



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

New Business - Development and Environmental Services Group

J.1.

9/5/2024

Subject:

Waivers of Subdivision Requirements, Re: Clover Townhomes (24WV00002, 24WV00003, 24WV00004, 24WV00006, 24WV00007) (District 2)

Developer: Schwab Construction Group, Inc.

Fiscal Impact:

None

Dept/Office:

Public Works / Planning and Development

Requested Action:

The applicant is seeking five (5) waivers to different sections of the Brevard County Land Development Code to allow the development of a 13-unit single-family attached subdivision. Should the Board grant approval of these waivers, staff recommends conditioning such approval on installation of automatic fire sprinklers for all residential buildings under the associated site plan.

Summary Explanation and Background:

The County has received a site plan application for a 13-unit attached residential townhome building. The plans were submitted with a preliminary plat with the intention of subdividing each unit for separate ownership. The applicant states that the project tract is narrow, and the physical conditions of the property cause an undue hardship to the applicant if the strict letter of the code is carried out. The applicant states that without the relief from code requirements granted by the waivers included in this application, the project will not be feasible.

24WV00002:

Section 62-2887(c) states that "except for a minor subdivision, all lot access is to be internal within the final plat boundary." The applicant requests to waive the requirement to access each lot from an internal roadway and instead use the existing adjacent county maintained Burnwood Drive for lot access. The subject property is 109 feet in depth, and the applicant states that those limitations imposed by Section 62-2887(c) would render the lots unbuildable and cause an undue hardship. Burnwood Drive is a dead-end street with no thru traffic to conflict with backing vehicles.

24WV00003:

Section 2883(d) requires that a "minimum 15-foot perimeter buffer shall be required, and that buffer shall remain undisturbed along all property boundaries and shall be platted as a common tract, separate from individual lots." The applicant requests to waive the requirement to leave the buffer undisturbed and instead allow grading and drainage improvements on the rear and two sides of the project within the perimeter

buffer. The applicant also requests that the buffer requirement along Burnwood Drive be waived entirely, stating that abiding by the strict letter of the code and maintaining an undisturbed 15-foot perimeter buffer places an undue hardship to the applicant due to the physical limitations of the property.

24WV00004:

Per Section 62-3206(b)(4), the parking for a project shall be designed so that the ingress/egress to and from the site provides for safe traffic flow on the site, and between the site and adjoining lands, including public rights-of-way. The parking for this project is designed so that vehicles will be backing into the Burnwood Drive right-of-way. The applicant maintains that Burnwood Drive is a 680-foot dead-end local street with very low traffic, and driveway connections will not be a safety concern.

24WV00006

Exhibit 16 in Section 62-2802 requires that driveways shall be located no closer than 5 feet to the side property line. A waiver is requested by the applicant to allow these attached residential platted lots to allow the driveways to be located 4 inches from the side lot lines in lieu of the 5 feet shown on Exhibit 16.

24WV00007

Section 62-3751, Exhibit A of the Stormwater Management Criteria, Subsection 4.4(h) requires that dry ponds shall have side slopes no steeper than 3:1. The applicant is requesting a waiver of that section of the code, and to provide vertical concrete retaining walls on portions of the dry pond in lieu of the maximum allowable slopes of 3:1. The physical characteristics of the property place an undue hardship on the property owner if the project is made to comply with the strict letter of the code.

The waiver application submittal includes the comment response letter dated March 21, 2024, revised stormwater calculations, and revised drainage plans by Rick Kern, a Florida licensed professional engineer that were provided to support this waiver request. The comment response letter, stormwater calculations and associated plans were reviewed by Public Works - Engineering staff for the inclusion of the walls proposed along three (3) sides of the proposed rectangular dry retention stormwater pond at the rear of the property:

- Stormwater Quality (Pollution Removal): The stormwater calculations with the inclusion of the walls (impervious barriers) demonstrate recovery of the required stormwater treatment volume meeting stormwater quality requirements (pollution removal) per Brevard County Stormwater Criteria.
- Stormwater System Maintenance: The drainage plans provided with this waiver request include access to the stormwater pond through Tract LD-4.
- Access Pathway for Fire and Emergency Response to the Rear of the Buildings Outside of the Stormwater Pond: The applicant notes per the recommendation of Fire and Emergency Response they will provide automatic fire sprinklers for the residential units in lieu of a rear access pathway outside of the stormwater pond.

Staff has not granted approval of the waiver requests stated above, and pursuant to Section 62-2849 of the Brevard County Land Development Code, requests that the Board of County Commissioners evaluate the applicant's request to waive the aforementioned code sections. The Board's approval of this project does not relieve the developer from obtaining all other necessary jurisdictional permits, and staff recommends that any approval be conditioned upon developer providing automatic fire sprinklers for all residential buildings.

Clerk to the Board Instructions:



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

September 14, 2024

M E M O R A N D U M

TO: Tad Calkins, Planning and Development Director

RE: Item J.1., Waivers of Subdivision Requirements for Clover Townhomes (24WV00002, 24WV00003, 24WV00004, 24WV00006, 24WV00007) Developer: Schwab Construction Group, Inc.

This is to correct the memorandum dated September 6, 2024. The Board of County Commissioners, in regular session on September 5, 2024, granted and approved the five waivers to different sections of the Brevard County Land Development Code to allow the development of a 13-unit single-family attached subdivision; and granted approval of installation of automatic fire sprinklers for all residential buildings under the associated site plan, **as well as the applicants' agreement with the County of an arrangement to provide for the equivalent of half of the maintenance costs for the road.** Enclosed is a copy of the Agenda Report.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

for: Denna Scott
Kimberly Powell, Clerk to the Board

/ns

Encl. (1)

cc: Public Works

PALMETTO AVENUE
(A.K.A. COCOA BEACH ROAD)
(PLAT BOOK 8, PAGE 28A)

COMMUNITY
SIGN, BUILDING PERMIT
REQUIRED

90 LF OF 3' WIDE CONCRETE
VALLEY GUTTER PER FDOT
INDEX 520-001

INSTALL ASPHALT PAVING
PER COUNTY EXHIBIT 1 AS SHOWN
SEE SECTION F

PROP. 5' CONCRETE SIDEWALK WITH
HC RAMP AND DETECTABLE
WARNING STRIP PER
COUNTY EXHIBIT 15
EACH SIDE OF STREET
WARP OUT CURB AT HC RAMP

PROPOSED PUBLIC
RIGHT OF WAY

STA. 0+85.18

R=35'

