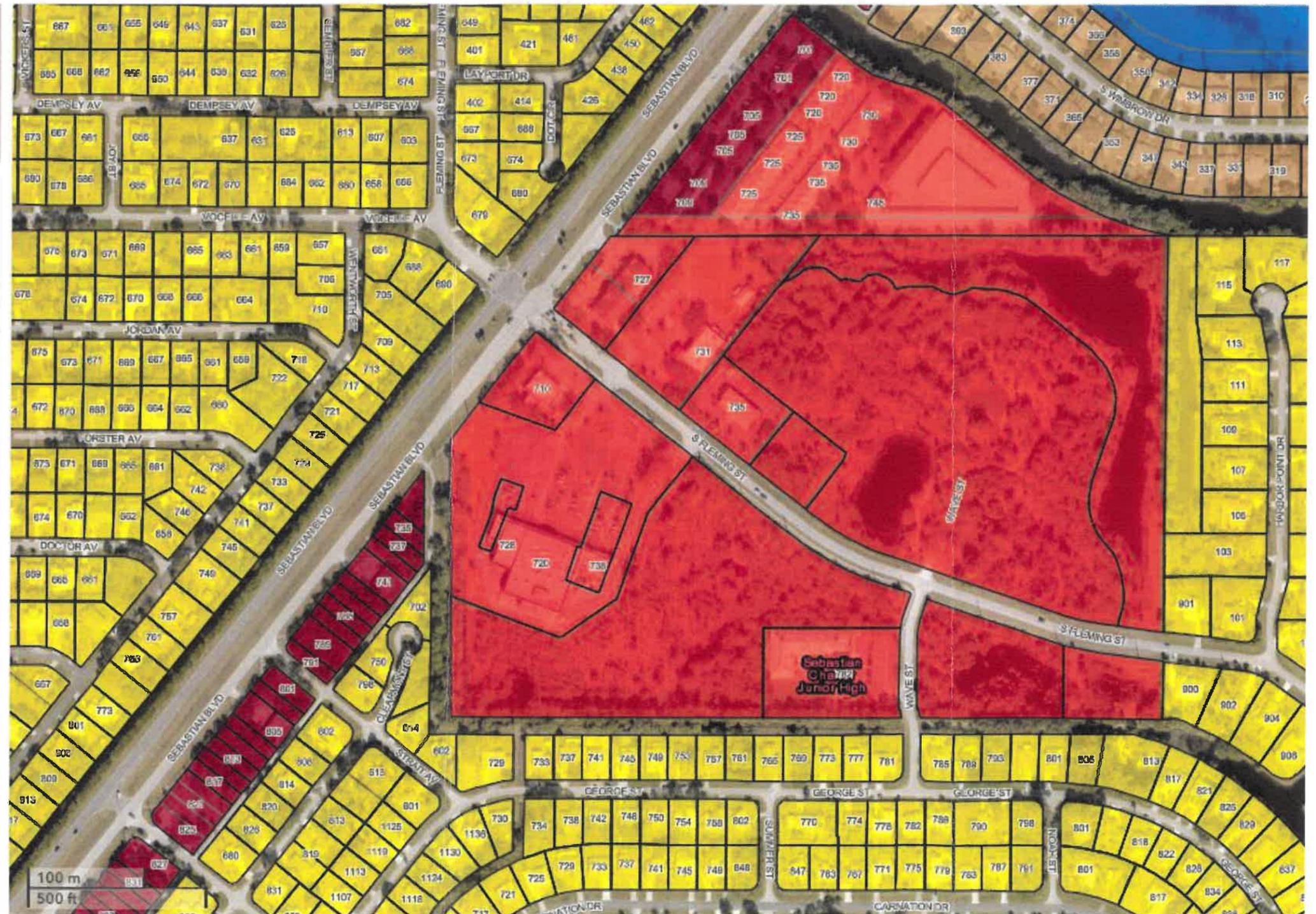
### Map Legend

#### Sebastian City Boundary



#### Future Land Use

- COMMERCIAL 512 (0.5 FAR)
- COMMERCIAL GENERAL (1.0 FAR)
- COMMERCIAL LIMITED (0.6 FAR)
- CONSERVATION (0.25 FAR)
- HEAVY INDUSTRIAL (0.5 FAR)
- INDUSTRIAL (0.5 FAR)
- INSTITUTIONAL (0.6 FAR)
- MIXED USE (0.6-1.0 FAR, 10-12 du/ac)
- MOBILE HOME SUBDIVISIONS LOW-MEDIUM DENSITY (5 du/ac)
- RESIDENTIAL LOW DENSITY (5 du/ac)
- RESIDENTIAL MEDIUM DENSITY (10-12 du/ac)
- RESIDENTIAL VERY LOW DENSITY (3 du/ac)
- RIVERFRONT MIXED USE (0.6-1.0 FAR, 8-10 du/ac)





0 200  
 ( IN FEET )  
 1 inch = 200 ft.

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**ENGINEERING, INC.**  
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CITY OF SEBASTIAN 43 FLORIDA

CHESSEERS GAP  
 MULTI-FAMILY

PROPOSED FUTURE LAND USE

SHEET	EX6
DATE:	22-0097

**APPENDIX G**  
**Environmental Impact Report**



# Environmental Impact Report

For:

## Sebastian Townhomes



Prepared for:

Mr. Nelson Fernandez  
Sebastian Townhouses, LLC  
2700 Davie Road  
Davie, FL 33314



 2/7/2024

Timothy E. Maslin, C.E.S. / C.E.C.  
Certification #77283

FEC Job #23-194

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## 2.0 Environmental Impact Report

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- 2.2 Introduction
- 2.3 Materials and Methods
- 2.4 Soils
- 2.5 Hydrology
- 2.6 Flora
- 2.7 Fauna
- 2.8 Wetlands
- 2.9 Summary and Discussion
- 2.10 Conclusion and Recommendations
- 2.11 Qualifications of Individual Preparing Report

## 3.0 Appendix

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- 3.2 Soils Map
- 3.3 Topographic Map
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- 3.7 National Wetland Inventory Map
- 3.8 LIDAR
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- 3.10 Historic Aerials
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## 1.0 Executive Summary

### The Sebastian Townhomes property:

- is five parcels along S. Fleming Street in Sebastian, Florida.
- consists of 37.79 acres of partially improved land.
- is zoned for Mixed land use.
- was historically in use as grazing, a palm tree nursery, and single-family residences.
- was previously cleared and improved with lake excavation and grading.
- is currently proposed for further land development improvements.
- contains poorly drained sandy soils.
- is at an elevation of approximately 23 ft.
- is not in a flood zone.
- supports disturbed habitats.
- contains remnant live oaks, laurel oaks, slash pines, and cabbage palms.
- does support the gopher tortoise.
- may support the scrub jay and eastern indigo snake.
- does not contain jurisdictional wetlands, nor Waters of the United States.
- land development improvements may cause adverse environmental impacts to native trees, and protected species.
  - Native tree preservation in proposed opens space and landscape areas is recommended as best practical.
  - Additional specific protected species surveys and protection measures are recommended for the gopher tortoise, scrub jay, and eastern indigo snake.
  - Additionally, an uncapped flow well and derelict drainage system should be fixed and restored.

# Environmental Impact Report

## 1.1 Objective

In February of 2024 Environmental Specialists from *Florida Environmental Consulting Inc.* performed an environmental impact study of the **Sebastian Townhomes** property. The objective of this study was to assess and report on the baseline environmental condition of the subject site as well as to discuss how developing this site may impact the environment.

## 1.2 Introduction

The subject site is parcel IDs 31381300008000000004.0, 31381300008000000001.0, 31381300008000000000.2, 31381300008000000002.0, and 31381300008000000005.0 and is in section 13 of township 31, range 38 of Indian River County, Florida. More specifically, the parcels are at the intersection of South Fleming Street and Wave Street in the City of Sebastian. The property sums 37.79 acres of disturbed partially improved land zoned for Mixed uses at 27°47'26.9"N 80°28'54.5"W. These parcels were historically in use as grazing, a palm tree nursery, and single-family residences. Also, the property was previously cleared and partially improved for land development with lake excavation and grading. The parcels are currently proposed for further land development improvements by *Sebastian Townhouses, LLC*. Please see the maps and other reference materials in the appendix of this report.

## 1.3 Materials and Methods

The site assessment included preliminary research of the site and surrounding area to determine what type of ecological community to expect as well as what types of individual flora and fauna may be found on site. This preliminary research included; Geographic Information Systems (GIS) Mapping, aerial interpretation, Florida Department of Environmental Protection (FDEP), Environmental Resource Analysis, and assessing the potential for species and habitats listed by the City, County, Saint Johns River Water Management District (SJRWMD), Florida Natural Areas Inventory (FNAI), Florida Fish and Wildlife Conservation Commission (FWC), and the U.S. Fish and Wildlife Service (FWS).

The site assessment also included traversing and observing communities adjacent to and within the site. During the site assessment community types, vegetation, wildlife, and other pertinent observations were noted.

## 1.4 Soils

According to the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) the parcels contain 5 major soil types more specifically described as:

Soil 3, *EauGallie fine sand*, characterized as poorly drained sand with a water table typically 3-18 inches below the surface with no typical frequency of ponding or flooding, totaling 10.67 acres.

Soil 4, *Immokalee fine sand*, characterized as poorly drained sand with a water table typically 3-18 inches below the surface with no typical frequency of ponding or flooding, totaling 1.44 acres.

Soil 5, *Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes*, characterized as poorly drained sand with a water table typically 6-18 inches below the surface with no typical frequency of ponding or flooding, totaling 5.63 acres.

Soil 6, *Oldsmar fine sand*, characterized as poorly drained sand with a water table typically 6-18 inches below the surface with no typical frequency of ponding or flooding, totaling 16.55 acres.

Soil 47, *Holopaw fine sand, 0 to 2 percent slopes*, characterized as poorly drained sand with a water table typically 3-18 inches below the surface with no typical frequency of ponding or flooding, totaling 3.50 acres.

As mentioned above, the site was impacted by previous uses. The parcels were historically cleared, excavated, graded, and some were furrowed for a palm tree nursery. As such it should be noted that these soils are disturbed. Please see the soils map in the appendix of this report for the general location of the soil types.

## 1.5 Hydrology

These parcels are in hydrologic basin 22, the *Central Indian River Lagoon* basin, and the United States Geological Survey (USGS) Topographic Map in the Appendix shows the area as generally flat, with stormwater runoff sheet flowing multi-directionally to onsite stormwater lakes. Using the North American Vertical Datum of 1983 (NAD83) the natural ground grade is at an elevation of approximately 23 feet and according to the Flood Hazard Map in the Appendix, this area is not in the flood plain.

Additionally, it should be noted that there is an uncapped flow well flooding a portion of the northeast parcel and the historic improved drainage facilities of the southeast and southwest parcels are dilapidated and not functioning properly.

Further, based on existing improved stormwater management facilities and the lack of direct downstream hydrologic connections, Waters of the United States are not present.

## 1.6 Flora

As noted in the introduction the parcels total approximately 37.79 acres of historically disturbed land. As such the Florida Cooperative Land Cover classification for the 28.94-acre majority of the site is considered 182111, *Urban Open Forested*, described as;

“Urban open but with scattered to dense hardwoods. May be mix of hardwood and conifer but largely succeeded to hardwood. Differs from Successional Hardwood Forest in that ground typically appears disturbed or improved.”

In this case, it is the disturbed nature of the site from its historic uses and the varied density of remnant canopy trees with an excessive presence of invasive vegetation that fits this classification. While this classification is accurate for the site, there are three similar but distinct areas that could more specifically be described as *Other Disturbed Lands*, *Landscape Buffers*, and *Tree Nurseries*. The site also contained three artificial impoundments/reservoirs. Please see the Aerial CLC Map and our specific Field Adjusted Land Use Land Cover Map in the Appendix for more specific locations of these habitats.

The *Other Disturbed Lands* is characterized by its historic residential use, with some remnant canopy species and significant amounts of invasive species, as well as derelict driveways, houses, and a flow well. More specifically, this area supports some remnant laurel oaks (*Quercus laurifolia*), live oaks (*Quercus virginiana*), slash pines (*Pinus elliottii*), and cabbage palms (*Sabal palmetto*), as well as excessive muscadine grape (*Vitis rotundifolia*), and sawtooth briars (*Rubus pensilvanicus*). However, the majority of vegetative cover throughout this area is comprised of invasive and exotic vegetation including Brazilian pepper (*Schinus terebinthifolius*), Australian pines (*Casuarina equisetifolia*), snake plants (*Dracaena trifasciata*) cogongrass, (*Imperata cylindrica*), caesarweed (*Urena lobata*), air potato vine (*Dioscorea bulbifera*), and various landscaping plants, as well as some other miscellaneous grasses and forbs.

The *Landscape Buffer* area specifically refers to the area around the northeast artificial impoundment and is generally of similar composition to the Other Disturbed Lands. However, it differs in that it has more recently been maintained and supplemented and the existing remnant native vegetation is generally in better condition than elsewhere on the property.

The *Tree Nursery* is characterized by its use as a queen palm nursery, with furrows and irrigation present. More specifically, the area supports planted queen palms (*Syagrus romanzoffiana*), with some remnant laurel oaks, slash pines, and cabbage palms, as well as significant amounts of invasive cogongrass and Brazilian pepper.

No species of flora was observed on site listed by the County, Florida Natural Areas Inventory, Florida Fish and Wildlife Conservation Commission, or U.S. Fish and Wildlife Service, as Endangered, Threatened, or a Species of Special Concern.

Please see the CLC and LULC Maps and Site Photos in the appendix of this report.

## **1.7 Fauna**

The fauna observed or evidenced onsite included bobcats (*Lynx rufus*), raccoons (*Procyon lotor*), squirrels (*Sciurus carolinensis*), mourning doves (*Zenaida macroura*), soft-shelled turtles (*Apalone ferox*), saddle-back caterpillars (*Acharia stimulea*), ants (*Formicidae spp.*), spiders (*Arachnida spp.*), and bees (*Apidae spp.*), as well as exotic brown anoles (*Anolis sagrei*).

Additionally, there were multiple potentially occupied gopher tortoise (*Gopherus polyphemus*) burrows observed throughout the higher elevation portions of the parcels. The gopher tortoise is a species listed by the FWC and is protected along with their burrows.

Further, with the presence of a mapped Scrub Jay Territory just outside the proposed development area, the site may support the scrub jay (*Aphelocoma coerulescens*). No individuals were observed during this limited site study; however, the scrub jay is a listed species and is also protected.

Similarly, though no individuals were observed, having similar habitat requirements as the gopher tortoise and the scrub jay, the site may also support the protected eastern indigo snake (*Drymarchon corais couperi*).

No other species of fauna listed by the County, Florida Natural Areas Inventory, Florida Fish and Wildlife Conservation Commission, or U.S. Fish and Wildlife Service, as Endangered, Threatened, or a Species of Special Concern, was observed or suspected on site.

Please see the Site Photos in the Appendix of this report.

## **1.8 Wetlands**

Based on aerial interpolation in conjunction with the soils survey publication, and given the previous clearing, grading, and drainage facility construction, wetlands were not suspected. Moreover, an Environmental Resource Permit was obtained and utilized to fill historic wetlands during previous land development activities (Permit Number 18771-3).

Further, based on the lack of direct downstream hydrologic connections and existing stormwater management, Waters of the United States are not present. Please see the National Wetland Inventory Map in the Appendix of this report.

## 1.9 Summary and Discussion

In summary, the **Sebastian Townhomes property** is five parcels along South Fleming Street in the City of Sebastian, consisting of 37.79 acres of disturbed land, zoned for Mixed land use. The parcels were historically used for grazing, a palm tree nursery, and single-family residences. These parcels were also previously cleared and improved with lake excavation and grading, and are currently proposed for further land development improvements. The parcels contain poorly drained sandy soils, are at an elevation of approximately 23 feet, and are not in a flood zone. Though the property does support some remnant canopy trees of slash pine, live oak, laurel oak, and cabbage palms, it is disturbed and does not support native ecological habitats. Conversely, the property does support the gopher tortoise, and may support the Florida Scrub Jay, and Eastern Indigo Snake. Finally, the parcels do not contain jurisdictional wetlands, nor Waters of the United States.

For discussion, as stated above the property does contain some remnant slash pines, live oaks, laurel oaks and cabbage palms, and these trees may be cleared with a permit. However, through the PUD process the city will request that all protected native trees over 4" and specimen trees over 10" in diameter at breast height, as well as cabbage palms over 6' in trunk height, be conserved in proposed open space and landscape areas, as well as protected trees in other areas be replaced.

Also, this site does support the gopher tortoise. As such, any proposed impacts within 25' of a gopher tortoise burrow will require special permitting from the FWC, as well as the relocation of any tortoise found along with associated mitigation fees. If suitable areas are left open after site planning, and habitat restoration is proposed, some tortoises could remain on site, others would be relocated offsite to an approved gopher tortoise recipient site. Gopher tortoises may be surveyed any time, however, gopher tortoise permitting, mitigation, and relocation should be initiated 90 days prior to any earthwork activity including clearing.

Further, though no scrub jay individuals were directly observed, potential scrub jay habitat is characterized as Type I, Type II, or Type III Florida Scrub Jay Habitats as follows:

Type I	An upland plant community with at least 15% scrub oak species
Type II	An upland community with <15% scrub oak species
Type III	An upland, or seasonally dry wetland community, which is found within a quarter mile of a Type I or Type II habitat.

Based on this characterization, the subject site would be considered a Type III habitat, as it is within the known scrub jay range and within a quarter mile of an occupied scrub jay territory. As such, confirmation from the FWS or a specific protected species survey for scrub jays may be required during development permitting. Scrub jay surveys are best conducted in the spring around March or in fall from September through October.

Similarly, though no individuals were directly observed, it may be required to adhere to and post eastern indigo snake protection information signage on site or in the permit box.

## **1.10 Conclusion and Recommendations**

In conclusion, land development improvements to the **Sebastian Townhomes property**, unless properly permitted, may cause adverse environmental impacts to native trees and protected species.

As such, during the planning and design phase of this potential land development project, native tree preservation in proposed open space and landscape areas is recommended as best practical. Also, additional specific protected species surveys and protection measures are recommended for gopher tortoises, scrub jays, and eastern indigo snakes.

Additionally, the uncapped flow well and derelict drainage system should be fixed and restored.

Please contact Florida Environmental Consulting, Inc. with any questions or comments regarding this report or for any additional specific consulting.

