



CITIZEN PARTICIPATION REPORT

Applicant should follow established Citizen Participation Plan as specified in § 169.005 CITIZEN PARTICIPATION PLANS.

CASE DETAILS

Applicant Name	Palm Bay Development Group LLC
Project Name	Palm Bay Suites & Residences
Case Type	Future Land Use Amendment and Rezoning
Case Description	Request for a rezoning to PUD and Future Land Use Amendment
Intended Month of Submission	October

INFORMATION ON THE CITIZEN PARTICIPATION MEETING

Notice to the Public (Date)	September 18, 2023
Date of CPP	September 29, 2023
Location of the Meeting	Tony Rosa Community Center 1502 Port Malabar Blvd
Number of Attendees	26 signed it; counted 30 not including Developer and representatives



DENOTE ANY ADVERSE COMMENTS/COMPLAINTS/ CONCERNS/ ISSUES RECEIVED AND DESCRIBE RESOLUTION OR PROVIDE JUSTIFICATION IF THE APPLICANT IS UNABLE OR UNWILLING TO ADDRESS THE ISSUE:

	Comments	Resolution	Justification if the applicant is unable or unwilling to address the issue
	Concerned about security of Palm Bay Colony residents	Fencing and buffering to Be provided	
	Is current zoning residential; would prefer residential use to commercial use	No, current zoning is highway commerical	
	How long to complete construction	24 months from breaking ground	
	Impact on traffic through Palm Bay Colony; desire for speed humps at entrance to Palm Bay Colony	Traffic study underway, will review intersections with 1.5 miles of project, will speak with City about speed humps	
	Concerned that it will be low income housing	It will be market rate housing	
	How many people will live in apartments and be in hotel	Apartments will be 1, 2 and 3 bedrooms; anticipate 50% occupancy for hotel	
	Number of trips to be generated from project	Will be included in traffic impact study	
	Concerned that traffic counts done this time of year will not reflect seasonal traffic from Palm Bay Colony	Traffic Engineer explained that FDOT requires seasonal adjustment factors to be applied to traffic counts for that very reason	
	Road in Palm Bay Colony are too narrow and sidewalks in bad shape; can developer provide traffic calming measures to stop "pass-thru" traffic	Will speak with the City about this	Roads in Palm Bay Colony are public roads that connect Robert J. Conlan Blvd and Lispcomb St.; may not be able to alleviate this problem/concern



Where will the school bus stop be and will it come into Palm Bay Colony	Unaware of current location of bus stop but will look into this	
Will street lights be installed on roads into project from Robert J. Conlan Blvd.	Project will install all street lights required by City or other agencies	
Will any roads into Palm Bay Colony be closed.	That is up to the City to decide, but developer does not plan to close any roads	
Will the cleared trees be burned on site or hauled away	Hauled away	
Will the hotel be sold to a third party or will the developer retain ownership	Developer will retain ownership	
How will the drainage from the new project/pavement be managed so that it does not flood Palm Bay Colony or streets	Project engineer explained that drainage study will be conducted and the project will retain all the water it currently retains, the ponds will have berms to prevent any flow out of ponds	
Will there be fences around the ponds	There will be fences along the west side of the project and berms around the ponds	
HOA members currently maintain a swale along the west side of developer's property	Will look into that swale and make sure it is maintained by developer	
Will you change the flood zone	No	
What type of fence will be along the western border of the project	Six foot opaque fence, not sure of materials yet	
Easement/ditch on property near SE corner of Seagrape Street collects water	Will investigate with the drainage study and engineering plans	



	How high with the property be raised for the buildings	That will be determined based on soil reports (not yet completed) and based upon required finished floor elevations for the buildings	
	How will noise be controlled from the renters	Property management will respond to noise issues and noise complaints from any neighbors	
	Requested copies of plans (those on sign in sheet with * by names) and finalized plans	Emailed development plan shown at meeting; final drawings will also be circulated to Palm Bay Colony	