EACH SIDE

12" WHITE CROSSWALK
STRIPES, THERMO, 6'
APART, CLEAR

24" WHITE THERMO
STOP BAR, 4' FROM
CROSSWALK

INSTALL MIAMI

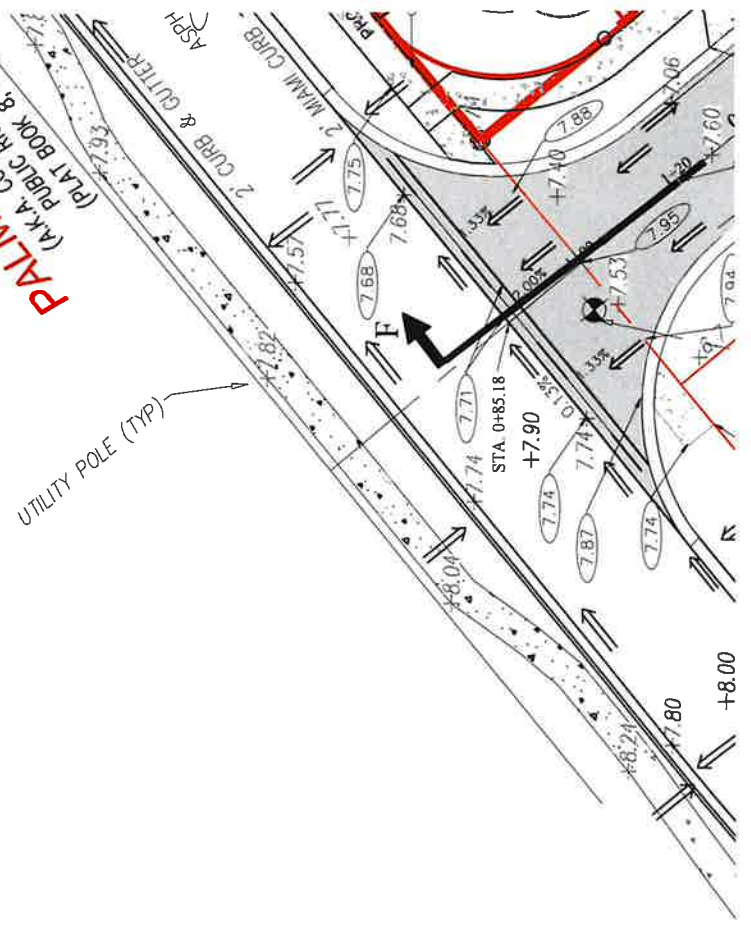
PROP. STOP AND
STREET SIGN PER
EXHIBIT 28

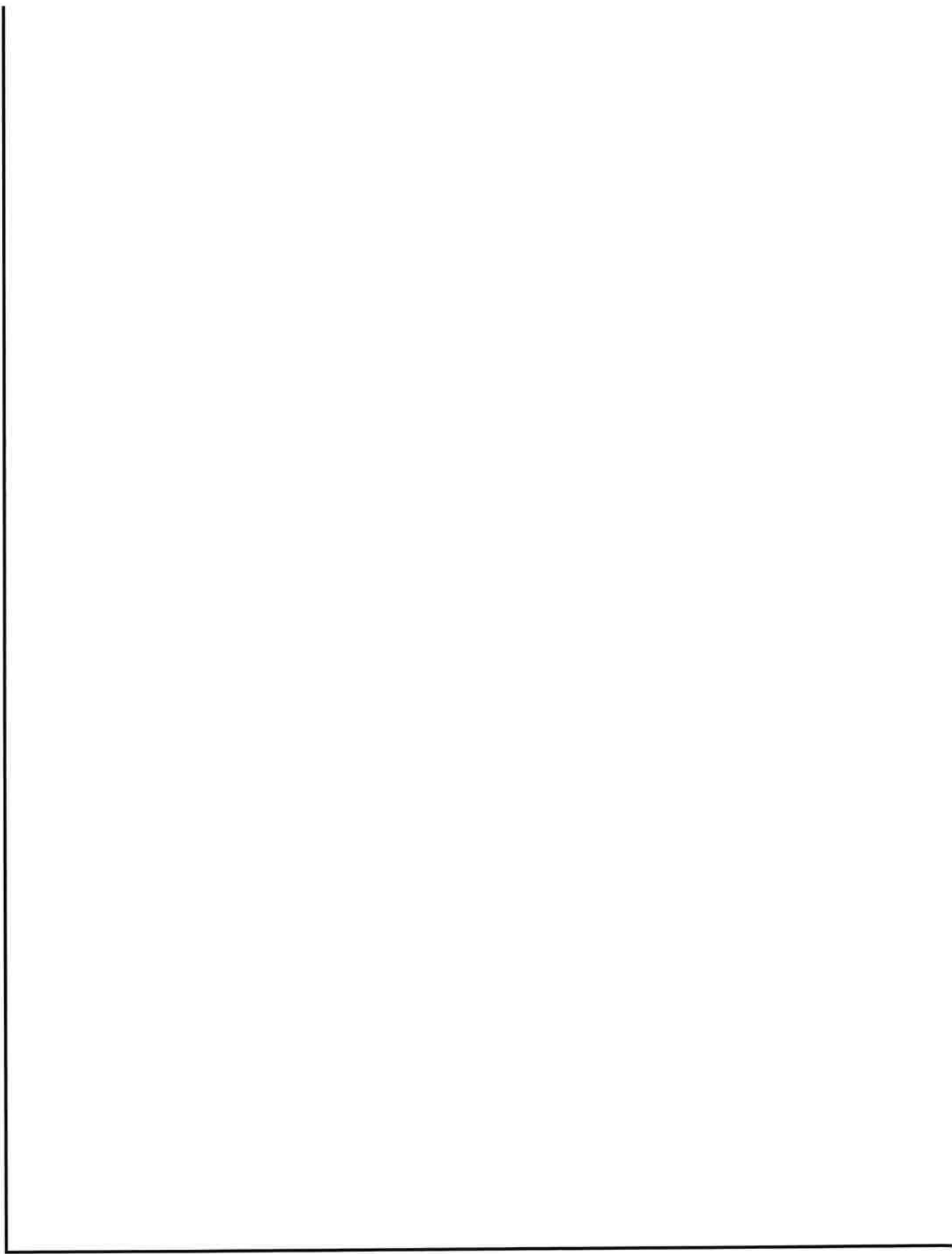
1-20

1-20

PALMETTO AVENUE
(AKA COCA BEACH ROAD)
(PLAT BOOK 8, PAGE 284)
(PUBLIC RIGHT OF WAY)

UTILITY POLE (TYP)