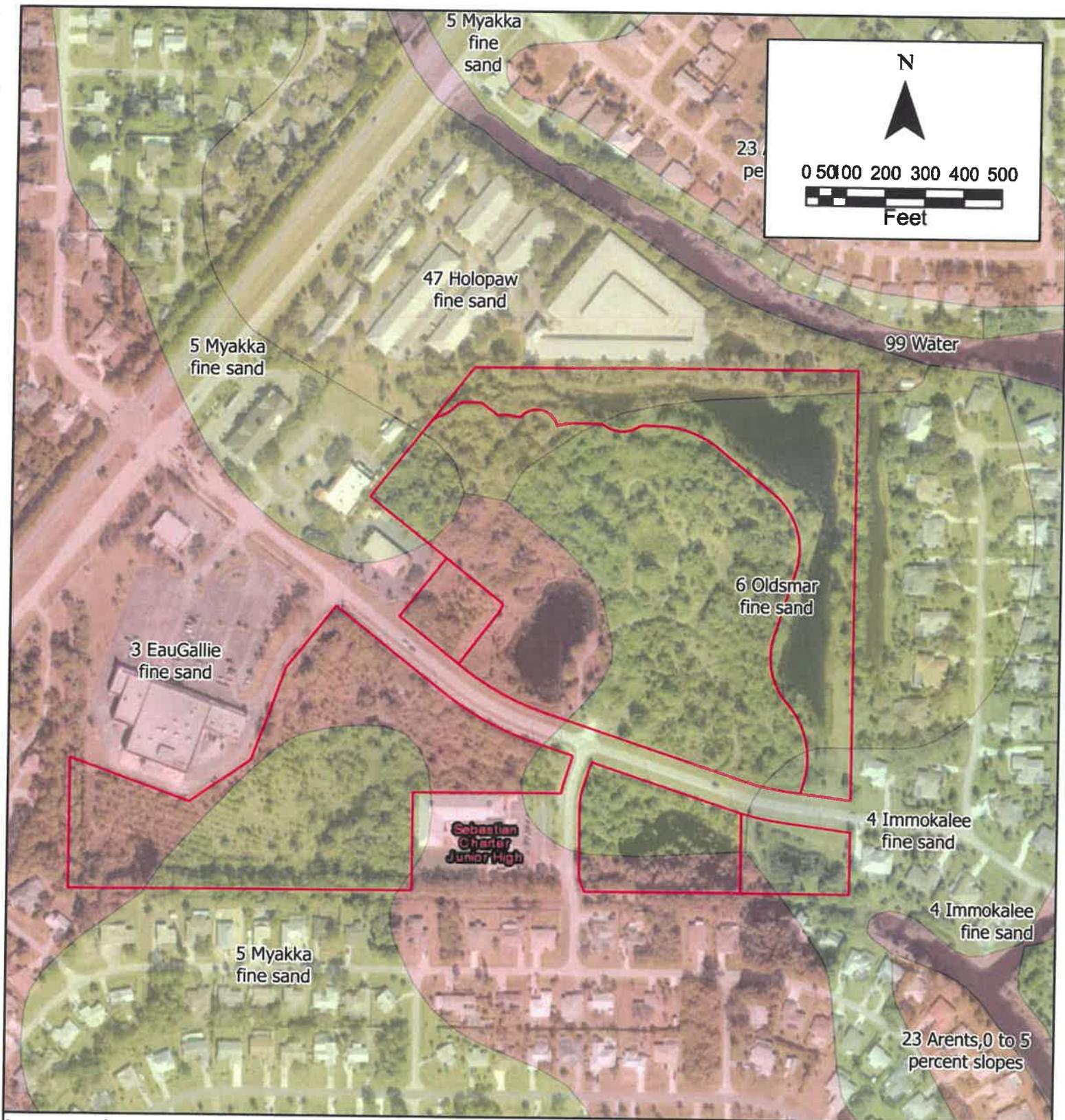
## **1.11 Qualifications of Individual Preparing Report**

Florida Environmental Consulting is a Florida registered environmental consulting firm, the person who prepared this report is the president of the company, and his signature and seal on the cover of this document demonstrate that he is in responsible charge of the information provided. He is a Certified Environmental Consultant and Environmental Specialist. Additionally, he has a Bachelor of Science in Environmental Science from the University of Florida with a minor in Natural Resource Management, along with 24 years of experience. Finally, he is a member of the National Association of Environmental Professionals, and the Environmental Assessment Association where a code of ethics and personal commitment to quality work is upheld.

## **3.0 Appendix**

- 3.1 Location Map**
- 3.2 Soils Map**
- 3.3 Topographic Map**
- 3.4 Flood Map**
- 3.5 Florida Land Cover Classification System (CLC)**
- 3.6 Field Adjusted LULC Map**
- 3.7 National Wetland Inventory Map**
- 3.8 LIDAR**
- 3.9 Scrub Jay**
- 3.10 Historic Aerials**
- 3.11 Site Photos**



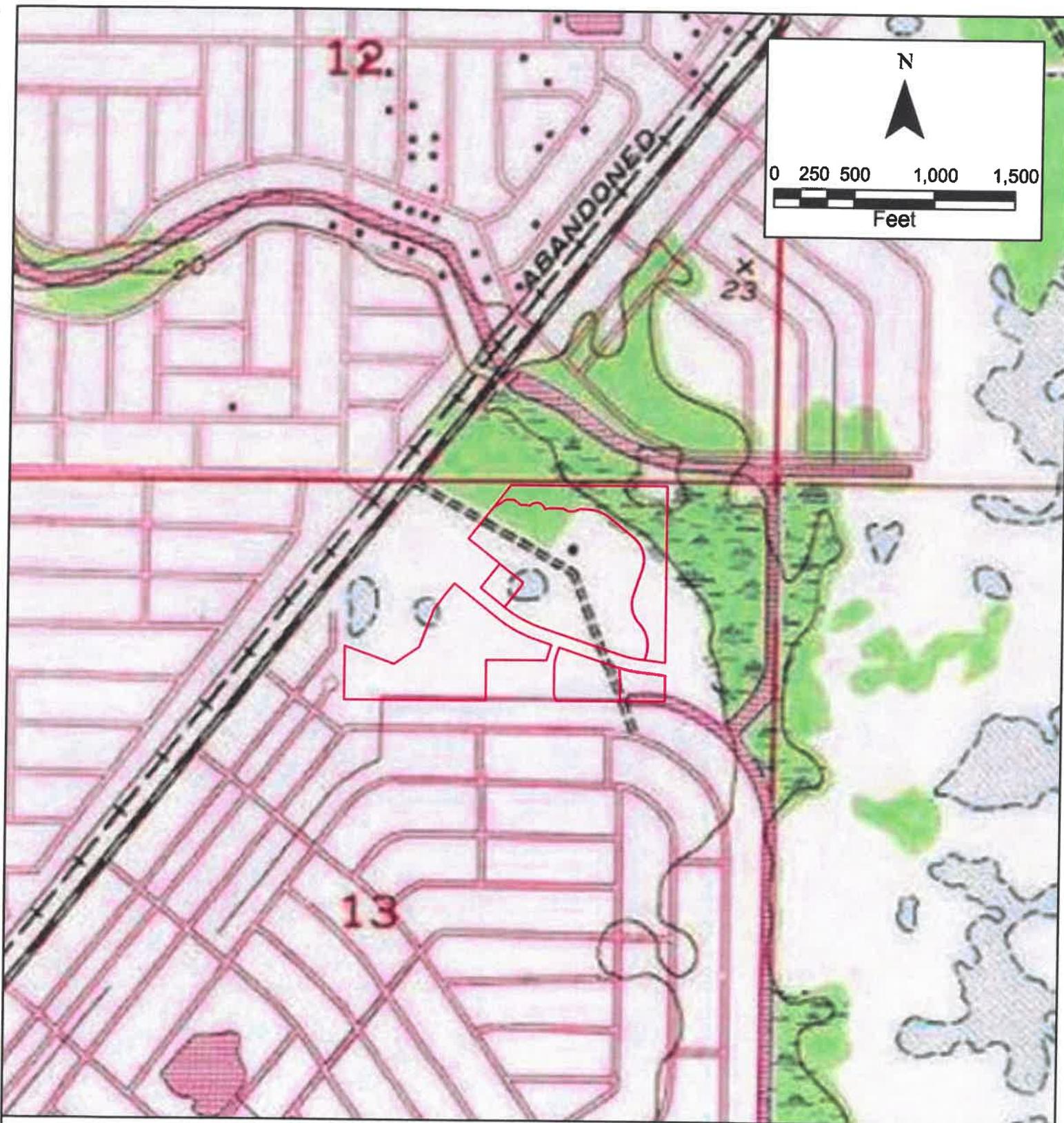


### Legend

- Subject Parcels 37.79 Acres
- EauGallie fine sand
- Oldsmar fine sand
- Holopaw fine sand
- Water
- Immokalee fine sand
- Myakka fine sand
- Arents, 0 to 5 percent slopes

### Florida Soils

<b>SOILS</b>	<b>SEBASTIAN TOWNHOMES</b> 56		JOB NO. <b>FEC-23-194</b> DESIGNED _____ DRAWN _____ CHECKED _____ DATE _____ SCALE _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: small;">Revisions</th> <th style="font-size: small;">Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Revisions	Date						
Revisions	Date											



**Legend**

— Subject Parcels 37.79 Acres

TOPOGRAPHIC

SEBASTIAN TOWNHOMES  
57

**Floida Environmental Consulting**  
1425 20th Street, West Palm Beach, Florida 33409  
Phone: 772-299-4791 • Email: floida@f1-env.com

JOB NO. FEC-23-194
DESIGNED
DRAWN
CHECKED
DATE
SCALE

Revisions	Date



Legend	
— Subject Parcels 37.79 Acres	NP
□ NFHL	SFHA / Flood Zone Boundary
□ FIRM Panels	— Flowage Easement Boundary
— Cross-Sections	<b>Flood Hazard Zones</b>
— Flood Hazard Boundaries	■ 1% Annual Chance Flood Hazard
— Limit Lines	■ Regulatory Floodway
	■ Special Floodway
	■ Area of Undetermined Flood Hazard
	■ 0.2% Annual Chance Flood Hazard
	■ Future Conditions 1% Annual Chance Flood Hazard
	■ Area with Reduced Risk Due to Levee
	■ Area with Risk Due to Levee

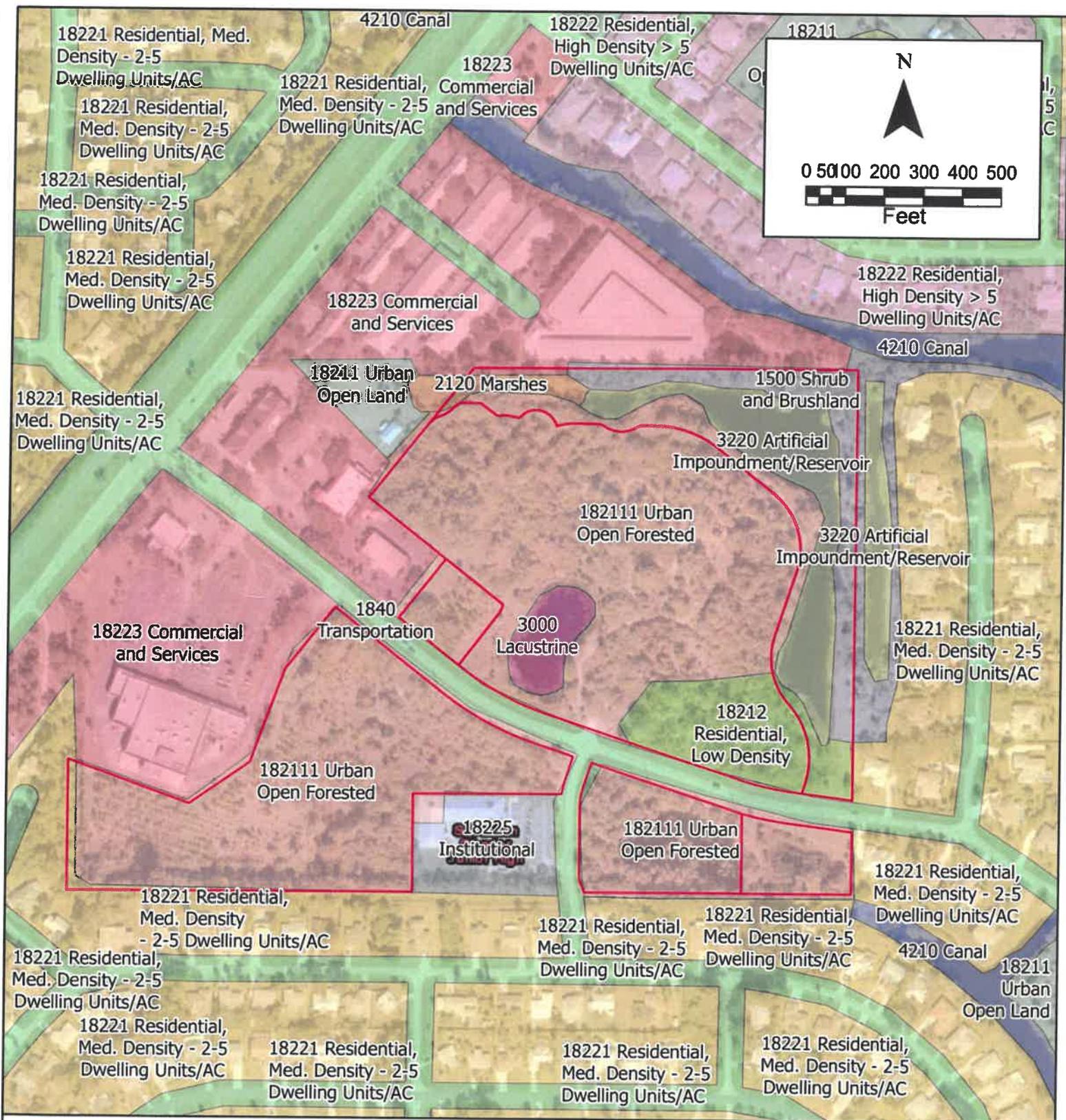
**FLOOD HAZARD**

**SEBASTIAN TOWNHOMES**  
58



JOB NO. FEC-23-194
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DATE _____
SCALE _____

Revisions	Date



**Legend**

- Subject Parcels 37.79 Acres
- Artificial Impoundment/Reservoir
- Canal
- Commercial and Services
- Institutional
- Lacustrine
- Marshes
- Mixed Hardwood-Coniferous
- Residential, High Density > 5 Dwelling Units/AC
- Residential, Low Density
- Residential, Med. Density - 2-5 Dwelling Units/AC
- Shrub and Brushland
- Transportation
- Urban Open Forested
- Urban Open Land