LIST OF ATTENDEES

Number	Name of attendee	Number	Name of attendee
1.	Ralph Becker	2.	Cindy Hunt
3.	Teresa Hughes	4.	Sarah Marie Lee
5.	Pete Furlong	6.	Theresa Furlong
7.	Kevin Terry Ryan	8.	Charles W. Jackson
9.	Phyllis Liatos	10.	Louise Pelletier
11.	Christine Merrill	12.	Fran Hembree
13.	Mark Capozzela	14.	Christine Kampmeyer
15.	Chris Wilson	16.	Ben Ernst
17.	Dale Smith	18.	Bev Effner
19.	Will Groprer	20.	Walt Wark
21.	Florence McLaughlin	22.	John F Smith
23.	Anne Marie	24.	Mickey Honold
25.	Sue Honold	26.	Claudette Valentine
27.	Stavros Hatzistavridis – Consulting Civil Engineers, Inc.	28.	Daniela Jurado – Bowman Engineering
29.	Jessica Stord – Bowman Engineering	30.	James Garbarsky – Palm Bay Development Group
31.	Kimberly Rezanka – Lacey Lyons Rezanka	32.	



ADDITIONAL DOCUMENTS REQUIRED WITH CITIZEN PARTICIPATION PLAN REPORT SUBMISSION

1. Copy of notice sent (separate attachment)
2. Material distributed or presented at the meeting (separate attachment)
 - All the property owners within a 500-foot radius of the subject parcel shall be informed about the meeting date, time and location.

I hereby certify that information provided as part of this report is correct.

Kimberly B. Rezanka
Signature,

Kimberly B. Rezanka
Typed Name and Title:

10/12/23
Date :



Stephen J. Lacey
Managing Member

Aaron D. Lyons
Managing Member

Kimberly B. Rezanka
Partner

Robyn W. Hallaway
Partner

Ethan B. Babb
Partner

Amanda R. Wilhelm
Associate Attorney

Caitlin A. Lewis
Associate Attorney

September 18, 2023

Via First Class Mail

RE: Notice of Citizen Informational Meeting on September 29, 2023

Applicant:	Palm Bay Development Group LLC
Location:	Robert J Conlan BLVD NE
Application Request:	Future Land Use Amendment; PUD Zoning
Tax Parcel ID:	28-37-14-51-1; 28-37-14-51-2; 28-37-14-54-7; 28-37-14-54-8

Dear Neighbor:

Palm Bay Development Group LLC has submitted an application for Future Land Use Amendment to Neighborhood Center in Palm Bay. The Applicant is also seeking a rezoning to PUD, to include a hotel and 294 apartments with amenities. The Property is approximately 26.5 acres in size.

On behalf of Palm Bay Development Group LLC, we are inviting you to an informational meeting to discuss the requests, answer any questions you may have, and accept feedback you may offer. We will present the results of the meeting to the City of Palm Bay.

If you have any questions you wish to submit in advance of the meeting, we would appreciate the opportunity to review them ahead of time to be sure that we bring appropriate information to answer your questions or address your concerns at the meeting.

DATE: Friday, September 29, 2023
TIME: 6:30 p.m. – 8:30 p.m.
PLACE: Tony Rose Community Center
1520 Port Malabar Blvd
Palm Bay, FL 32905

We hope to see you there. Questions or comments can be submitted to me via email at KRezanka@LLR.Law.