Brian K. Alderfer
HC3 02184

Certification valid through 12/31/2023

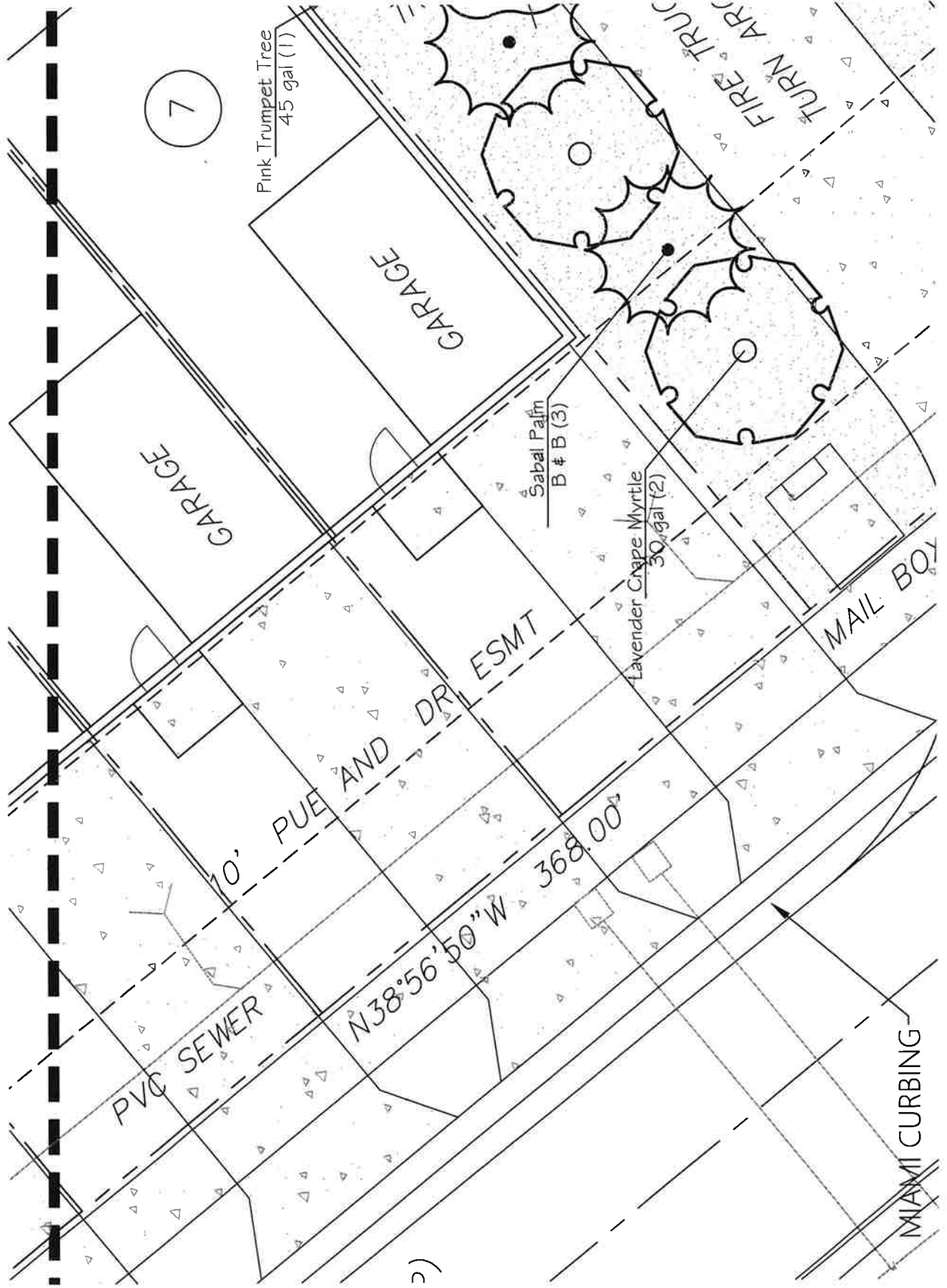
GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

TO AVENUE

Lavender Grape My 30 gal
Coontie Fern 3 gal (9)
Slash Pine 45 gal (2)



(c)

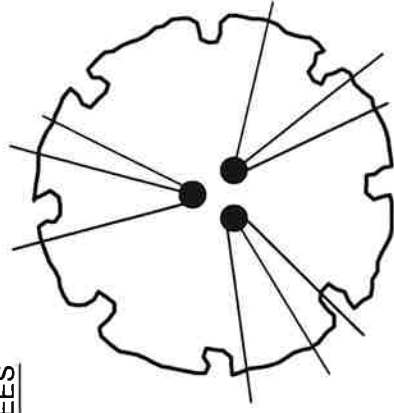
PLANT SCHEDULE

SYMBOL

COMMON / BOTANICAL NAME

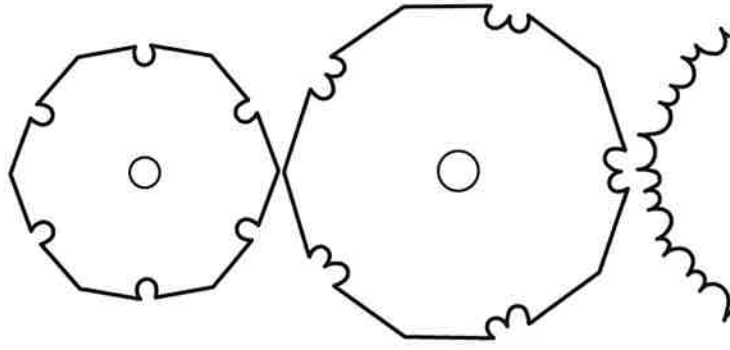
CON

TREES



Red Maple / *Acer rubrum*

45



Lavender Grape Myrtle / *Lagerstroemia indica* 'Muskogee'