**Florida Cooperative Land Cover**

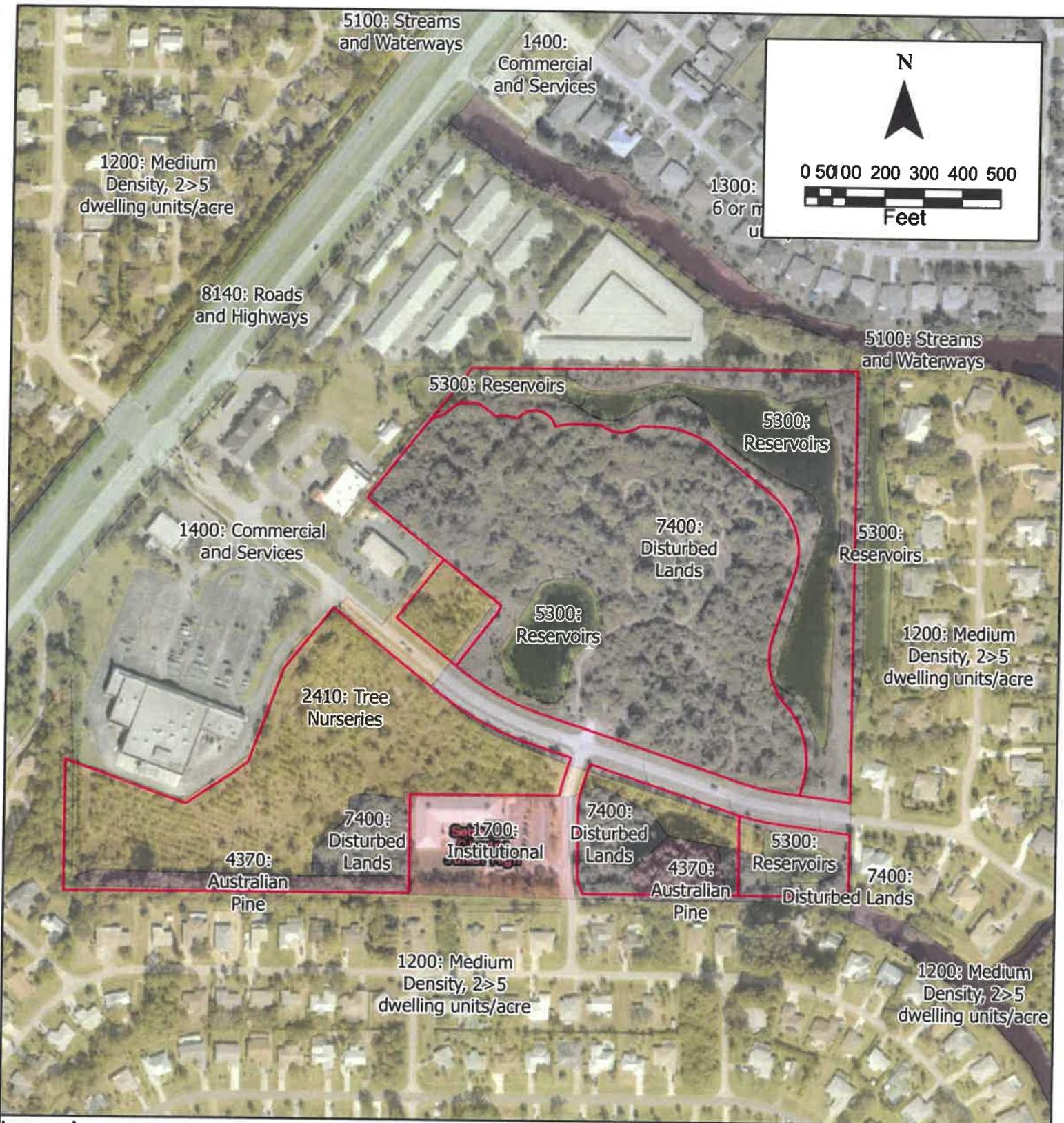
FLORIDA CLC

SEBASTIAN TOWNHOMES  
59



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**Legend**

— Subject Parcels 37.79 Acres

**Statewide Land Use Land Cover**

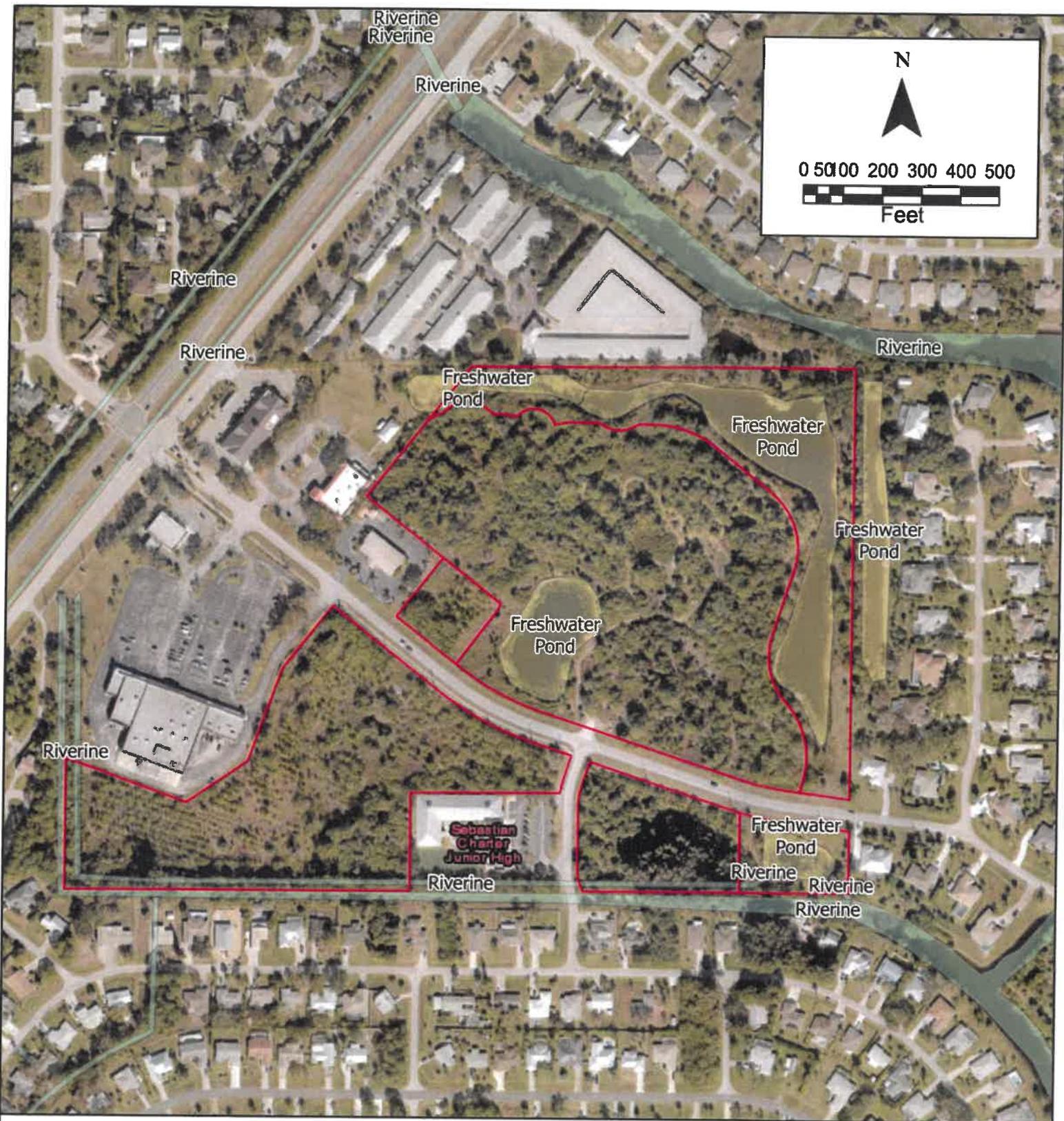
- 1200: Medium Density, 2>5 dwelling units/acre, 1200: Medium Density, 2>5 dwelling units/acre
- 1300: High Density, 6 or more dwelling units/acre, 1300: High Density, 6 or more dwelling units/acre
- 1400: Commercial and Services, 1400: Commercial and Services
- 1700: Institutional, 1700: Institutional
- 1850: Parks and Zoos, 1850: Parks and Zoos
- 2410: Tree Nurseries 9.67 Acres
- 4370: Australian Pine 1.43 Acres
- 5100: Streams and Waterways, 5100: Streams and Waterways
- 5300: Reservoirs, 5300: Reservoirs
- 7400: Disturbed Lands 21.73 Acres
- 8140: Roads and Highways, 8140: Roads and Highways

FIELD ADJUSTED LULC

SEBASTIAN TOWNHOMES  
80



JOB NO. FEC-23-194	Revisions	Date
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### Legend

— Subject Parcels 37.79 Acres

### FL Wetlands

- Freshwater Pond
- Riverine

NWI

SEBASTIAN TOWNHOMES 61

**Florida Environmental Consulting**

1835 20th Street- Vero Beach, Florida 32906  
 Phone: 772-290-4791 • E-mail: lew@fl-environmental.com

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### Legend

— Subject Parcels 37.79 Acres

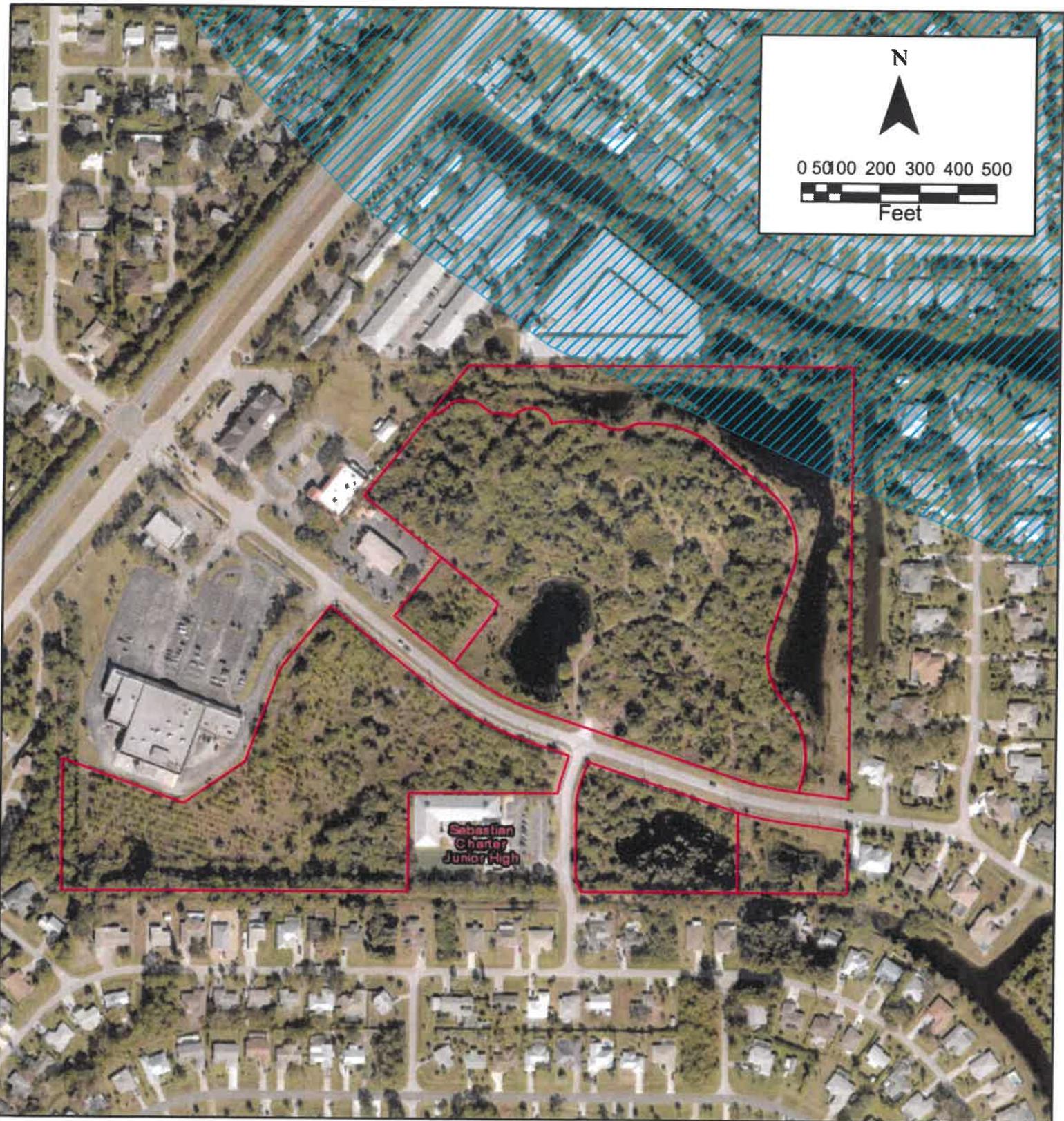
2018 LIDAR

SEBASTIAN TOWNHOMES  
62

**Floida Environmental Consulting**  
1835 20th Street, Vero Beach, Florida 32980  
Phone: 772-290-4791 • E-mail: flem@femc.com

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### Legend

- Subject Parcels 37.79 Acres
- ▨ Occupied Scrub Jay Polygons

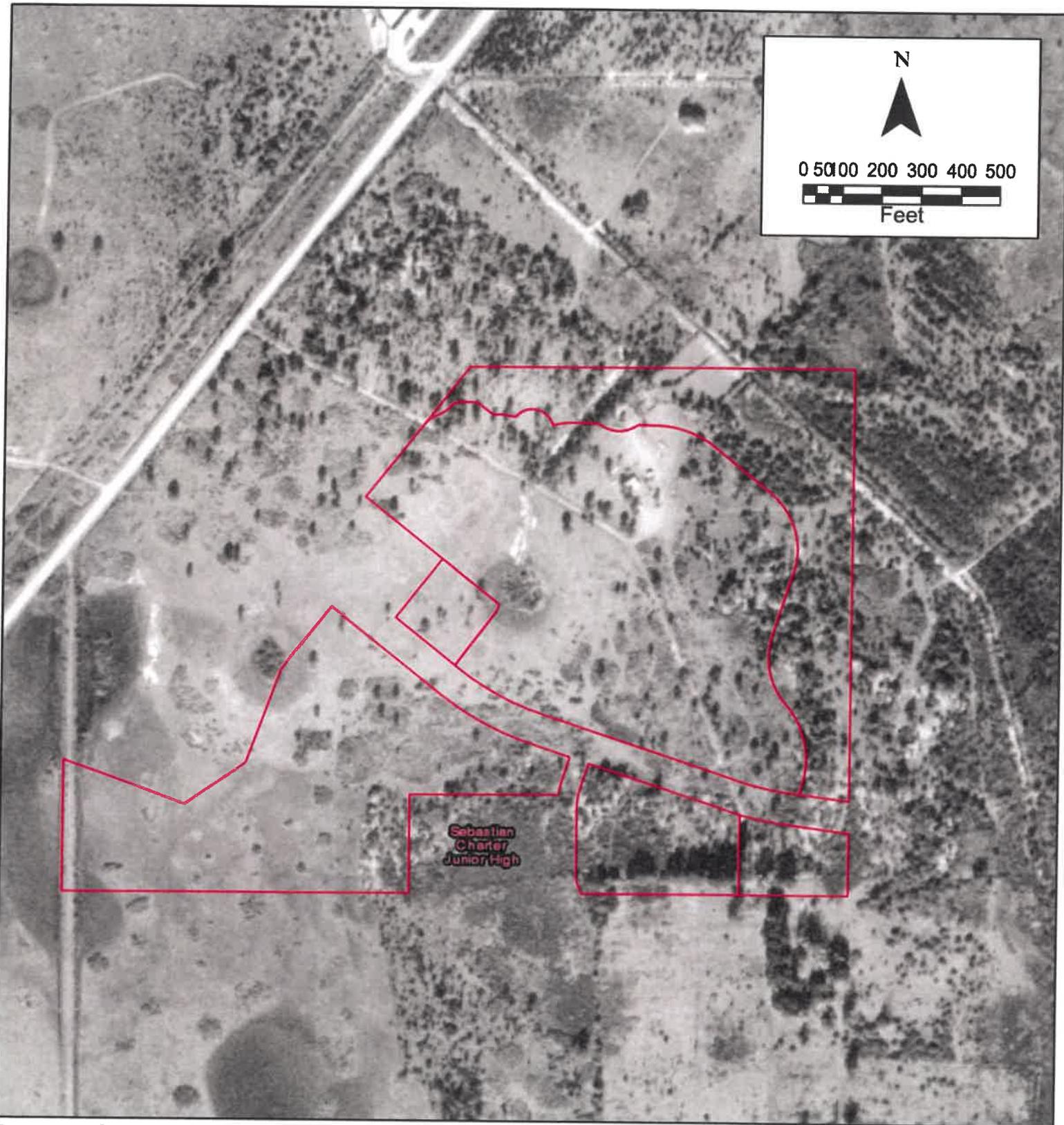
SCRUB JAY

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63

**Florida Environmental Consulting**  
1435 20th Street Vero Beach, Florida 32980  
Phone: 772-290-4791 • E-mail: [info@fl-enr.com](mailto:info@fl-enr.com)

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## Legend

— Subject Parcels 37.79 Acres

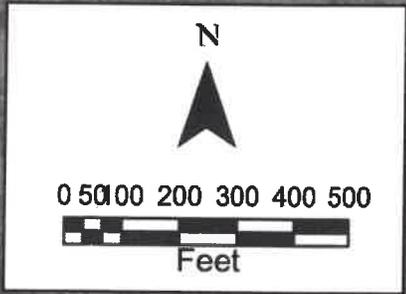
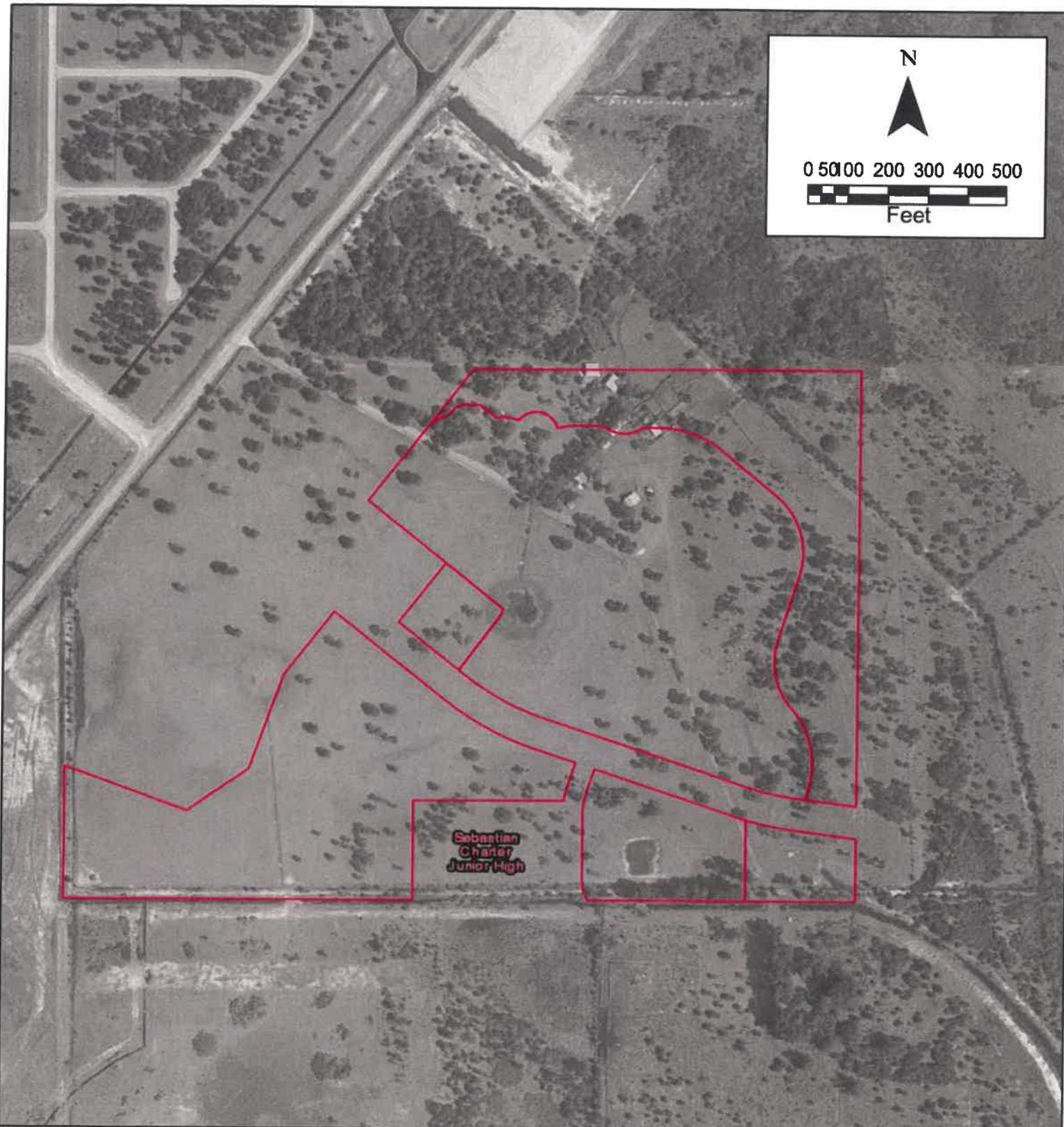
1957 AERIAL

SEBASTIAN TOWNHOMES  
64

**Floyd Evans & Co., Inc.**  
1825 20th Street, Vero Beach, Florida 32980  
Phone: 772-290-4781 • E-mail: floyd@floyd-evans.com