30

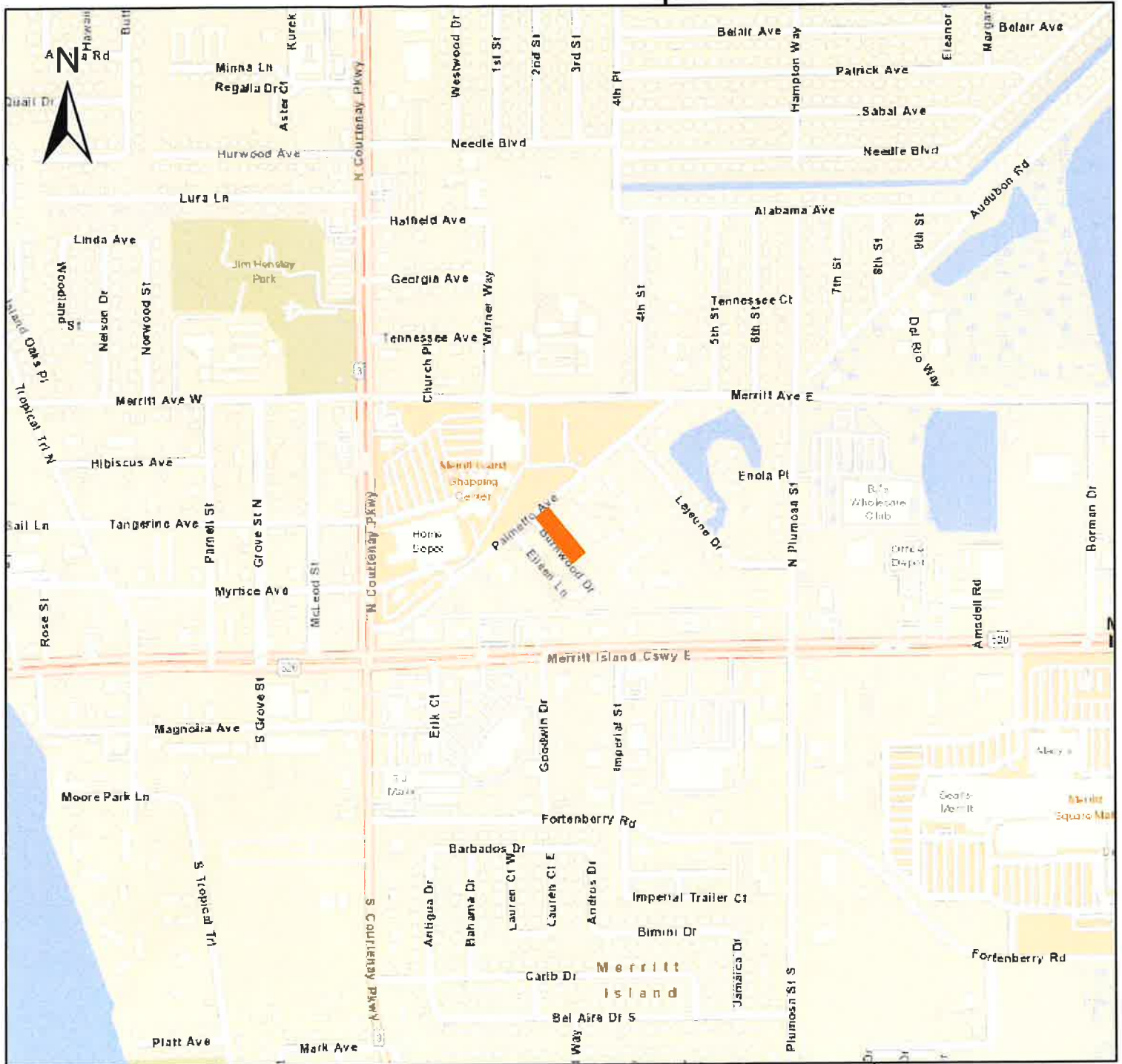
Southern Magnolia / *Magnolia grandiflora*

65

GENERAL LANDSCAPE NOTES

- 1.) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT SITE CONDITIONS AND QUANTITIES INDICATED ON THESE PLANS, BEFORE PRICING WORK.
- 2.) ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I AND II" 1998 EDITION DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS.
- 3.) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE CONDITION OF UNDERGROUND UTILITIES THAT EFFECT PLANTING PROCEDURES OR IRRIGATION SYSTEM INSTALLATION. IF ANY CONFLICTS OCCUR BETWEEN PROPOSED LOCATION OF TREES FOR ON THE DRAWING AND ANY UNDERGROUND UTILITIES OR SUBSURFACE STRUCTURES, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER. IF THE LANDSCAPE CONTRACTOR DAMAGES ANY STAKED OR IN PLACE UTILITIES BY HIS OWN NEGLIGENCE, THEY SHALL BE REPAIRED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- 4.) LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER OR OWNER OF ANY CONDITIONS THAT WOULD PREVENT THE HEALTHY GROWTH OF PLANT SPECIES CALLED FOR ON THE DRAWINGS. THIS NOTIFICATION MUST OCCUR PRIOR TO CONTRACT AWARD.
- 5.) IF ANY DISCREPANCIES OCCUR BETWEEN QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE DRAWINGS, THE GREATER QUANTITY SHALL GOVERN.
- 6.) PLANT MATERIAL SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECTS, EGGS, OR LARVAE, AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR ADVERSE CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
- 7.) PLANT MATERIAL MUST BE CONTAINER GROWN OR B&B (UNLESS TRANSPLANTED) AS INDICATED IN THE PLANT LIST. ALL PALMS SHALL BE FIELD GROWN
- 8.) PLANT MATERIAL SHALL CONFORM TO THE VARIETIES INDICATED IN THE PLANT LIST.
- 9.) SUBSTITUTION OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR VARIETY WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICES.
- 10.) PLANT MATERIAL LOCATIONS AND BED OUTLINES SHALL BE STAKED OR FLAGGED ON SITE BY THE LANDSCAPE CONTRACTOR AND SHALL BE ADJUSTED IF REQUIRED TO FIT ACTUAL AS-BUILT CONDITIONS ON SITE AND APPROVED BY THE LANDSCAPE DESIGNER OR OWNER PRIOR TO INSTALLATION. PROPOSED PLANTINGS SHALL NOT BE PLACED IN THE FLOWLINE OF SWALES OR LOCATED WHERE THEY WILL IMPEDE WATER FLOW.
- 11.) A CRISP LINE, EITHER STRAIGHT OR CURVING, SHALL SEPARATE PLANT BEDS FROM SODDED OR SEEDED AREAS. ALL PLANTING BED AREAS TO HAVE 6" OF DARK, FRIABLE TOP SOIL OR BED MIX CHURNED INTO EXISTING SOIL.

Location Map

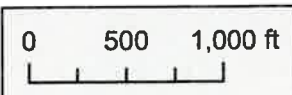


Buffer Boundary in Dark Orange

Subject Property in Orange

Disclaimer: This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Scale: 1:12,000
1 inch equals 1,000 feet



Print Time: 8/14/2024 12:24 PM

Jackson, Desiree

From: Smith, Susan
Sent: Thursday, September 5, 2024 9:31 AM
To: Jackson, Desiree
Cc: Commissioner, D2
Subject: D2 Disclosure Item J1 Clover Townhomes

Hello Desiree,

Please see the below disclosure for item J.1. – Clover Townhomes.

- On 4/10/2024, Commissioner Goodson met with Schwabb Construction/Tina Schwab, Rick Kern, Mike D'Christopher and Larry Lallo regarding the Clover Townhomes. The purpose of the meeting was to brief the Commissioner on the townhouse project and the requested waivers.

Thank you,



Susan Smith
Legislative Aide
Brevard County Commissioner Tom Goodson District 2
2575 North Courtenay Parkway Suite 200
Merritt Island, FL 32953
Ph: (321) 454-6601
E-mail: Susan.Smith@brevard.fl.gov

new As J1
0/6 [Sign In](#)



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File #: 6675

Type: New Business - Development and Environmental Services Group **Status:** Agenda Ready

File created: 3/22/2024 **In control:** Planning and Development

On agenda: 9/5/2024 **Final action:**

Title: Waivers of Subdivision Requirements, Re: Clover Townhomes (24WV00002, 24WV00003, 24WV00004, 24WV00006, 24WV00007) (District 2) Developer: Schwab Construction Group, Inc.

Attachments: 1. [Site Plan and Landscape Plan.pdf](#), 2. [Location Map.pdf](#)

[History \(0\)](#) [Text](#)

Subject:

Waivers of Subdivision Requirements, Re: Clover Townhomes (24WV00002, 24WV00003, 24WV00004, 24WV00006, 24WV00007) (District 2)
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and instead use the existing adjacent county maintained Burnwood Drive for lot access. The subject property is 109 feet in depth, and the applicant states that those limitations imposed by Section 62-2887(c) would render the lots unbuildable and cause an undue hardship. Burnwood Drive is a dead-end street with no thru traffic to conflict with backing vehicles.

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24WV00006

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24WV00007

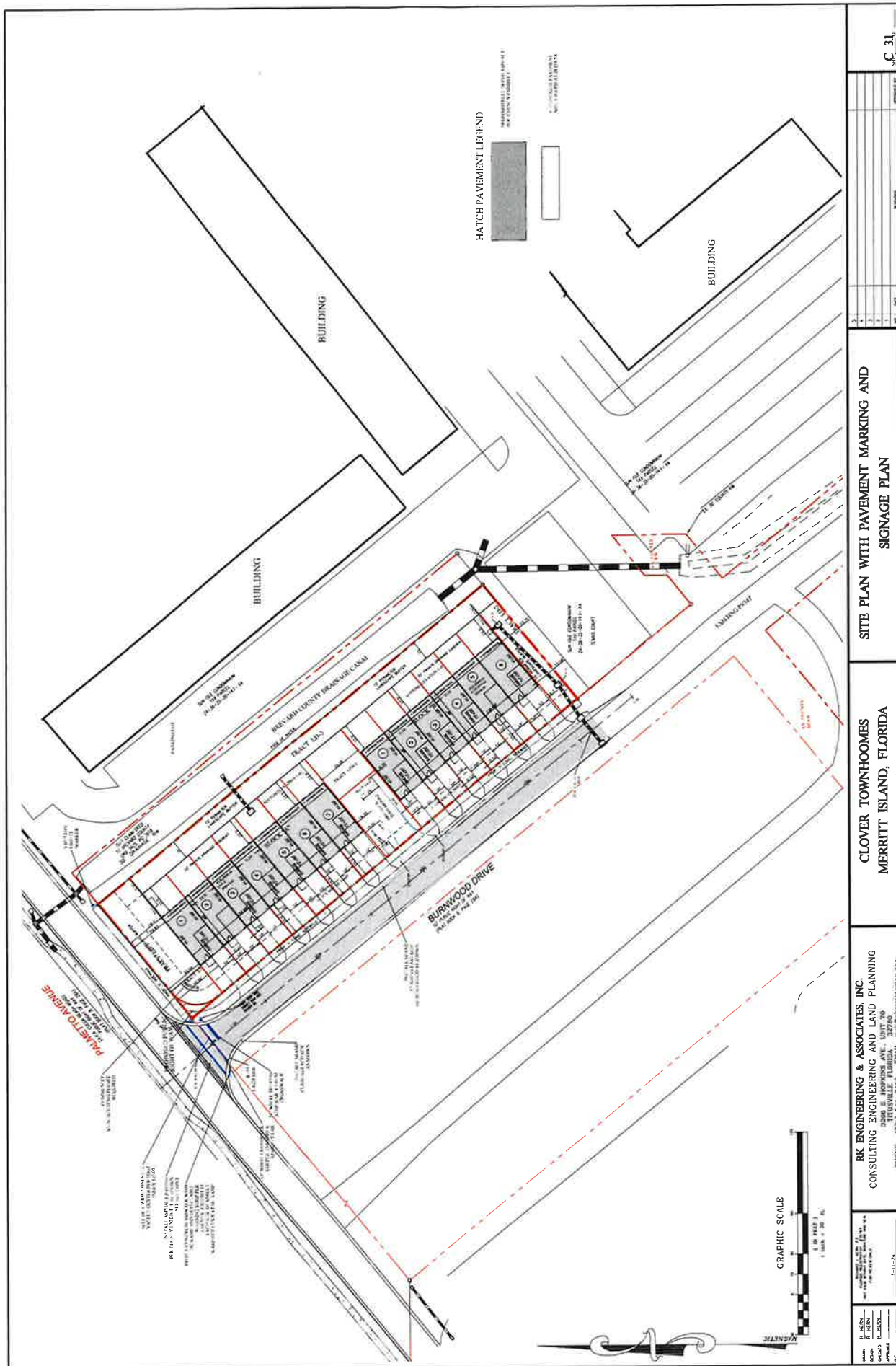
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Clerk to the Board Instructions:



RK ENGINEERING & ASSOCIATES, INC.
 CONSULTING ENGINEERING AND LAND PLANNING
 3000 S. US HIGHWAY 1, SUITE 200
 MERRITT ISLAND, FLORIDA 32950
 PHONE (321) 544-7141 FAX (321) 544-7142 EMAIL rk@aekdesigns.com

CLOVER TOWNHOMES
MERRITT ISLAND, FLORIDA

SITE PLAN WITH PAVEMENT MARKING AND SIGNAGE PLAN

NO.	DATE	DESCRIPTION	BY	CHKD.
1	01/11/14	ISSUED FOR PERMIT	JK	JK
2	01/11/14	REVISED FOR COMMENTS	JK	JK
3	01/11/14	REVISED FOR COMMENTS	JK	JK
4	01/11/14	REVISED FOR COMMENTS	JK	JK
5	01/11/14	REVISED FOR COMMENTS	JK	JK
6	01/11/14	REVISED FOR COMMENTS	JK	JK
7	01/11/14	REVISED FOR COMMENTS	JK	JK
8	01/11/14	REVISED FOR COMMENTS	JK	JK
9	01/11/14	REVISED FOR COMMENTS	JK	JK
10	01/11/14	REVISED FOR COMMENTS	JK	JK