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### Legend

— Subject Parcels 37.79 Acres

1967 AERIAL

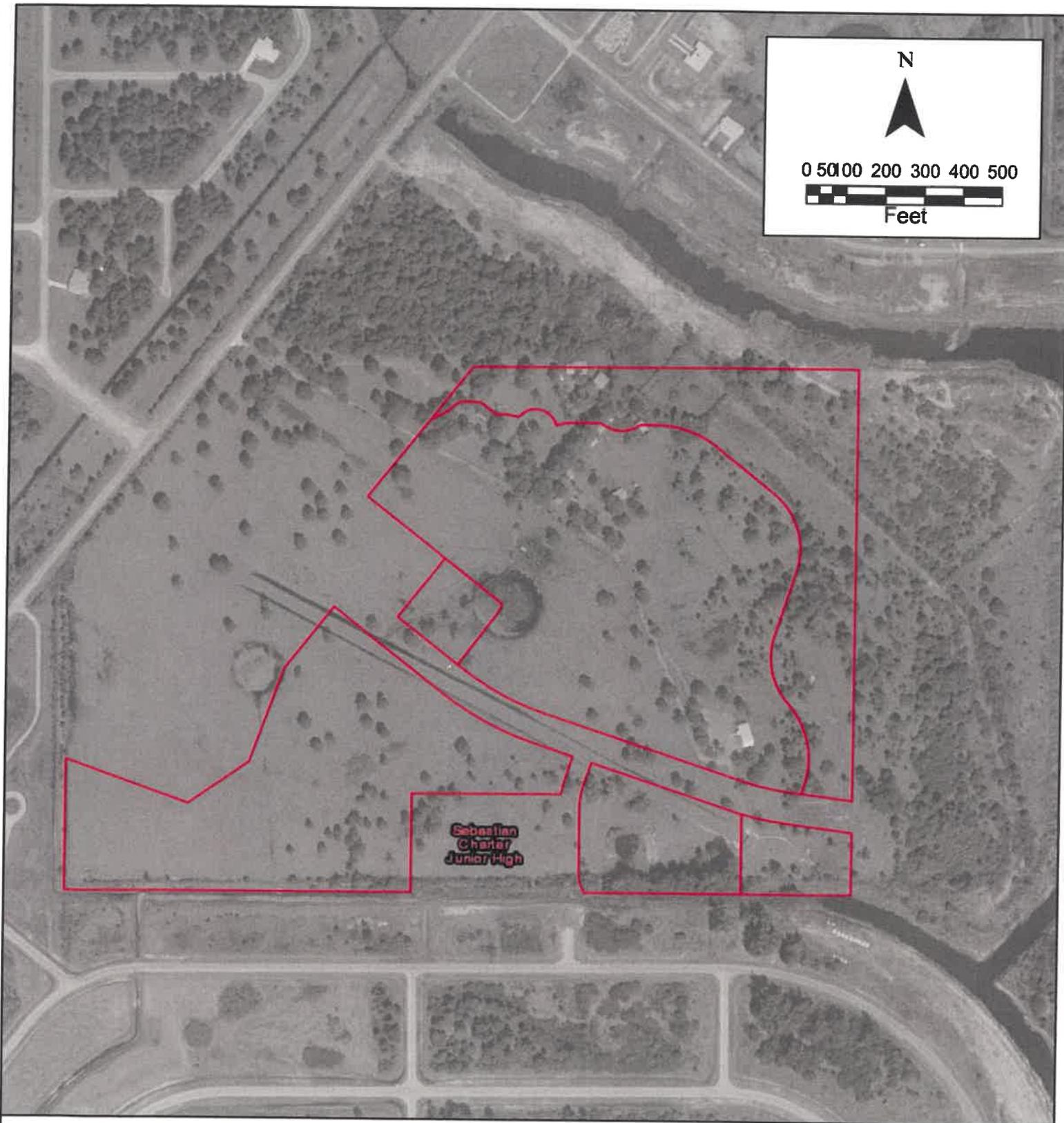
SEBASTIAN TOWNHOMES  
65

**Floida Environmental Consulting**

1836 20th Street, Vero Beach, Florida 32986  
Phone: 772-290-4791 • Email: floida@fema.com

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## Legend

— Subject Parcels 37.79 Acres

1974 AERIAL

SEBASTIAN TOWNHOMES  
66

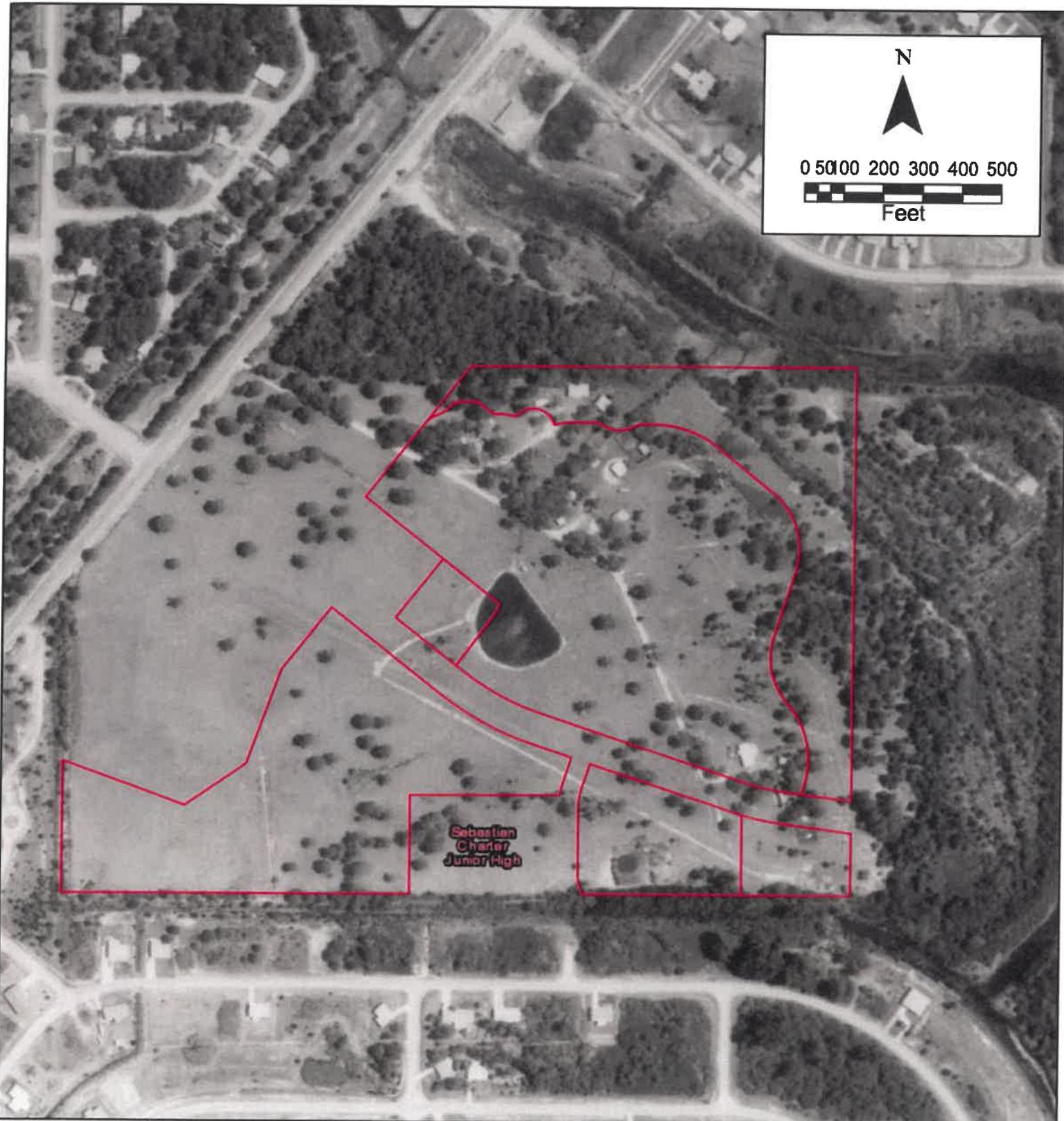
**Floyd**  
**Evonard**  
**Corralight**

1835 20th Street - Vero Beach, Florida 32980  
Phone: 772-290-4781 • E-mail: Uem@f-ev.com

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Revisions	Date



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0 50 100 200 300 400 500



Feet

Sebastian  
Charter  
Junior High

## Legend

— Subject Parcels 37.79 Acres

1984 AERIAL

SEBASTIAN TOWNHOMES  
67

Floyd  
Evonard  
Coalinga

1825 20th Street, Vero Beach, Florida 32980  
Phone: 772-299-4791 • E-mail: floyd@f-evonard.com

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### Legend

— Subject Parcels 37.79 Acres

1995 AERIAL

SEBASTIAN TOWNHOMES  
68

**Fitch Environmental Consulting**  
4836 29th Street, Vero Beach, Florida 32980  
Phone: 772-296-4781 • E-mail: bhend@f-ec.com

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## Legend

— Subject Parcels 37.79 Acres

2012 AERIAL

SEBASTIAN TOWNHOMES  
69

**Floida Environmental Consulting**  
1835 20th Street, Vero Beach, Florida 32980  
Phone: 772-290-4791 • E-mail: floida@fe-c.com

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## Legend

— Subject Parcels 37.79 Acres

2022 AERIAL

SEBASTIAN TOWNHOMES  
70

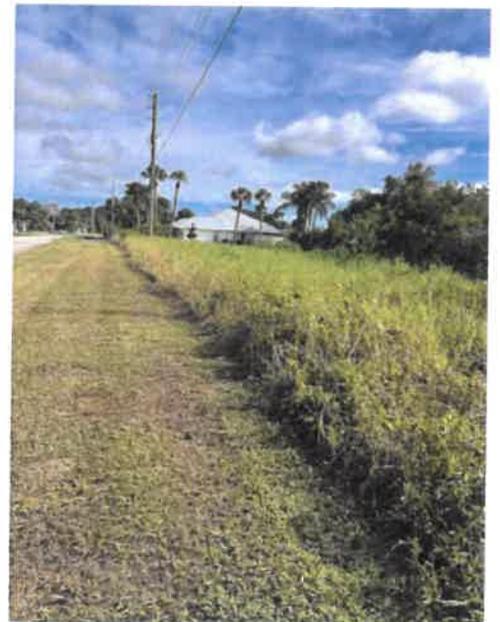
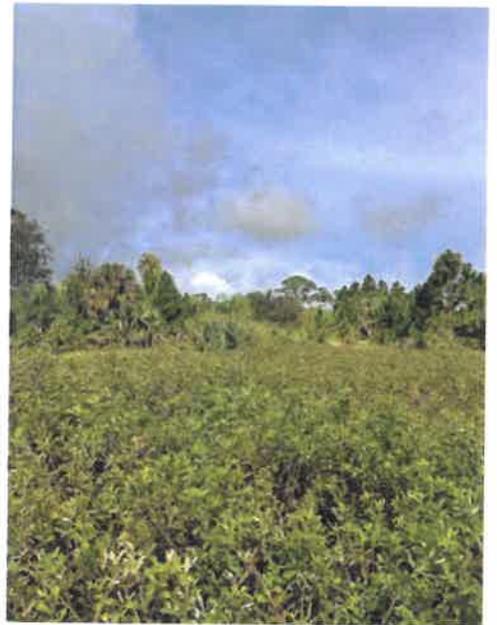
**Floida**  
**Evonard**  
**Coalingto**

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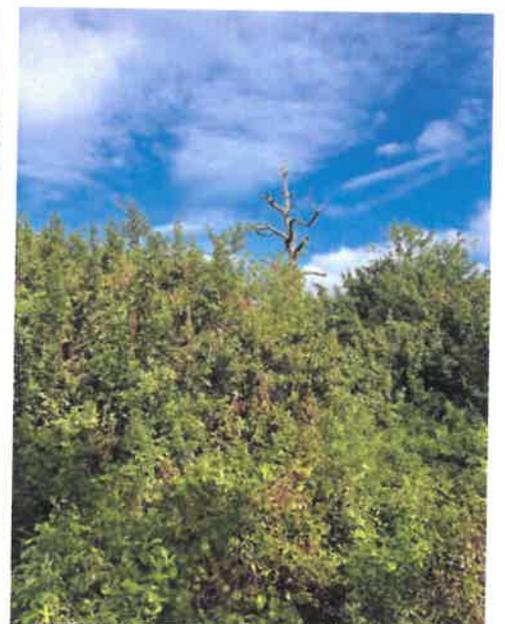
Revisions	Date

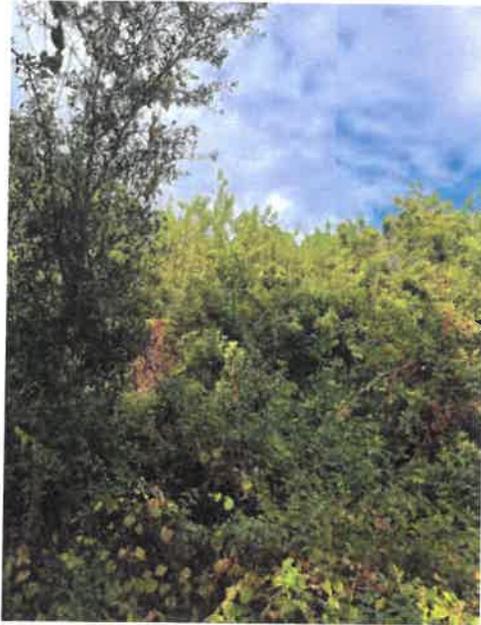
1435 20th Street Vero Beach, Florida 32980  
Phone: 772-290-4791 • E-mail: floida@ff-ev.com

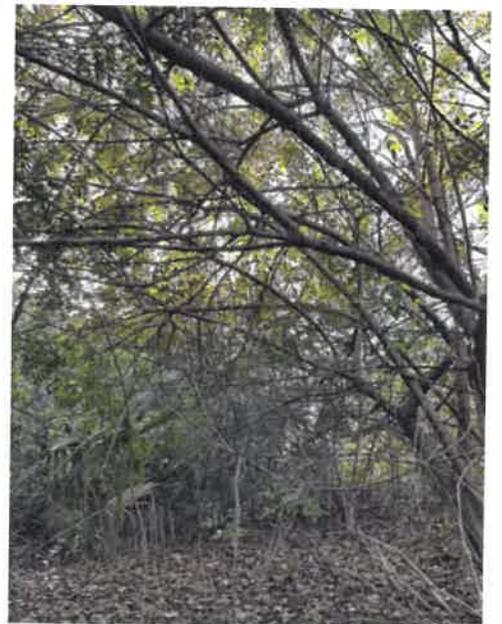
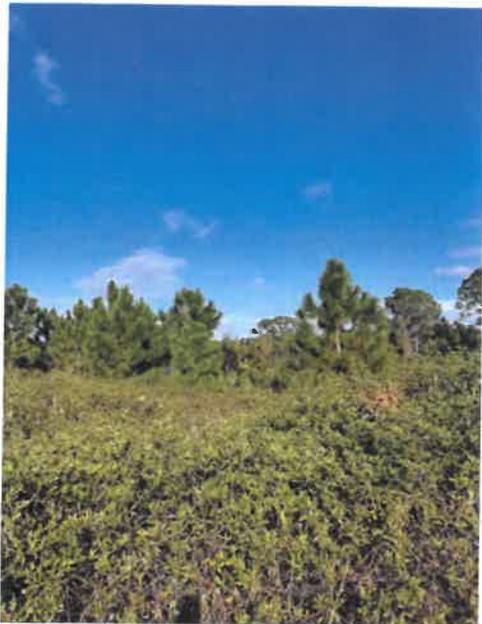
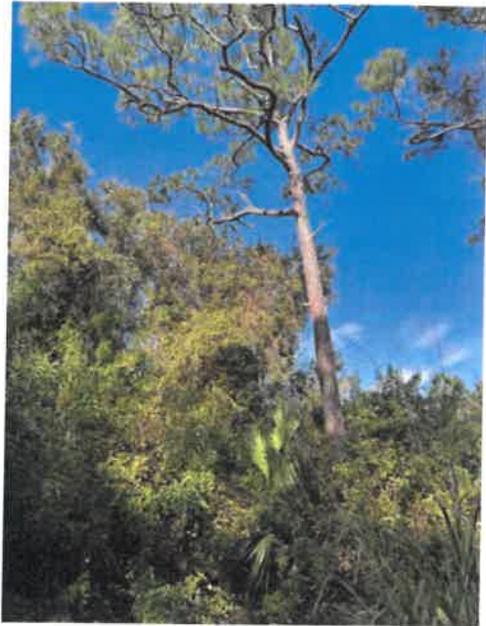


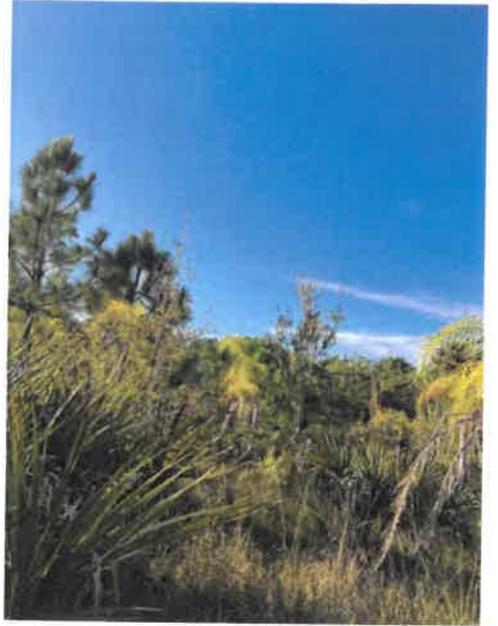
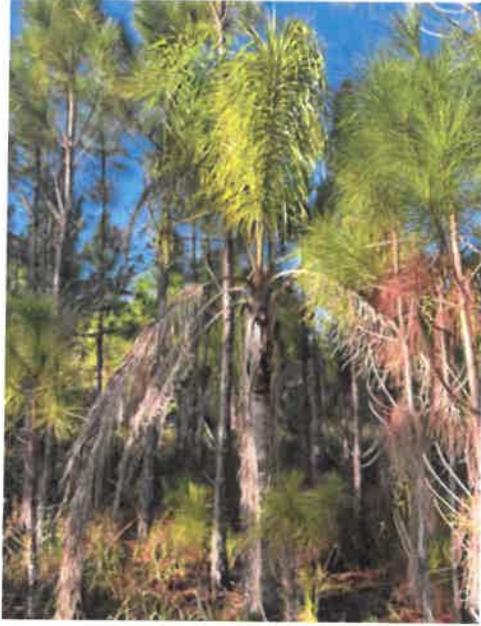












**APPENDIX H**  
**Indian River County Department of Utilities Services Exhibits**

**Indian River County Department of Utility Services**  
**1801 27<sup>th</sup> Street, Vero Beach, Florida 32960**  
**Phone: 772-567-8000, Fax: 772-770-5143**



May 30, 2024

Re: County Water & Sewer Availability  
Location: Fleming Street, Sebastian, FL (PID# 31381300008000000001.0, 2.0, 4.0, 5.0, 0.2)  
Indian River County, Florida

To whom it may concern,

County Water and Wastewater service is presently available to the requested location. To access such Water and Wastewater treatment service, the Applicant may be required to pay connection, impact, and other customary fees, comply with other routine administrative procedures, provide easements, and/or remove, relocate, install or construct line extensions and other equipment, including but not limited to pumping stations, in connection with the construction of the Development. Execution of this document does not guarantee that Water and Wastewater treatment service will be available to the Applicant in the future and does not provide the Applicant with any vested rights to receive Water and Wastewater treatment service. The availability of Water and Wastewater services are subject to the approval of all applicable governmental agencies having jurisdiction over these matters. Please contact this office or visit our website, <https://indianriver.gov/services/utilities/index.php>, and select Water and Sewer Rates under Quick Links for further information regarding connection fees and permitting procedures.