C 31

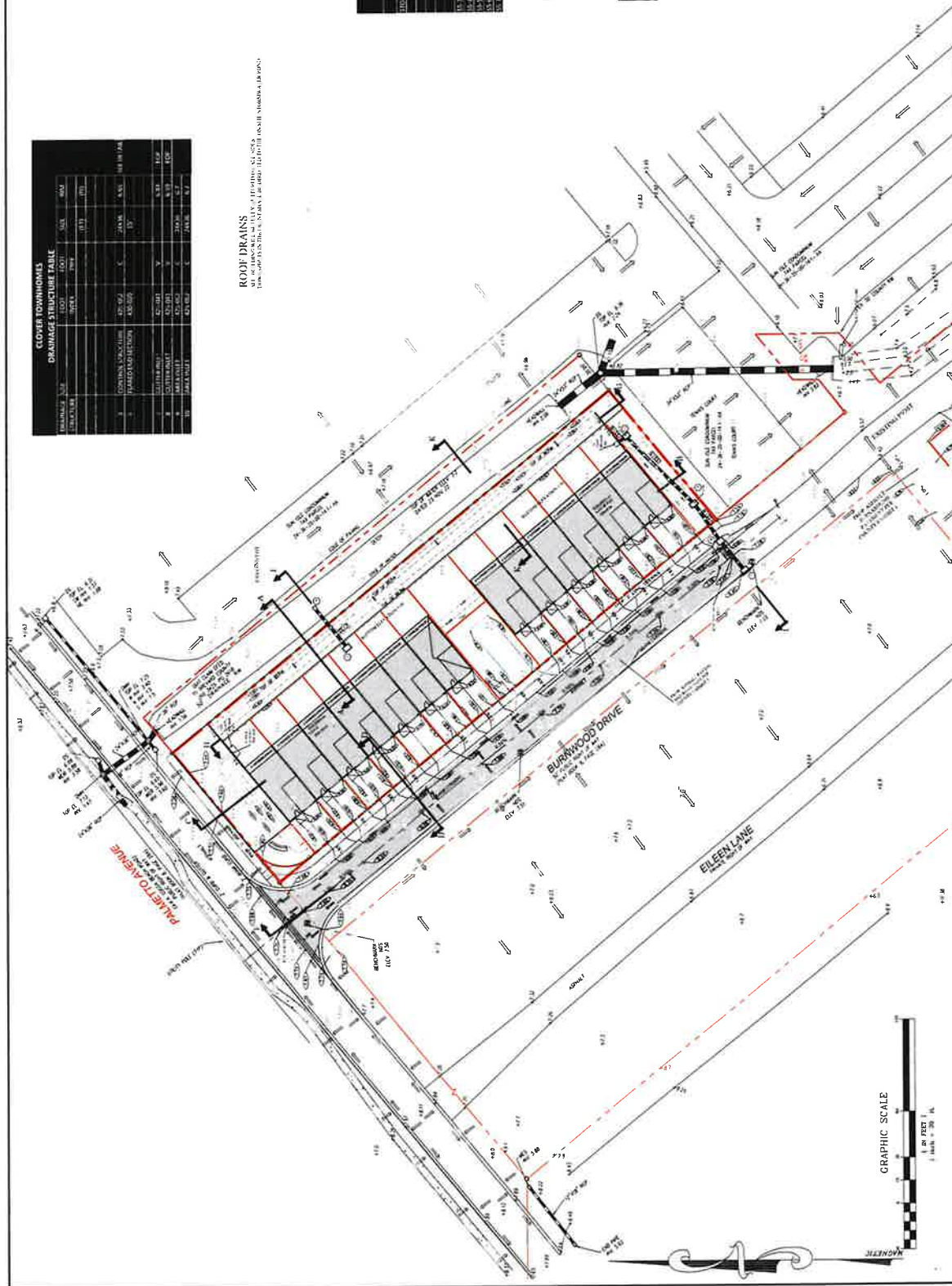
CLOVER TOWNHOMES DRAINAGE STRUCTURE TABLE									
STRAIGHT	SIZE	FOOT	FOOT	FOOT	FOOT	FOOT	FOOT	FOOT	FOOT
1	12"	10'	10'	10'	10'	10'	10'	10'	10'
2	12"	10'	10'	10'	10'	10'	10'	10'	10'
3	12"	10'	10'	10'	10'	10'	10'	10'	10'
4	12"	10'	10'	10'	10'	10'	10'	10'	10'
5	12"	10'	10'	10'	10'	10'	10'	10'	10'
6	12"	10'	10'	10'	10'	10'	10'	10'	10'
7	12"	10'	10'	10'	10'	10'	10'	10'	10'
8	12"	10'	10'	10'	10'	10'	10'	10'	10'
9	12"	10'	10'	10'	10'	10'	10'	10'	10'
10	12"	10'	10'	10'	10'	10'	10'	10'	10'

ROOF DRAINS
 1. DOWN SLOPE TO THE SOUTHWEST
 2. DOWN SLOPE TO THE SOUTHWEST
 3. DOWN SLOPE TO THE SOUTHWEST
 4. DOWN SLOPE TO THE SOUTHWEST
 5. DOWN SLOPE TO THE SOUTHWEST
 6. DOWN SLOPE TO THE SOUTHWEST
 7. DOWN SLOPE TO THE SOUTHWEST
 8. DOWN SLOPE TO THE SOUTHWEST
 9. DOWN SLOPE TO THE SOUTHWEST
 10. DOWN SLOPE TO THE SOUTHWEST

CLOVER TOWNHOMES STORMSEWER TABLE									
STORMSEWER	SIZE	FOOT	FOOT	FOOT	FOOT	FOOT	FOOT	FOOT	FOOT
1	12"	10'	10'	10'	10'	10'	10'	10'	10'
2	12"	10'	10'	10'	10'	10'	10'	10'	10'
3	12"	10'	10'	10'	10'	10'	10'	10'	10'
4	12"	10'	10'	10'	10'	10'	10'	10'	10'
5	12"	10'	10'	10'	10'	10'	10'	10'	10'
6	12"	10'	10'	10'	10'	10'	10'	10'	10'
7	12"	10'	10'	10'	10'	10'	10'	10'	10'
8	12"	10'	10'	10'	10'	10'	10'	10'	10'
9	12"	10'	10'	10'	10'	10'	10'	10'	10'
10	12"	10'	10'	10'	10'	10'	10'	10'	10'

SEE SHEET 10418
 TOTAL IMPROVEMENT REQUIRED - 7.00' V
 TOTAL LOAD PER LINE MAX - 4"

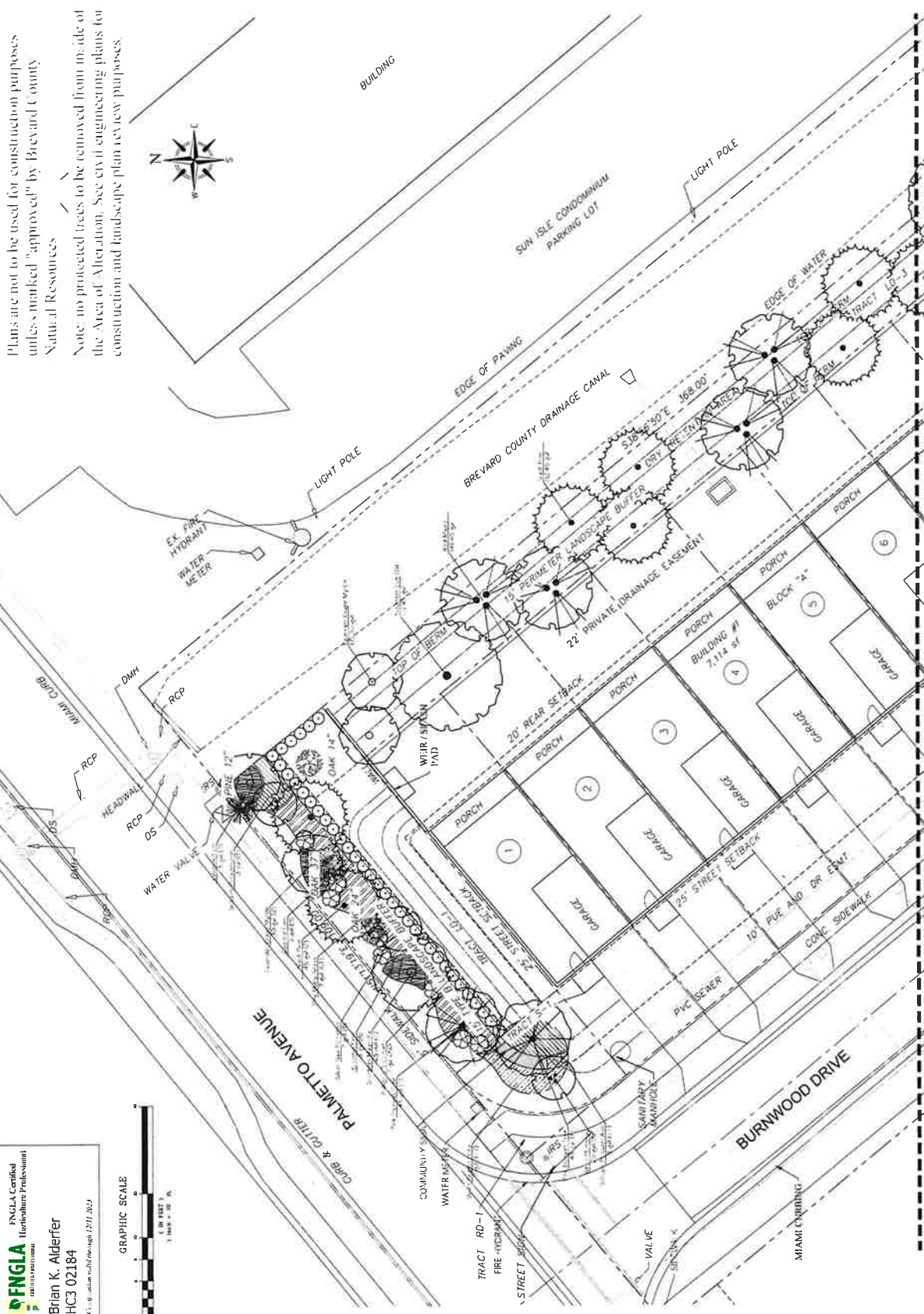
HATCH PAVEMENT LEGEND



RK ENGINEERING & ASSOCIATES, INC. CONSULTING ENGINEERING AND LAND PLANNING 3500 S. HOPKINS AVE., SUITE 200 TAMPA, FL 33611 PHONE: (813) 244-7400 FAX: (813) 244-7401 EMAIL: rk@aeknowledge.com		CLOVER TOWNHOMES MERRITT ISLAND, FLORIDA		PAVING, GRADING AND DRAINAGE PLAN		SHEET NO. C-32 TOTAL SHEETS: 32
---	--	---	--	--	--	---



FNGIA Certified
Landscape Professional
Brian K. Alderfer
HC3 02184
10/10/2019



Plans are not to be used for construction purposes unless marked "approved" by Brevard County Natural Resources.

Note: no protected trees to be removed from inside of the Area of Alteration. See civil engineering plans for construction and landscape plan review purposes.



Original Drawing
Date: 5-26-23
By: BKA

REVISIONS:	No.	Date	Description
1	2-1-24		Per Brevard County / ALP requirements
2			
3			
4			
5			
6			
7			

Project:
Clover Townhomes
Location:
Brevard County, Florida

Landscape Plan

Sheet:
L-1

Project No:	00-0000
Drawn By:	BKA
Designed By:	BKA
Checked By:	BKA
Drawing Scale:	1" = 10'
Sheet:	1 of 6

Matchline (see sheet L-1)



FNGLA Certified

Landscape Architecture Professional

Brian K. Alderfer

HC3 02184

Registration valid through 12/31/2023



SFT Environmental Services

Landscaping, Irrigation, Drainage, and Consulting

1400 N. Highway 101, Suite 100
Orlando, FL 32811
Phone: (407) 779-0044
Fax: (407) 779-0045

Project: Clover Townhomes

Location: Brevard County, Florida

Project No: 000-000

Drawn By: BKA

Designed By: BKA

Checked By: BKA

Drawing Scale: 1" = 10'

Sheet: 2 of 6

Revisions:

No.	Date	Description
1	2-11-24	Per Brevard County / A/E/P Requirements
2		
3		
4		
5		
6		
7		

Original Drawing Date: 5-26-23

By: BKA

The diagram is a detailed landscape plan for the Clover Townhomes project in Brevard County, Florida. It shows a building layout with multiple units, each featuring a porch and a garage. The plan includes a parking lot, a driveway, and a street named Burnwood Drive. Key features include a 22' private drainage easement, a 15' perimeter landscape buffer, a 10' street setback, and a 10' rear setback. The plan also shows a 10' front setback, a 10' side setback, and a 10' rear setback. The plan includes a north arrow, a graphic scale, and a matchline. The plan is drawn at a scale of 1" = 10'.

Plans are not to be used for construction purposes unless marked "approved" by Brevard County Natural Resources.

PLANT SCHEDULE

COMMON BOTANICAL NAME	QTY	SIZE	ULT	REMARKS
Red Maple / <i>Acer rubrum</i>	45 gal	2 1/2" cal	Ø	
Lowland Grape Myrtle / <i>Lagotis indica Makogae</i>	30 gal	multi-trunk 2 1/2" combined	Ø	standard
Southern Magnolia / <i>Magnolia grandiflora</i>	65 gal	3 1/2" cal	Ø	standard
Slash Pine / <i>Pinus elliotii</i>	45 gal	2 1/2" cal	Ø	
White Plumeria / <i>Plumeria alba</i> White	25 gal	1 1/2" cal	Ø	standard
Southern Live Oak / <i>Quercus virginiana</i>	45 gal	2 1/2" cal	Ø	
Pink Trumpet Tree / <i>Tournefortia heterophylla</i>	45 gal	2 1/2" cal	Ø	
Sabal Palm / <i>Sabal palmetto</i>	Ø	Ø	Ø	staggered heights

PLANT SCHEDULE

SYMBOL	COMMON BOTANICAL NAME	QTY	REMARKS
SHRUBS			
○	Silver-Son Palmetto / <i>Sarcocolla repens</i> Chirrea	7 gal	Ø 24"-30"
○	Volter's Yucca / <i>Yucca obscurum</i>	7 gal	Ø 36" minimum
SHRUBS			
○	Chert Yucca Holly / <i>Ilex vomitoria</i> Nana	7 gal	Ø 30" Ø 6"
○	Pink Muhly Grass / <i>Muhlenbergia capillaris</i>	3 gal	Ø 30" Ø 6"
○	Savanna Philodendron / <i>Philodendron selloum</i>	3 gal	Ø 36" Ø 6"
○	Coontie Fern / <i>Zamia floridana</i>	3 gal	Ø 30" Ø 6"