Best regards,

A handwritten signature in cursive script that reads "Jesse Roland".

**Jesse Roland, Sr. Plans Reviewer**  
I.R.C. Dept. of Utility Services  
1801 27<sup>th</sup> St. Vero Beach, FL 32960  
Ph: 772-226-1636  
[jroland@indianriver.gov](mailto:jroland@indianriver.gov)

**INDIAN RIVER COUNTY  
DEPARTMENT OF UTILITY SERVICES  
WATER & WASTEWATER PLANT INFORMATION**

<b>Owner of System:</b>	Indian River County			<b>UPDATED AS OF:</b>
<b>Address:</b>	1801 27th Street			<b>2/26/2024</b>
<b>City, County, State, ZIP:</b>	Vero Beach, Indian River County, FL 32960			
<b>Telephone / Fax:</b>	772-226-1835 / 772-770-5143			
<b>Contact Name:</b>	<b>Title:</b>	<b>Phone No.</b>	<b>Email:</b>	
Howard Richards, P.E.	Capital Projects Manager	772-226-1821	<a href="mailto:hrichards@indianriver.gov">hrichards@indianriver.gov</a>	
Jesse Roland	Sr. Plans Reviewer	772-226-1636	<a href="mailto:jroland@indianriver.gov">jroland@indianriver.gov</a>	

<b>WASTEWATER TREATMENT FACILITY INFORMATION</b>						
<b>Name of Treatment Plant:</b>	<b>Central WWTF</b>	<b>North WWTF</b>	<b>Sea Oaks WWTF</b>	<b>South WWTF</b>	<b>West WWTF</b>	<b>Blue Cypress WWTF</b>
<b>County:</b>	Indian River					
<b>City:</b>	Vero Beach					
<b>DEP Permit No. / Facility ID:</b>	FLA010431	FLA104388	FLA104299	FLA010435	FLA0041637	FLA010439
<b>Max monthly ADF over the last 12-month period:</b>	2.61 MGD	Not in Operation	Not in Operation	0.91 MGD	2.54 MGD	0.00230 MGD
<b>Last 12-Month Period Used:</b>	January 2023 - December 2023					
<b>Max 3-month ADF over the last 12-month period:</b>	2.560 MGD	Not in Operation	Not in Operation	0.900 MGD	2.366 MGD	0.00190 MGD
<b>Months for max 3-month ADF over the last 12-month period:</b>	February 2023 - April 2023			June 2023 - August 2023	January 2023 - March 2023	October 2023 - December 2023
<b>Current permitted capacity, AADF:</b>	4.00 MGD	N/A	N/A	2.00 MGD	6.00 MGD	0.01700 MGD
<b>Current outstanding flow commitments against treatment plant capacity:</b>	<b>0.300 MGD</b>	N/A	N/A	<b>0.092 MGD</b>	<b>0.140 MGD</b>	<b>0.00025 MGD</b>

**INDIAN RIVER COUNTY  
DEPARTMENT OF UTILITY SERVICES  
WATER & WASTEWATER PLANT INFORMATION**

<b>Owner of System:</b>	Indian River County			<b>UPDATED AS OF:</b>  <b>2/26/2024</b>
<b>Address:</b>	1801 27th Street			
<b>City, County, State, ZIP:</b>	Vero Beach, Indian River County, FL 32960			
<b>Telephone / Fax:</b>	772-226-1835 / 772-770-5143			
<b>Contact Name:</b>	<b>Title:</b>	<b>Phone No.</b>	<b>Email:</b>	
Howard Richards, P.E.	Capital Projects Manager	772-226-1821	<a href="mailto:hrichards@indianriver.gov">hrichards@indianriver.gov</a>	
Jesse Roland	Sr. Plans Reviewer	772-226-1636	<a href="mailto:jroland@indianriver.gov">jroland@indianriver.gov</a>	

<b>WATER TREATMENT PLANT INFORMATION</b>		
<b>Public Water System (PWS) Name:</b>	Indian River County Utilities	
<b>PWS Identification No:</b>	FL3314052	
<b>PWS Type:</b>	Community Water Systems (CWS)	
<b>PWS Owner:</b>	Indian River County	
<b>Name of Water Treatment Plant:</b>	<b>Hobart WTP</b>	<b>Oslo WTP</b>
<b>Total permitted max day operating capacity:</b>	17.140 MGD	8.57 MGD
<b>Total max day flow during past 12 months:</b>	9.29 MGD	6.64 MGD

**APPENDIX I**  
**Traffic Impact Statement**



April 9, 2025

Dorri Bosworth, Planning Manager  
Community Development Department  
1225 Main Street  
Sebastian, Florida 32958

**RE: *Chessers Gap Rezoning Traffic Impact Statement; City of Sebastian, FL  
Kimley-Horn Project No. 140771001***

Dear Ms. Bosworth:

Kimley-Horn is pleased to provide this traffic impact statement for the proposed Future Land Use (FLU) amendment and rezoning of a  $\pm 29.43$ -acre site generally on the north and south of S Fleming Street, east of CR 512 within the City of Sebastian, Florida. The  $\pm 29.43$ -acre site encompasses a total of four (4) parcels. This analysis provides a comparison of the trip generation potential of the existing and proposed FLU and zoning designations.

### **Background Information**

The property subject to the FLU amendment and rezoning includes four (4) undeveloped parcels that combine for a total of  $\pm 29.43$  acres. **Figure 1** shows the location of the site and is provided as an attachment.

The four (4) properties currently have an existing FLU designation consistent with the approved 2004 Planned Unit Development (PUD). Portions of this PUD have been constructed (Pods 1, 2, and 3) with the remaining unbuilt portion approved for approximately 418,394 square feet of commercial use, 56,628 square feet of general light industrial use, and 116 multifamily dwelling units. To better accommodate the proposed uses for the property, a request has been made to amend the official FLU map from the approved 2004 PUD to the Medium Density Residential (10 DU/AC) designation. The FLU designation of Medium Density Residential will allow for a density of up to 10 DU/AC.

The four (4) properties currently have an existing zoning consistent with the approved 2004 Planned Unit Development (PUD). Portions of this PUD have been constructed (Pods 1, 2, and 3) with the remaining unbuilt portion approved for approximately 418,394 square feet of commercial use, 56,628 square feet of general light industrial use, and 116 multifamily dwelling units. To better accommodate the proposed uses for the property, a request has been made to amend the official zoning map to the Planned Unit Development – Residential (PUD-R) zoning designation. The zoning designation of PUD-R will allow up to 10 dwelling units per acre for residential uses. It should be noted that the PUD-R zoning densities are based on the maximum densities provided for the Mixed-Use land use designation (10 DU/AC).

Parcel calculations and the approved 2004 plan are provided as attachments.

## FLU Trip Generation

To determine the potential transportation impact of the proposed FLU amendment, the daily, AM peak hour, and PM peak hour trip generation potential of the proposed FLU designations were compared to the trip generation potential of the previously approved conceptual plan. The trip generation was calculated using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition*. Land use codes 220 Multifamily housing (Low Rise), 110 General light industrial and 820 Shopping Center (>150k) were utilized. Methods established in the ITE Trip Generation Appendices were utilized to calculate pass-by reductions. ITE *Trip Generation Manual, 11th Edition* excerpts are provided as an attachment. **Table 1** provides a comparison of trip generation potential considering the existing approved FLU and proposed FLU designation. As shown, the proposed FLU designation would result in a net decrease in daily project trips, a net decrease in AM peak hour project trips, and a net decrease in PM peak hour project trips when compared to the trip generation potential of the existing approved FLU designations. The trip generation potential considered high intense land-use codes to provide a conservative analysis.

**Table 1: Future Land Use Trip Generation**

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street			
			Total	In	Out	Total	In	Out	
<b>Existing Future Land Use</b>									
Shopping Center (>150K) (CG)	418,394 SF	15,485	351	218	133	1,423	683	740	
General Light Industrial <sup>2</sup>	56,628 SF	276	42	37	5	37	5	32	
Residential Multi-Family (RM-8)	116 DU	819	59	14	45	70	44	26	
	<i>Subtotal</i>	16,580	452	269	183	1,530	732	798	
<b>Pass-By Traffic<sup>3</sup></b>									
Shopping Center (>150K) (CG)	Daily	19%	19%	19%					
			2,942	67	41	26	270	130	140
	<i>Subtotal</i>		2,942	67	41	26	270	130	140
<b>Driveway Volumes</b>			<b>16,580</b>	<b>452</b>	<b>269</b>	<b>1,530</b>	<b>732</b>	<b>798</b>	
<b>TOTAL NET EXTERNAL TRIPS (EXISTING FLU)</b>			<b>13,638</b>	<b>385</b>	<b>228</b>	<b>1,260</b>	<b>602</b>	<b>658</b>	
<b>Proposed Future Land Use</b>									
Residential Multi-Family (RM-10)	294 DU	1,960	114	27	87	147	93	54	
	<i>Subtotal</i>	1,960	114	27	87	147	93	54	
<b>Driveway Volumes</b>			<b>1,960</b>	<b>114</b>	<b>27</b>	<b>87</b>	<b>147</b>	<b>54</b>	
<b>TOTAL NET EXTERNAL TRIPS (PROPOSED FLU)</b>			<b>1,960</b>	<b>114</b>	<b>27</b>	<b>87</b>	<b>93</b>	<b>54</b>	
<b>TOTAL NET NEW EXTERNAL TRIPS (EXISTING - PROPOSED)</b>			<b>-11,678</b>	<b>-271</b>	<b>-201</b>	<b>-70</b>	<b>-1,113</b>	<b>-604</b>	
<p>Note 1: Trip Generation was calculated using the data from ITE's Trip Generation Manual, 11th Edition</p> <p>Note 2: 25% of Parcel 4 was assumed as General Light Industrial</p> <p>Note 3: Pass-by percentages were taken from the ITE Trip Generation Manual, 11th Edition Appendices.</p>									
<p><b>Multifamily Housing (Low-Rise) (ITE 220)</b></p> <p>Daily <math>T = 6.41 * (X) + 75.31</math>; (X is number of dwelling units)</p> <p>AM Peak Hour of Adjacent Street <math>T = 0.31 * (X) + 22.85</math>; (X is number of dwelling units); (24% in/ 76% out)</p> <p>PM Peak Hour of Adjacent Street <math>T = 0.43 * (X) + 20.55</math>; (X is number of dwelling units); (63% in/ 37% out)</p>									
<p><b>General Light Industrial (ITE 110)</b></p> <p>Daily <math>T = 4.87 * (X)</math>; (X is SF/1000)</p> <p>AM Peak Hour of Adjacent Street <math>T = 0.74 * (X)</math>; (X is SF/1000); (88% in/ 12% out)</p> <p>PM Peak Hour of Adjacent Street <math>T = 0.65 * (X)</math>; (X is SF/1000); (14% in/ 86% out)</p>									
<p><b>Shopping Center (&gt;150K) (ITE 820)</b></p> <p>Daily <math>T = 37.01 * (R)</math>; (R is SF/1000)</p> <p>AM Peak Hour of Adjacent Street <math>T = 0.84 * (X)</math>; (X is SF/1000); (62% in/ 38% out)</p> <p>PM Peak Hour of Adjacent Street <math>T = 3.40 * (X)</math>; (X is SF/1000); (48% in/ 52% out)</p>									

**Rezoning Trip Generation**

To determine the potential transportation impact of the proposed rezoning, the daily, AM peak hour, and PM peak hour trip generation potential of the proposed zoning designations were compared to the trip generation potential of the existing approved zoning designations. The trip generation was calculated using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition*. Land use codes 220 Multifamily housing (Low Rise), 110 General light industrial and 820 Shopping Center (>150k) were utilized. Methods established in the ITE Trip Generation Appendices were utilized to calculate pass-by reductions.

Table 2 provides a comparison of trip generation potential considering the existing approved zoning and proposed zoning designation. As shown, the proposed zoning designation would result in a net decrease in daily project trips, a net decrease in AM peak hour project trips, and a net decrease in PM peak hour project trips when compared to the trip generation potential of the existing approved zoning designations. The trip generation potential considered high intense land-use codes to provide a conservative analysis.

**Table 2: Rezoning Trip Generation Potential**

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
<b>Existing Zoning</b>								
Shopping Center (>150K) (CG)	418,394 SF	15,485	351	218	133	1,423	683	740
General Light Industrial <sup>1</sup>	56,628 SF	276	42	37	5	37	5	32
Residential Multi-Family (RM-8)	116 DU	819	59	14	45	70	44	26
	<i>Subtotal</i>	16,580	452	269	183	1,530	732	798
<b>Pass-By Traffic<sup>3</sup></b>								
Shopping Center (>150K) (CG)	Daily 19% AM 19% PM 19%	2,942	67	41	26	270	130	140
	<i>Subtotal</i>	2,942	67	41	26	270	130	140
<b>Driveway Volumes</b>		<b>16,580</b>	<b>452</b>	<b>269</b>	<b>183</b>	<b>1,530</b>	<b>732</b>	<b>798</b>
<b>TOTAL NET EXTERNAL TRIPS (EXISTING FLU)</b>		<b>13,638</b>	<b>385</b>	<b>228</b>	<b>157</b>	<b>1,260</b>	<b>602</b>	<b>658</b>
<b>Proposed Zoning</b>								
Residential Multi-Family (RM-10)	294 DU	1,960	114	27	87	147	93	54
	<i>Subtotal</i>	1,960	114	27	87	147	93	54
<b>Driveway Volumes</b>		<b>1,960</b>	<b>114</b>	<b>27</b>	<b>87</b>	<b>147</b>	<b>93</b>	<b>54</b>
<b>TOTAL NET EXTERNAL TRIPS (PROPOSED FLU)</b>		<b>1,960</b>	<b>114</b>	<b>27</b>	<b>87</b>	<b>147</b>	<b>93</b>	<b>54</b>
<b>TOTAL NET NEW EXTERNAL TRIPS (EXISTING - PROPOSED)</b>		<b>-11,678</b>	<b>-271</b>	<b>-201</b>	<b>-70</b>	<b>-1,113</b>	<b>-509</b>	<b>-604</b>
<p>Note 1: Trip Generation was calculated using the data from ITE's Trip Generation Manual, 11th Edition</p> <p>Note 2: 25% of Parcel 4 was assumed as General Light Industrial</p> <p>Note 3: Pass-by percentages were taken from the ITE Trip Generation Manual, 11th Edition Appendices.</p> <p><b>Multifamily Housing (Low-Rise) [ITE 220]</b></p> <p>Daily T = 6.41*(X)+75.31; (X is number of dwelling units)</p> <p>AM Peak Hour of Adjacent Street T = 0.31*(X)+22.85; (X is number of dwelling units); (24% in/ 76% out)</p> <p>PM Peak Hour of Adjacent Street T = 0.43*(X)+20.55; (X is number of dwelling units); (63% in/ 37% out)</p> <p><b>General Light Industrial [ITE 110]</b></p> <p>Daily T = 4.87*(X); (X is SF/1000)</p> <p>AM Peak Hour of Adjacent Street T = 0.74*(X); (X is SF/1000); (88% in/ 12% out)</p> <p>PM Peak Hour of Adjacent Street T = 0.65*(X); (X is SF/1000); (14% in/ 86% out)</p> <p><b>Shopping Center (&gt;150K) [ITE 820]</b></p> <p>Daily T = 37.01*(X); (X is SF/1000)</p> <p>AM Peak Hour of Adjacent Street T = 0.84*(X); (X is SF/1000); (62% in/ 38% out)</p> <p>PM Peak Hour of Adjacent Street T = 3.40*(X); (X is SF/1000); (48% in/ 52% out)</p>								

## Summary

This traffic statement has been prepared in support of a rezoning for a ±29.43-acre site generally located on the north and south sides of S Fleming Street, east of CR 512 in Sebastian, Florida. The ±29.43-acre site encompasses a total of four (4) vacant properties. To better accommodate the proposed uses for the property, a request has been made to amend the official City of Sebastian FLU and zoning maps based upon the proposed FLU and zoning designations. The proposed FLU and zoning designation will result in a lesser trip generation potential compared to the existing approved 2004 PUD. Therefore, the proposed FLU amendment and rezoning will not result in increased traffic impact on the surrounding transportation network.

Sincerely,

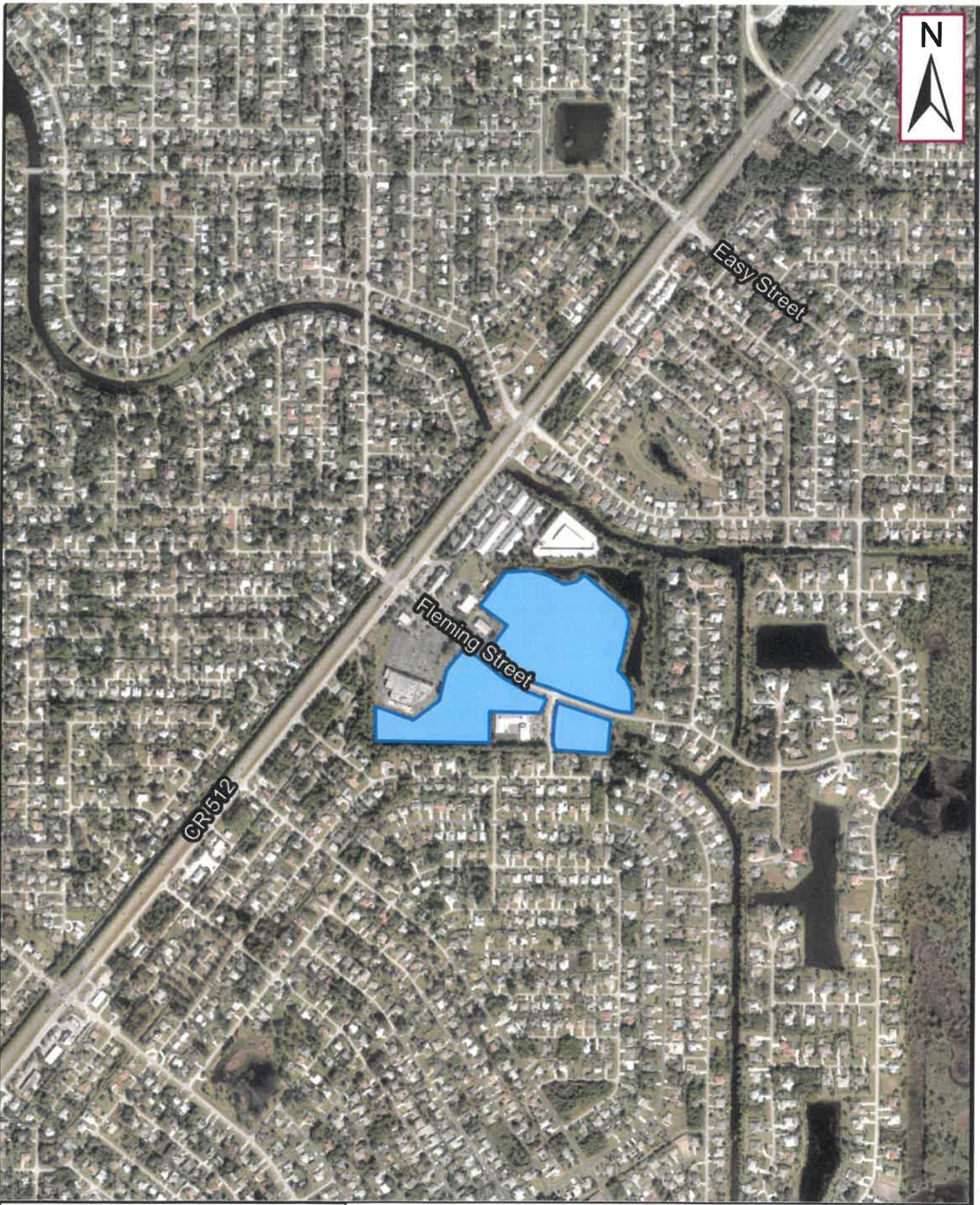
**KIMLEY-HORN**



Alex Memering, P.E.

Attachments: Figure 1 – Project Location  
ITE Trip Generation Manual, 11<sup>th</sup> Edition Excerpts  
Parcel Calculations  
Approved 2004 PUD Plan

*K:\ORL\_IPTO\140771001\_Chessers Gap TIA\03\_Documentation\Chessers Gap Rezoning Traffic Statement.docx*



K:\ORL\_GIS\140771001 Chessers Gap\Maps\Figure 1 - Project Location.mxd - 4/7/2025 11:39:28 AM - Alex.McMering

# Kimley»Horn

© 2024 Kimley-Horn and Associates, Inc.  
200 S Orange Avenue, Suite 600, Orlando FL 32801  
Phone: 407 898 1511  
www.kimley-horn.com Registry 35106

FIGURE 1 - SITE LOCATION

## CHESSER'S GAP CITY OF SEBASTIAN, FLORIDA

Project No.: 140771001	Not To Scale	April 2025	Figure 1
------------------------	--------------	------------	----------

# Land Use: 220

## Multifamily Housing (Low-Rise)

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### Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

### Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

### Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

***It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).***

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

### **Source Numbers**

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

# Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

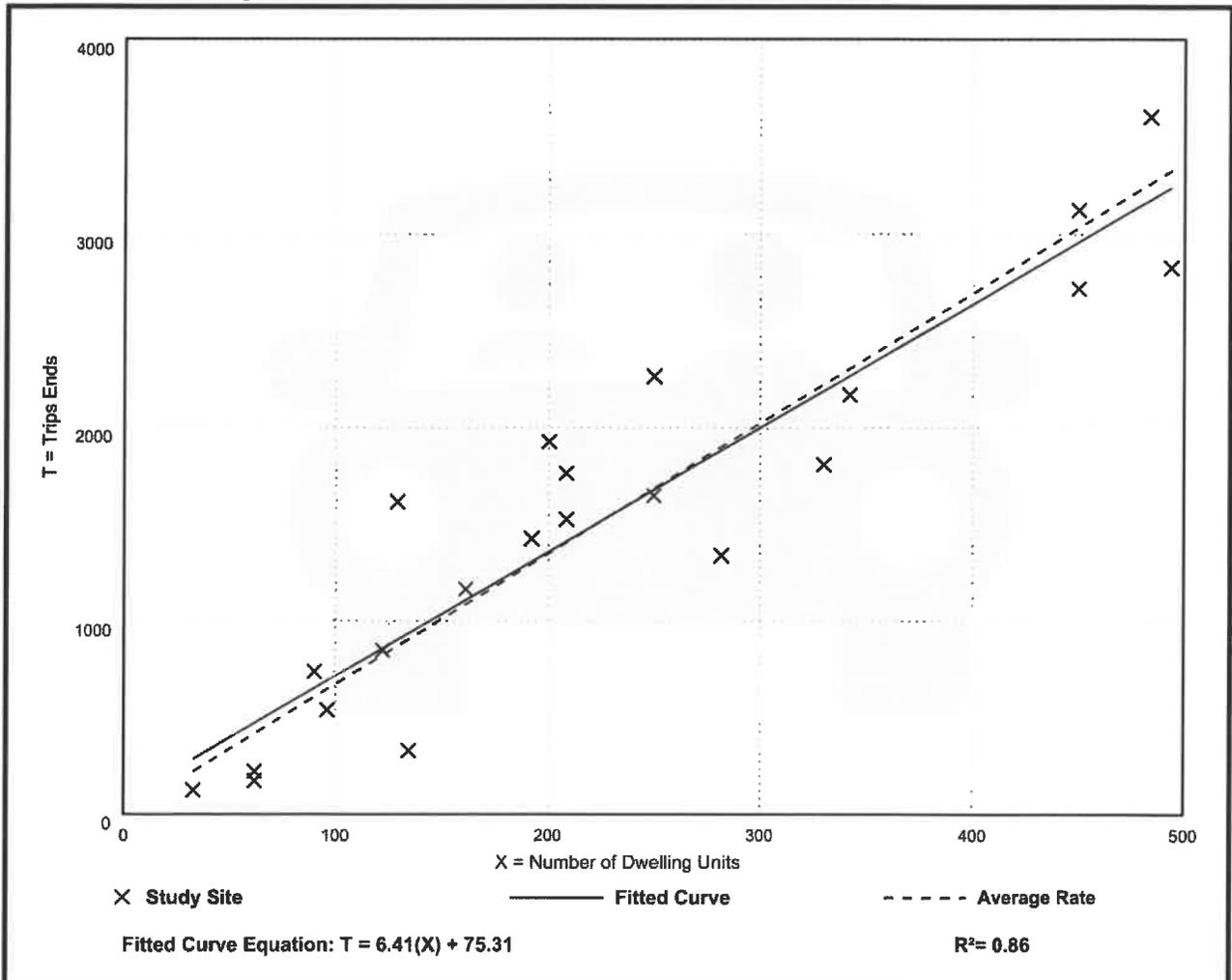
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 22  
Avg. Num. of Dwelling Units: 229  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

## Data Plot and Equation



# Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

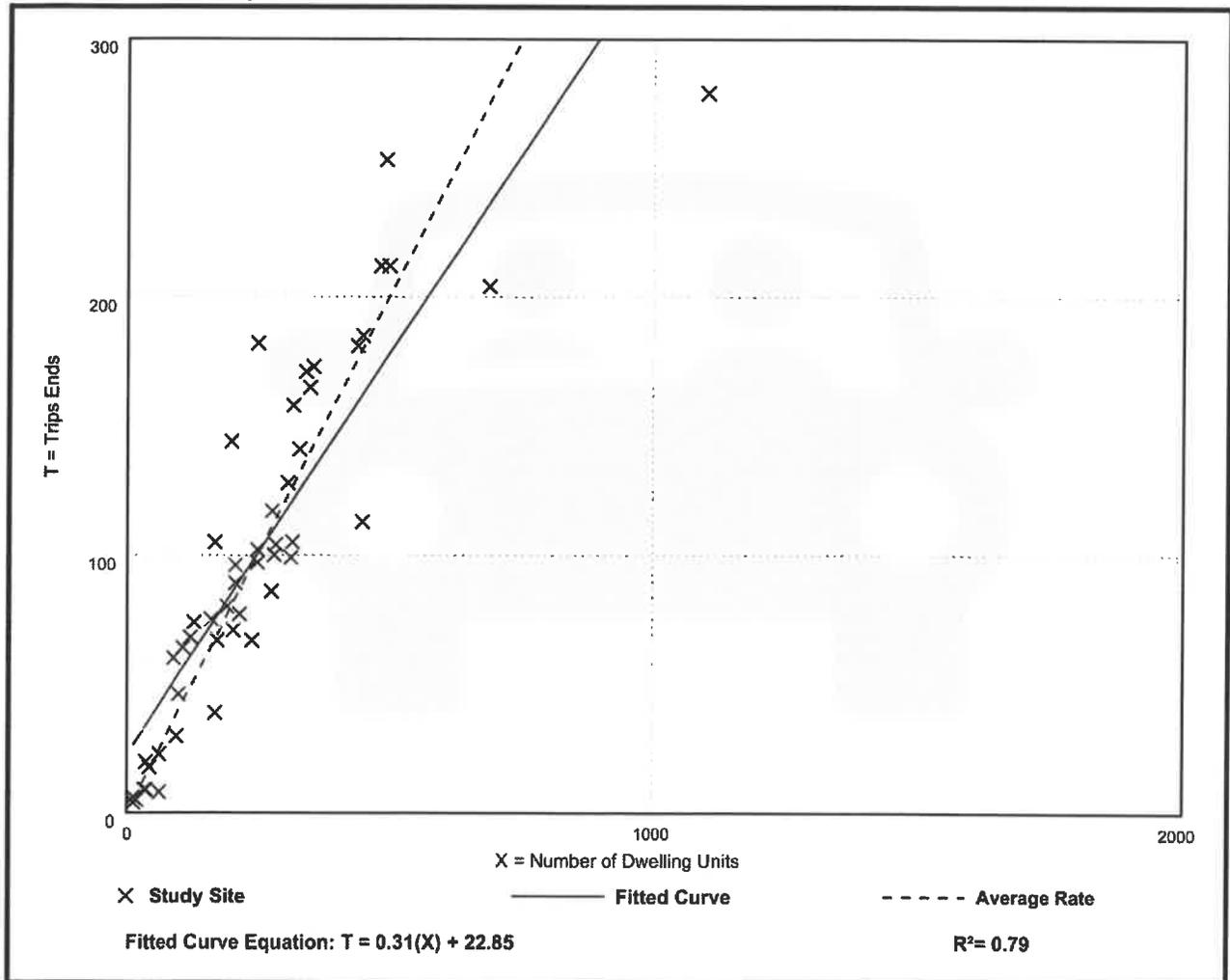
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

## Data Plot and Equation



# Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

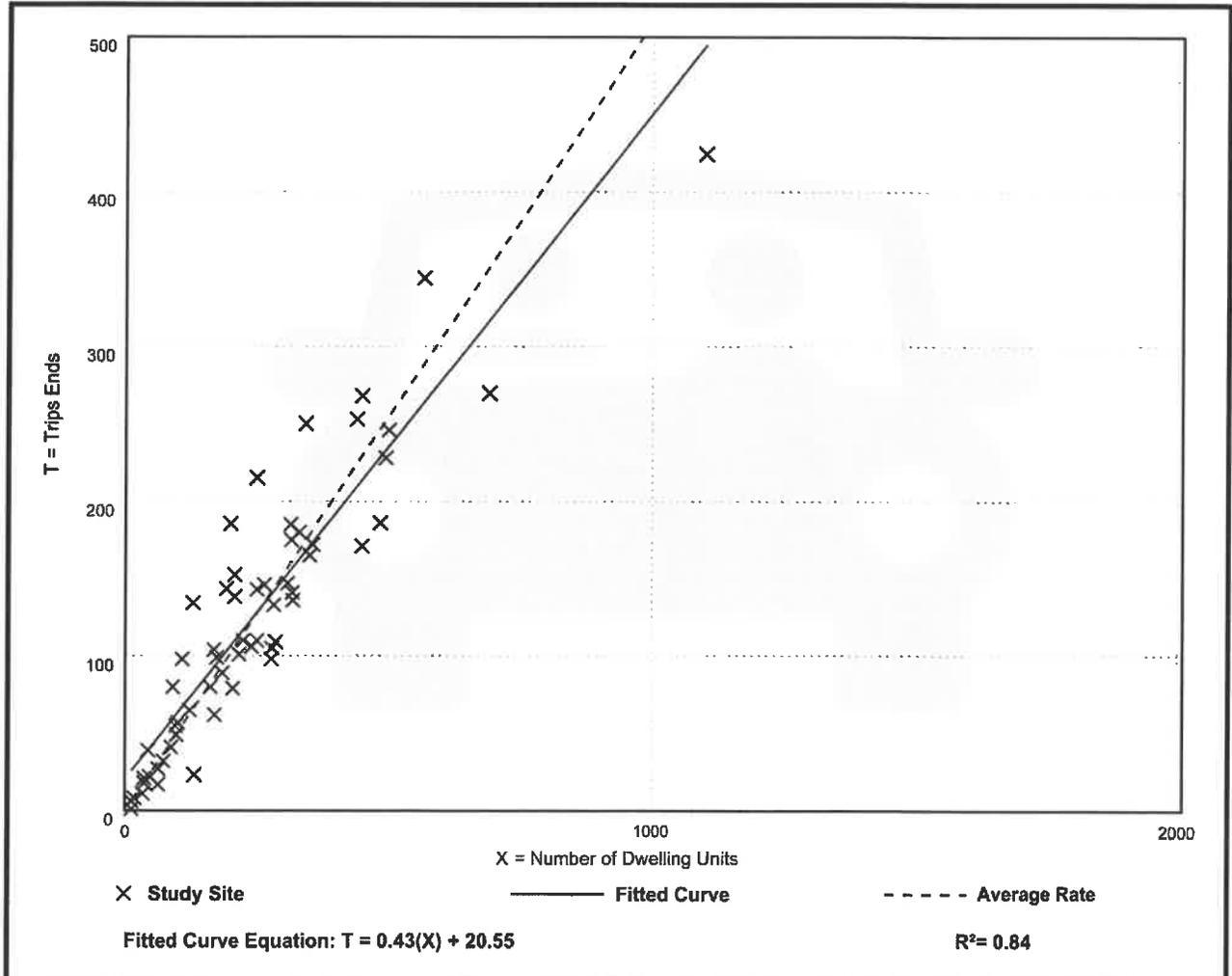
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

## Data Plot and Equation



# Land Use: 110

## General Light Industrial

---

### Description

A light industrial facility is a free-standing facility devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment. Industrial park (Land Use 130) and manufacturing (Land Use 140) are related uses.

### Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 2000s, and the 2010s in Colorado, Connecticut, Indiana, New Jersey, New York, Oregon, Pennsylvania, and Texas.

### Source Numbers

106, 157, 174, 177, 179, 184, 191, 251, 253, 286, 300, 611, 874, 875, 912

# General Light Industrial (110)

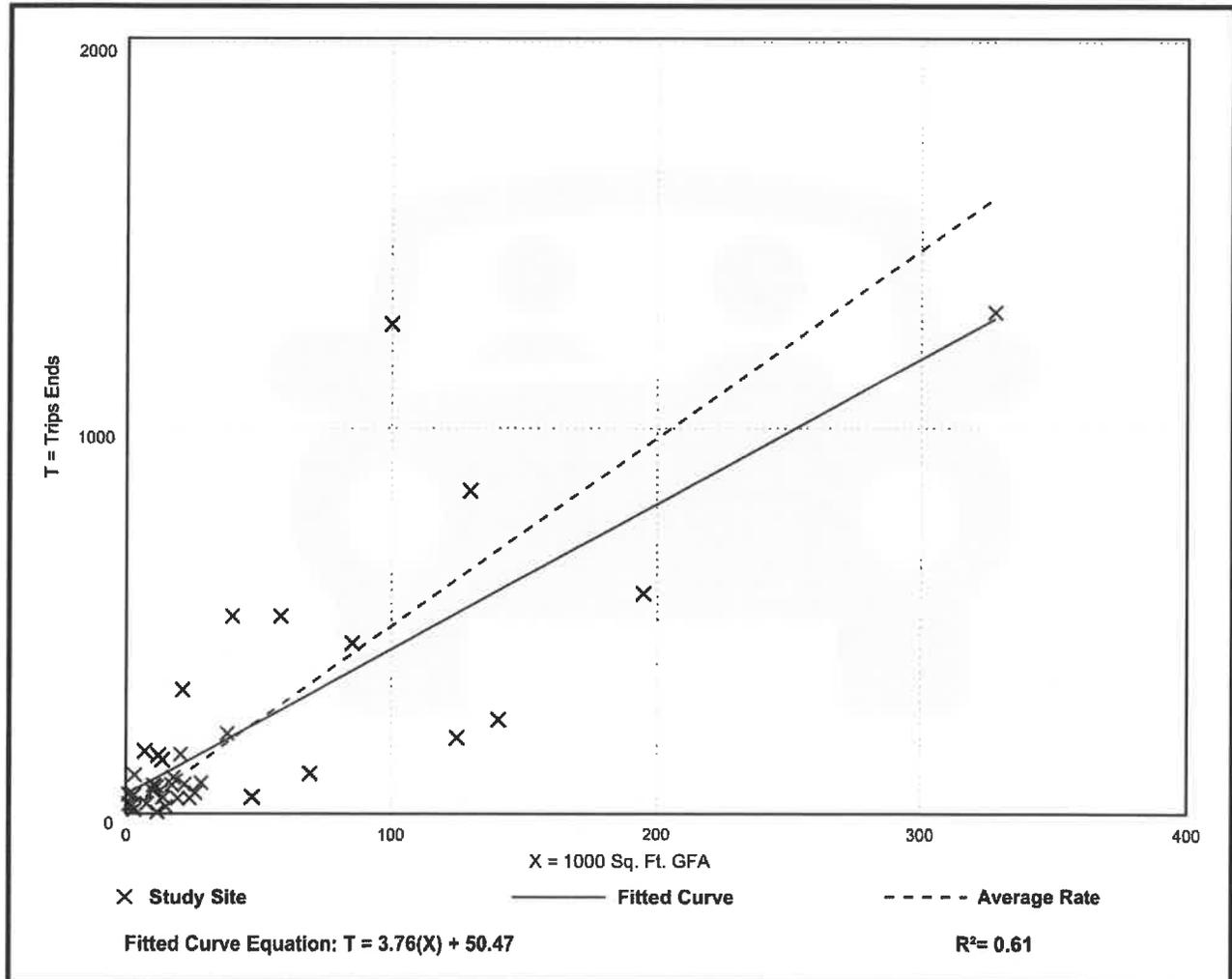
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
On a: **Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 37  
Avg. 1000 Sq. Ft. GFA: 45  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.87	0.34 - 43.86	4.08