ALEP Landscape Calculations

Site Data	0.92	Acres
Area of Alteration	40075	s.f.
Required square footage of tree plantings	40075	* 25% = 10019 s.f.
Required square footage of canopy preservation		
N/A NO PROTECTED TREES TO BE REMOVED		
QTY	BOTANICAL NAME	SQUARE FEET PROVIDED
3	Pink Trumpet Tree	1556
9	Crape Myrtle	711
1	Southern Magnolia	241
12	Slash Pine	363
3	White Plumeria	104
5	Southern Live Oak	1530
9	Sabal palmetto	297
	Total	15223

Required Shrub Planting	0.92 * 125 = 115
Provided shrub plantings	264
Notes:	
50%+ of shrubs and groundcovers are considered native or "Water Wise"	
Minimum trees required	1.00 * 5 = 5
Provided Trees	42

42	50%+ of Trees and Palms are considered native
15' Type 'B' landscape buffer required along Highway US 1.	
Total foliage:	110 1.1
PLANTINGS REQUIRED	
Group 1 plants	28
Group 2 plants	5
Group 3 plants	37
PLANTINGS PROVIDED	
Group 1 plants	28
Group 2 plants	5
Group 3 plants	37
Existing plant material located inside of the property boundaries	
	QUANTITY CALIPER INCHES STATUS
Oak	1 14 To be preserved
Oak	1 24 To be preserved
Oak	1 37 To be preserved
Pine	1 12 To be preserved
Sabal Palm	19 varies To be removed
Note: no protected trees located inside of the property boundaries are to be removed.	

FNGLA Certified
 Horticulture Professional
Brian K. Alderfer
 HC3 02184
Certification valid through 12/31/2023

Plans are not to be used for construction purposes unless marked "approved" by Brevard County Natural Resources



REVISIONS	No.	Date	Description
1	2/1/24		Final Design / ALEP requirements

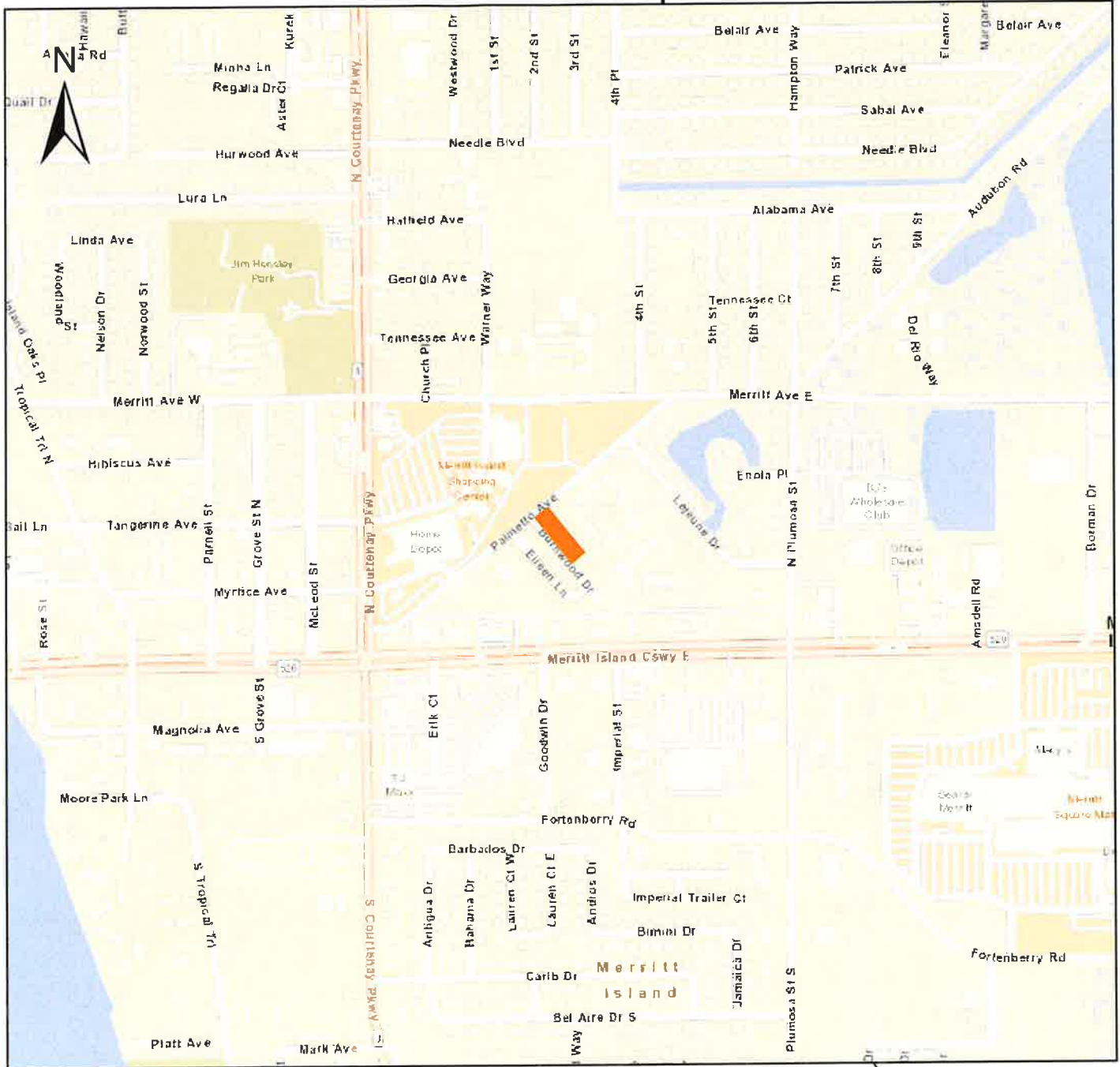
Project: **Clover Townhomes**
 Location: **Brevard County, Florida**

Landscape Plan

Sheet **L-3**

Project No	00-0009
Drawn By	BKA
Designed By	BKA
Checked By	BKA
Drawing Scale	As Noted
Sheet	3 of 6

Location Map

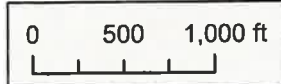


Buffer Boundary in Dark Orange

Subject Property in Orange

Disclaimer: This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Scale: 1:12,000
1 inch equals 1,000 feet



Print Time: 8/14/2024 12:24 PM

Jackson, Desiree

From: Smith, Susan
Sent: Thursday, September 5, 2024 9:31 AM
To: Jackson, Desiree
Cc: Commissioner, D2
Subject: D2 Disclosure Item J1 Clover Townhomes

Hello Desiree,

Please see the below disclosure for item J.1. – Clover Townhomes.

- On 4/10/2024, Commissioner Goodson met with Schwabb Construction/Tina Schwab, Rick Kern, Mike D'Christopher and Larry Lallo regarding the Clover Townhomes. The purpose of the meeting was to brief the Commissioner on the townhouse project and the requested waivers.

Thank you,



Susan Smith
Legislative Aide
Brevard County Commissioner Tom Goodson District 2
2575 North Courtenay Parkway Suite 200
Merritt Island, FL 32953
Ph: (321) 454-8801
E-mail: Susan.Smith@brevardfl.gov