## Data Plot and Equation



# General Light Industrial (110)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**

**On a: Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 41

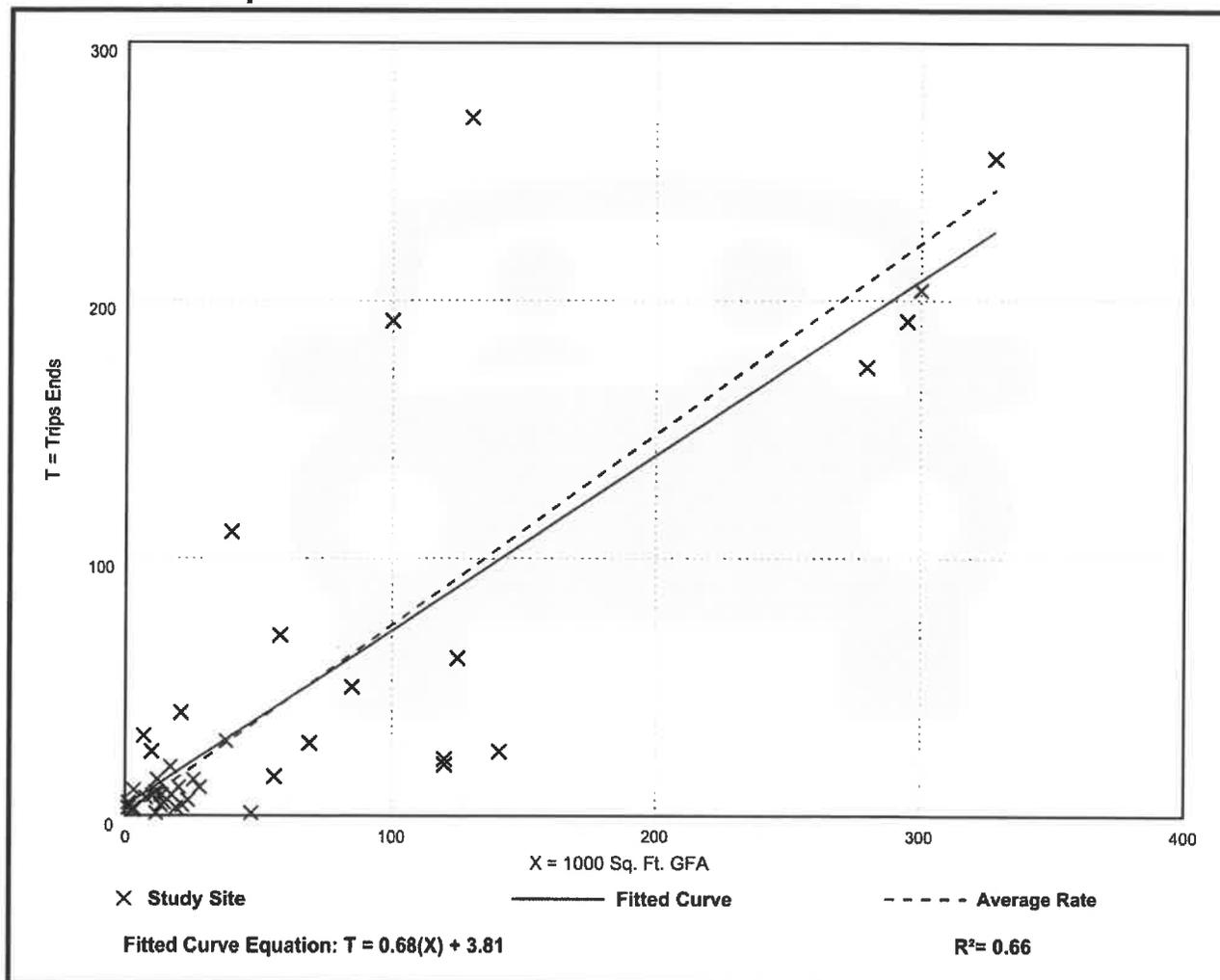
Avg. 1000 Sq. Ft. GFA: 65

Directional Distribution: 88% entering, 12% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.74	0.02 - 4.46	0.61

## Data Plot and Equation



# General Light Industrial (110)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 40

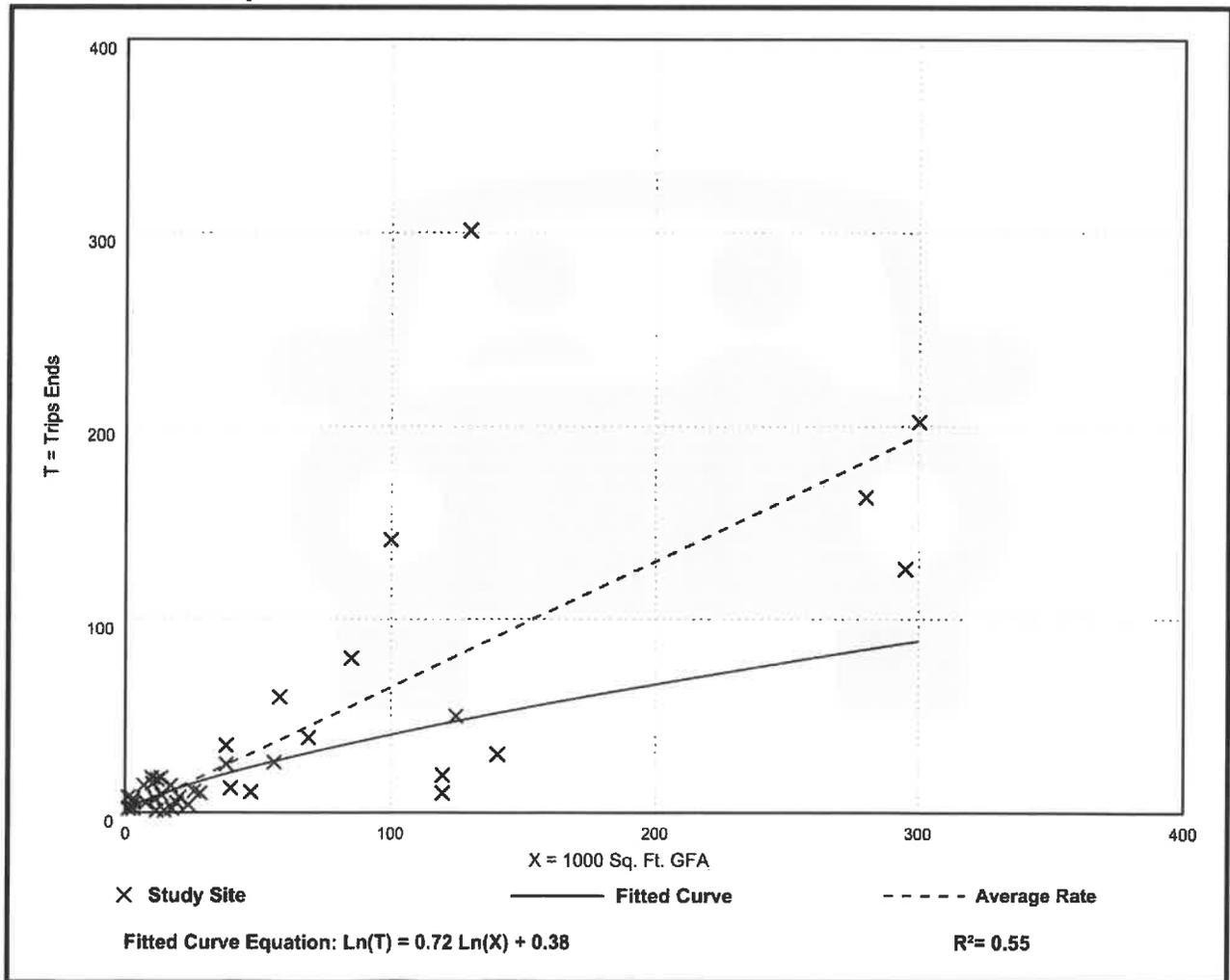
Avg. 1000 Sq. Ft. GFA: 58

Directional Distribution: 14% entering, 86% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.65	0.07 - 7.02	0.56

## Data Plot and Equation



# Land Use: 820

## Shopping Center (>150k)

---

### Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has at least 150,000 square feet of gross leasable area (GLA). It often has more than one anchor store. Various names can be assigned to a shopping center within this size range, depending on its specific size and tenants, such as community center, regional center, superregional center, fashion center, and power center.

A shopping center of this size typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants.

A shopping center of this size can be enclosed or open-air. The vehicle trips generated at a shopping center are based upon the total GLA of the center. In the case of a smaller center without an enclosed mall or peripheral buildings, the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between community/regional shopping center and shopping plaza (Land Use 821) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

Shopping plaza (40-150k) (Land Use 821), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

### Additional Data

***Many shopping centers—in addition to the integrated unit of shops in one building or enclosed around a mall—include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied include peripheral buildings, it can be assumed that some of the data show their effect.***

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Iowa, Kentucky,

Maryland, Massachusetts, Michigan, Minnesota, New Jersey, New York, North Carolina, Ohio, Oklahoma, Pennsylvania, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

### **Source Numbers**

77, 110, 154, 156, 159, 190, 199, 202, 204, 213, 251, 269, 294, 295, 299, 304, 305, 307, 308, 309, 311, 314, 315, 316, 317, 319, 365, 385, 404, 414, 423, 442, 446, 562, 629, 702, 715, 728, 868, 871, 880, 899, 912, 926, 946, 962, 973, 974, 978, 1034, 1040, 1067

# Shopping Center (>150k) (820)

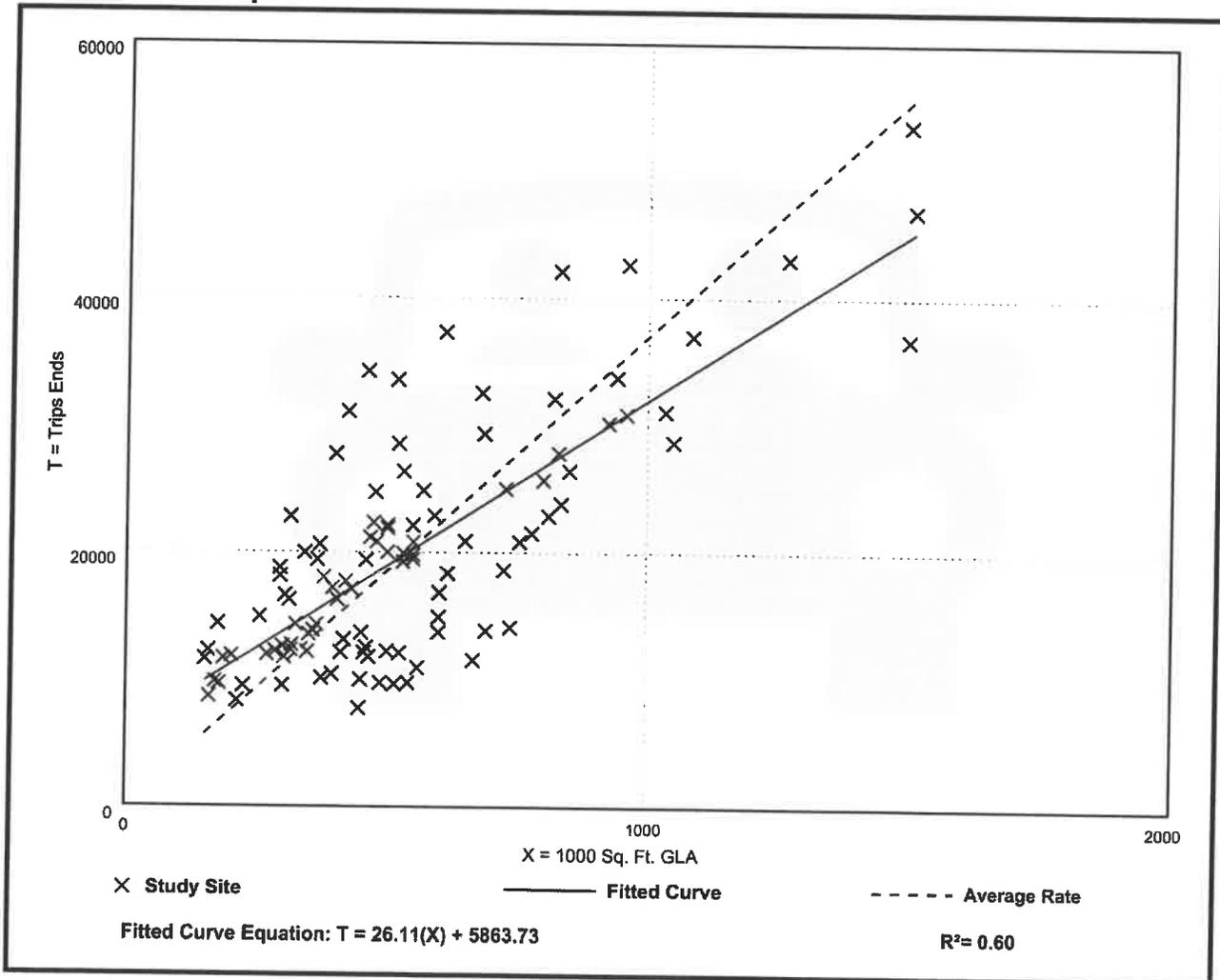
**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a Weekday**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 108  
 Avg. 1000 Sq. Ft. GLA: 538  
 Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.01	17.27 - 81.53	12.79

## Data Plot and Equation



# Shopping Center (>150k) (820)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 44

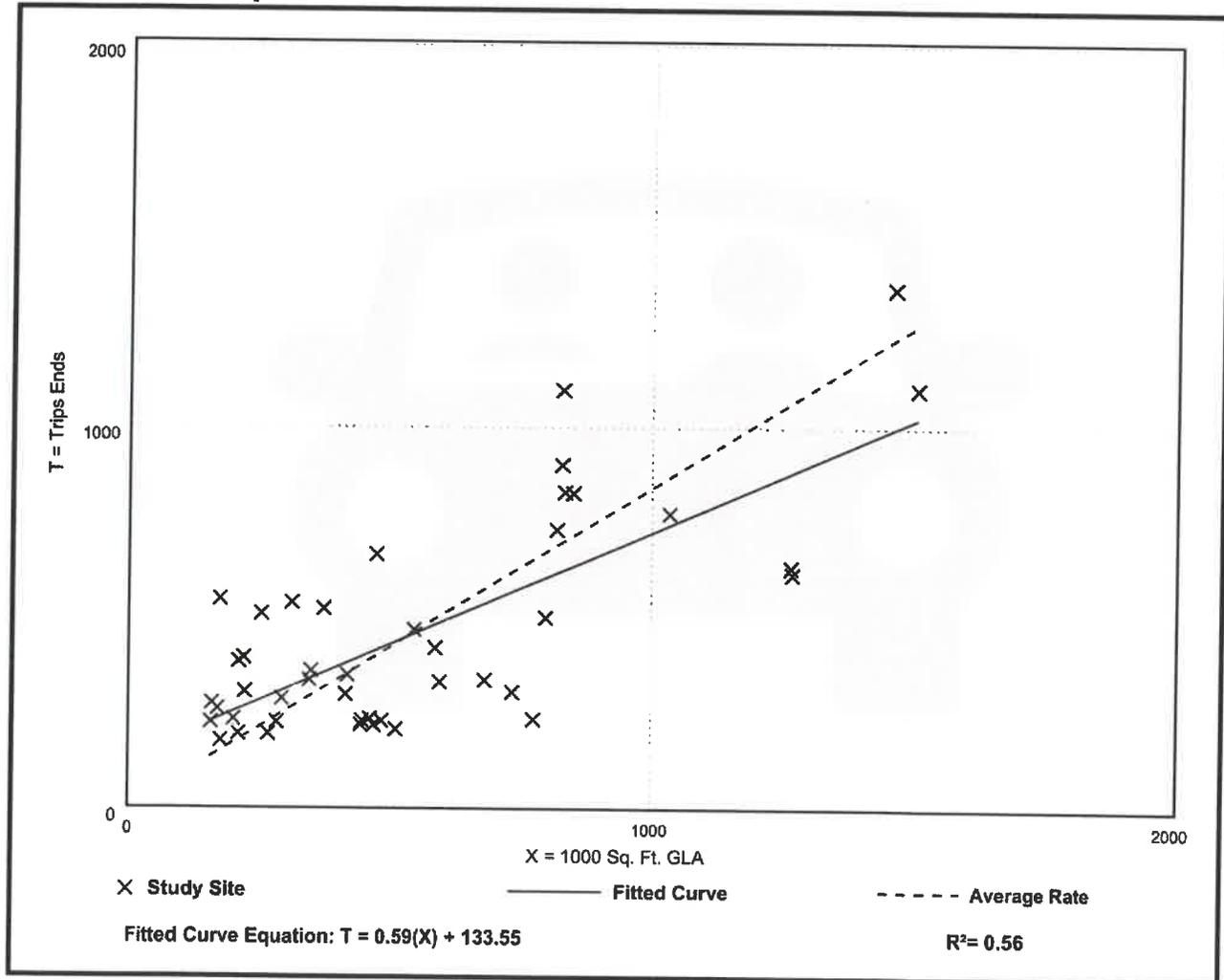
Avg. 1000 Sq. Ft. GLA: 546

Directional Distribution: 62% entering, 38% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.84	0.30 - 3.11	0.42

## Data Plot and Equation



# Shopping Center (>150k) (820)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 126

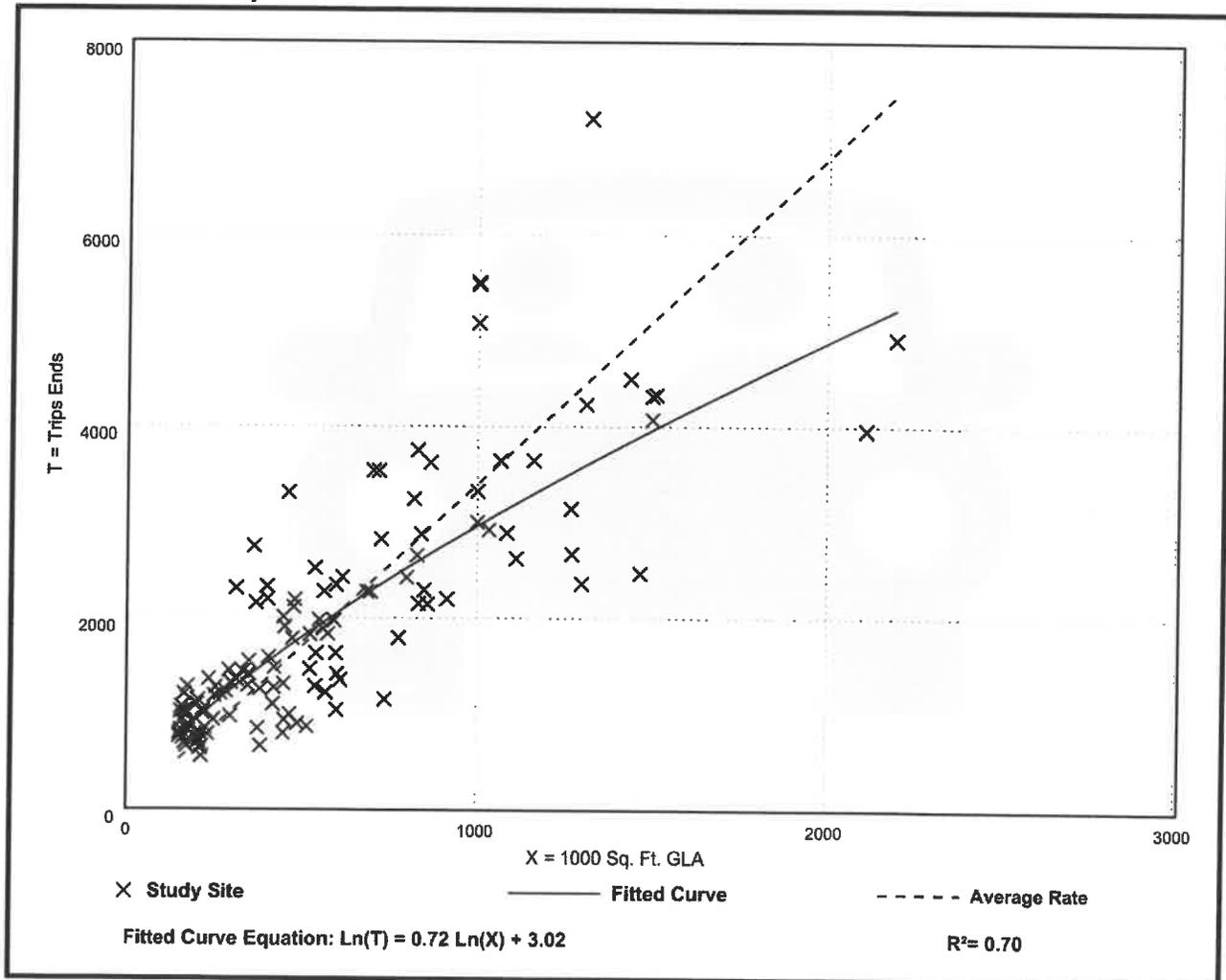
Avg. 1000 Sq. Ft. GLA: 581

Directional Distribution: 48% entering, 52% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

## Data Plot and Equation



### Vehicle Pass-By Rates by Land Use

Source: ITE Trip Generation Manual, 11th Edition

Land Use Code	Land Use	Setting	Time Period	# Data Sites	Average Pass-By Rate			
					820			
					Shopping Center (> 150k)			
					General Urban/Suburban			
					Weekday PM Peak Period			
					8 Sites with GLA between 150 and 300k			
					29% for Sites with GLA between 150 and 300k			
					16 Sites with GLA between 300 and 900k			
					19% for Sites with GLA between 300 and 900k			
					Pass-By Characteristics for Individual Sites			
GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips		Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)	
213	Florida	1990	312	28	31	41	72	33
225	Illinois	1994	264	35	32	33	65	24
227.9	Kentucky	1993	—	34	35	31	66	34
235	Kentucky	1993	211	35	29	36	65	2
255	Iowa	1994	222	23	38	39	77	24
256	Connecticut	1994	208	27	51	22	73	24
293	Illinois	1994	282	24	70	6	76	13
294	Pennsylvania	1994	213	24	48	18	76	24
350	Massachusetts	1994	224	18	45	37	82	24
361	Virginia	1994	315	17	54	29	83	24
375	North Carolina	1994	214	29	48	23	71	24
413	Texas	1994	228	28	51	21	72	24
418	Maryland	1994	281	20	50	30	80	24
450	California	1994	321	23	49	28	77	24
476	Washington	1994	234	25	53	22	75	24
488	Texas	1994	257	12	75	13	88	13
560	Virginia	1994	437	19	49	32	81	24
581	Colorado	1994	296	18	53	29	82	24
598	Colorado	1994	205	17	55	28	83	24
633	Texas	1994	257	10	64	26	90	24

667	Illinois	1994	200	16	53	31	84	2770	24
738	New Jersey	1994	283	13	75	12	87	8059	24
800	California	1994	205	21	51	28	79	7474	24
808	California	1994	240	13	73	14	87	4035	24

Parcel Breakdown per Use			
Parcel # <sup>1</sup>	Max Building Area <sup>1</sup>	Use type <sup>1</sup>	SF Per Use <sup>2</sup>
3	3.61 Ac <sup>3</sup>	Commercial	Commercial- 157,033 SF
4	5.20 Ac	Commercial, Light Industrial, Office	25% Industrial- 56,628 SF 75% Commercial- 169,884 SF
5	14.50 Ac	Residential	(8 Units/ Ac) - 116 Units
6	2.10 Ac	Commercial/Office	Commercial/Office- 91,476 SF

Notes:

- 1 - Parcel Breakdown taken from the previously approved PUD
- 2- Calculated by taking max building area in Acres x 43,560 SF
- 3- Max building area calculated by taking parcel size (10.30 Ac) x .35 ( the previously approved max FAR for this parcel)



0 200  
 ( IN FEET )  
 1 inch = 200 ft.

**CHESSER'S GAP PUD - EXISTING**  
 (EXISTING PUD DATA PROVIDED BY CITY OF SEBASTIAN - DATED JANUARY 2004)

<b>PARCEL 1</b>	DESIGNATION: = COMMERCIAL
	USE: = DOLLAR GENERAL
	TOTAL AREA: = 1.40 AC
	MAX. FAR: = 0.50 AC
	MAX. BUILDING AREA: = 0.70 AC
	MIN. OPEN SPACE: = 0.35 AC (25%)
<b>PARCEL 2</b>	DESIGNATION: = COMMUNITY FACILITIES / COMMERCIAL
	USE: = ELK'S LODGE & FUNERAL HOME
	TOTAL AREA: = 4.00 AC
	MAX. FAR: = 0.50 AC
	MAX. BUILDING AREA: = 2.00 AC
	MIN. OPEN SPACE: = 1.00 AC (25%)
<b>PARCEL 3</b>	DESIGNATION: = COMMERCIAL, RETAIL, COMMUNITY FACILITIES
	USE: = BANK, GROCERY, SPECIALITY RETAIL, SCHOOL, FUTURE COMMERCIAL
	TOTAL AREA: = 20.60 AC
	MAX. FAR: = 0.35 AC
	MAX. BUILDING AREA: = 7.21 AC
	MIN. OPEN SPACE: = 5.15 AC (25%)
<b>PARCEL 4</b>	DESIGNATION: = PROFESSIONAL OFFICE, COMMERCIAL, LIGHT INDUSTRIAL
	USE: = NO EXISTING DEVELOPMENT
	TOTAL AREA: = 9.70 AC
	MAX. FAR: = 0.50 AC
	MAX. BUILDING AREA: = 5.20 AC
	MIN. OPEN SPACE: = 3.60 AC (25%)
<b>PARCEL 5</b>	DESIGNATION: = RESIDENTIAL MULTI-FAMILY (8 UNITS / AC)
	USE: = NO EXISTING DEVELOPMENT
	TOTAL AREA: = 14.50 AC
	MAX. FAR: = 0.50 AC
	MAX. BUILDING AREA: = 7.30 AC
	MIN. OPEN SPACE: = 3.63 AC (25%)
<b>PARCEL 6</b>	DESIGNATION: = PROFESSIONAL OFFICE / COMMERCIAL
	USE: = NO EXISTING DEVELOPMENT
	TOTAL AREA: = 4.20 AC
	MAX. FAR: = 0.50 AC
	MAX. BUILDING AREA: = 2.10 AC
	MIN. OPEN SPACE: = 1.05 AC (25%)
<b>PARCEL 7</b>	DESIGNATION: = S. FLEMING STREET
	USE: = EXISTING ROAD THOROUGHFARE
	TOTAL AREA: = 3.70 AC
	PAVED AREA: = 1.10 AC
	OPEN AREA: = 2.60 AC

1. TOTAL SITE AREA: 58.10 AC  
 LESS FLEMING ST. ROW: (-) 3.70 AC  
 NET PUD-C AREA: 54.40 AC
  2. GROSS SITE FLOOR AREA RATIO (FAR): 0.42
  3. NET SITE FLOOR AREA RATIO (FAR): 0.45
  4. MAXIMUM BUILDING AREA: 24.51 AC
  5. OPEN SPACE AREA: 16.38 AC
  6. MAXIMUM BUILDING HEIGHT: 35FT
  7. PARKING: AS SPECIFIED BY CODE AND PREVIOUSLY APPROVED BY THE CITY FOR THE EXISTING DEVELOPED PARCELS.
  8. PUD DEVELOPMENT DATA DEPICTED ABOVE PURSUANT TO THE 2004 PUD DEVELOPMENT PLAN PROVIDED BY CITY.
- \*\* OPEN SPACE AREA INCLUDES TOTAL STORMWATER MANAGEMENT AREA AND TOTAL GREEN AREAS AND SHALL BE ADEQUATE TO MEET REQUIRED CODES.

REVISIONS	DATE	JOB NO.	22-0097
DESIGNED	TH		
DRAWN	SS		
DATE	APRIL 2022		
CHECKED	AS		
DATE ISSUED			

**MBV ENGINEERING, INC.**  
 MOYA BOWLES VILLAMIZAR & ASSOCIATES  
 CONSULTING ENGINEERING CA #3728

1835 20TH STREET  
 VERO BEACH, FL 32960  
 PH. (772) 569-0035  
 FX. (772) 778-3617

MELBOURNE, FL - PH (321) 253-1510  
 FT. PIERCE, FL - PH (772) 468-9055

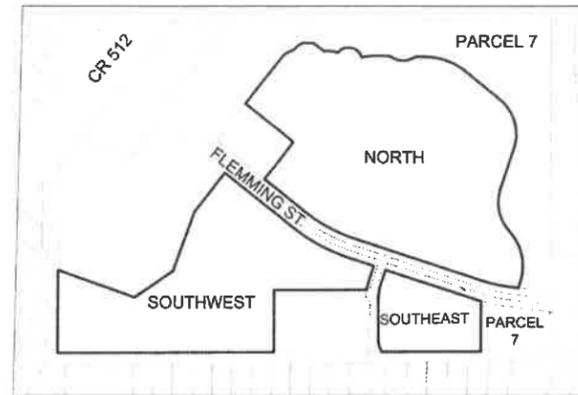
CITY OF SEBASTIAN 105 FLORIDA

**CHESSERS GAP MULTI-FAMILY**

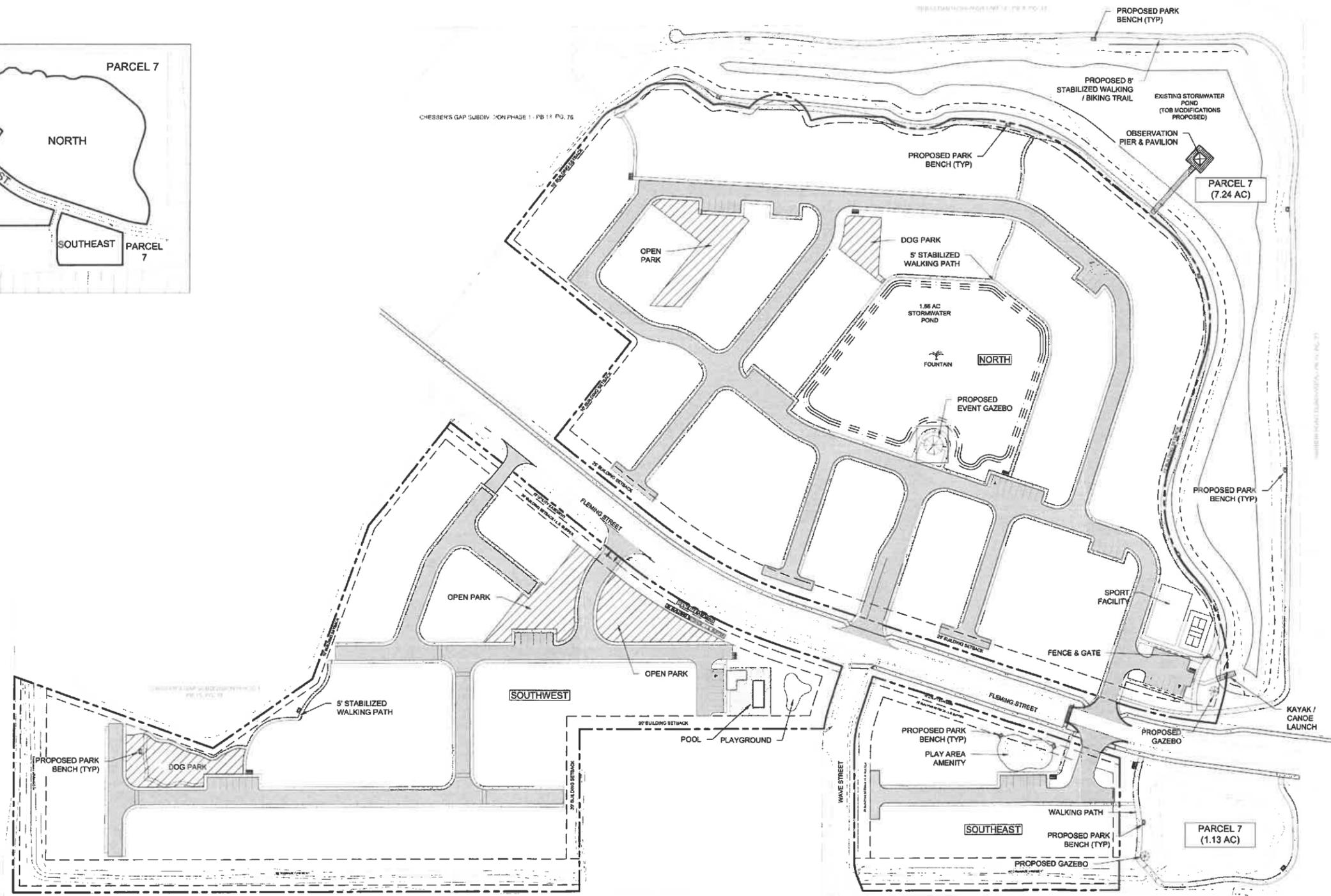
**EXISTING 2004 CHESSERS GAP PUD DEVELOPMENT PLAN**

DATE: 22-0097

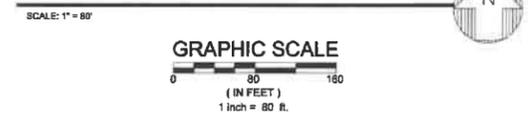
SHEET **EX1**



PARCEL KEY MAP  
N.T.S.



RECREATION AREAS MAP



RECREATION AREA CALCULATION				
	SOUTHEAST	SOUTHWEST	NORTH	TOTAL
PARCEL AREA (AC)	2.51	10.3	16.62	29.43
DWELLING UNITS	24	103	164	291
PROVIDED RECREATION AREA (AC)	0.05	0.95	1.64	2.64
RECREATIONAL AREAS PROPOSED				
	SOUTHEAST	SOUTHWEST	NORTH	TOTAL
SPORTS FACILITIES (COURTS)			0.17	0.17
PLAYGROUND	0.05	0.02		0.07
DOG PARKS		0.22	0.10	0.32
WALKING PATHS		0.07	0.42	0.49
OPEN PARKS		0.36	0.23	0.59
FACILITIES (GAZEBOS / PIERS)			0.06	0.06
POOL REC AREA		0.28		0.28
PONDS (FISHING) (ASSESSED @ 40% REC UTILIZATION)			0.66	0.66

OFF-SITE RECREATION AREA CALCULATION	
	PARCEL 7 (STORMWATER TRACT)
PARCEL AREA (AC)	8.37
40% RECREATION UTILIZATION (AC)	3.35
AMENITIES PROVIDED:	<ul style="list-style-type: none"> <li>-WALKING TRAIL</li> <li>-PARK BENCHES</li> <li>-KYAKING AND CANOEING</li> <li>-FISHING</li> <li>-LAKE OBSERVATION PAVILLION</li> </ul>

NOTE:  
THOUGH EACH PUD-R PARCEL CONTAINS ITS OWN RECREATION / AMENITY AREA, THE RESIDENTS OF THE PARCELS MAY UTILIZE THE AMENITY AREAS OF THE OTHER PARCELS. IT IS ALSO NOTED THAT THE STORMWATER TRACTS ADJACENT TO THE DEVELOPMENT WILL BE IMPROVED TO OFFER 3.35 AC OF ADDITIONAL RECREATIONAL AMENITY AREA TO THE RESIDENTS AND SURROUNDING NEIGHBORHOODS.

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		

JOB NO.	22-0097
DESIGNED	TH
DRAWN	SS
DATE	JULY 2025
CHECKED	TH
DATE ISSUED	7/27/2025

**MBV ENGINEERING, INC.**  
 MOA BOWLES WILLAMAZAR & ASSOCIATES  
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RECREATION AREAS MAP

CHESSER'S GAP MULTI-FAMILY

FLORIDA

CITY OF SEBASTIAN

SHEET  
**CREC**