Best Regards,

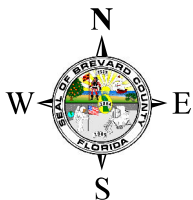
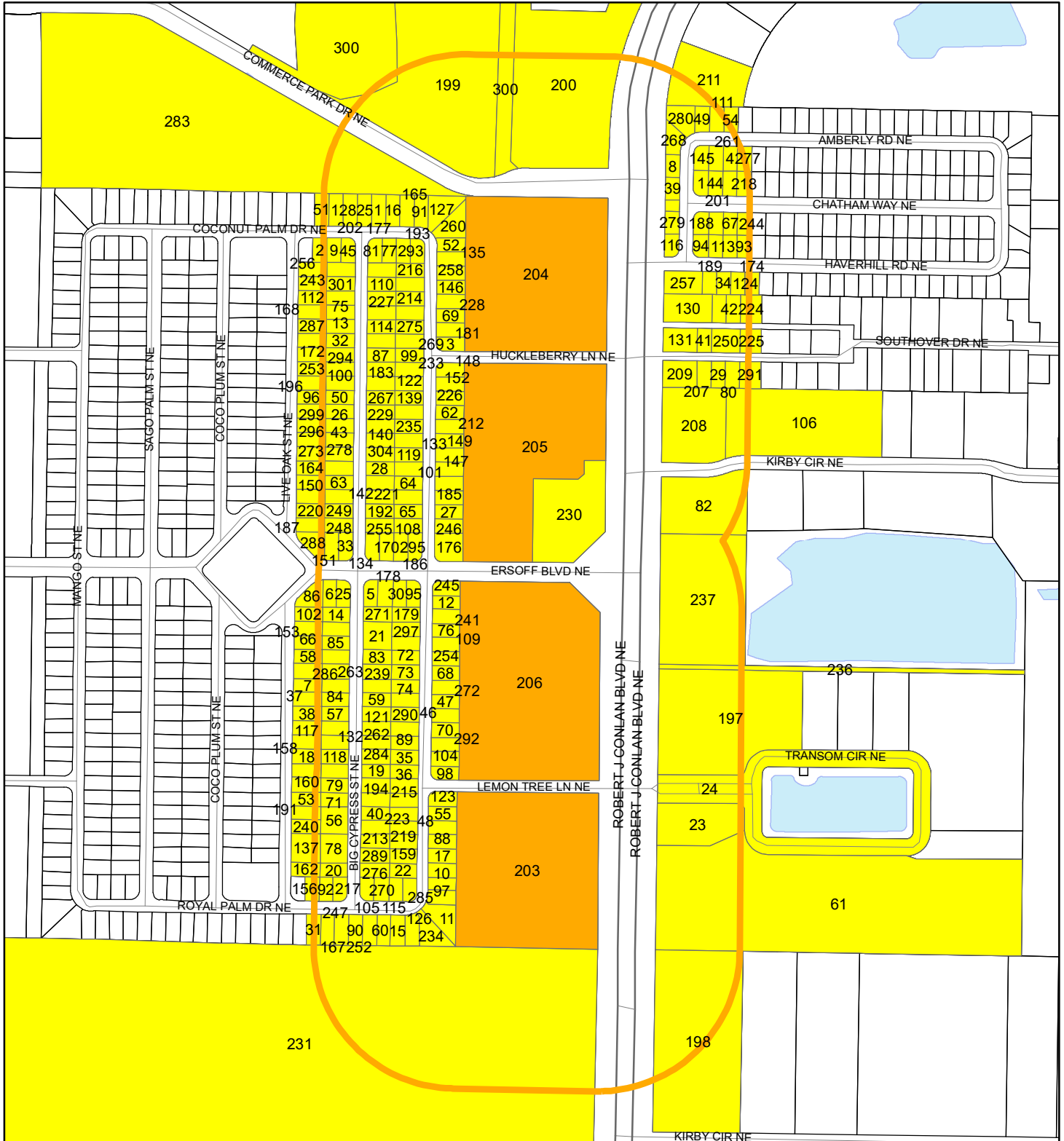
Kimberly B. Rezanka

1290 U.S. Highway 1 | Suite 103 | Rockledge, FL 32955
Office: 321.608.0892 | Fax: 321.608.0891

RADIUS MAP

PALM BAY DEVELOPMENT GROUP LLC

Tia_Gaspar_RPM_00834



1:5,911 or 1 inch = 493 feet

Buffer Distance: 500 feet

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.

Produced by BoCC - GIS Date: 9/11/2023

- Buffer
- Subject Property
- Notify Property
- Parcels

Name	Email	Phone
DOLF Smith	DS5958@YAHW	321_725 8137
Bev Effner	1812 Big Cypress	321-733-8926
WIL GROOVER	236/FIREOFF B1	321-449-2900
* Walt Wark	waltroxie1@gmail	5203104994
FLORENCE McLAUGHLIN		321-724-6405
John F Smith		321 960-9996
* Anne Marie@ place mated .com can		
MICKEY HONOLD	MICKHONOLD1539@GMAIL.COM	609-941-7577
SUE HONOLD	SUE.HONOLD@ GMAIL.COM	609 238 3888
Claudette Valentine	Claudette 1730@gmail com	321-724-0486

Name

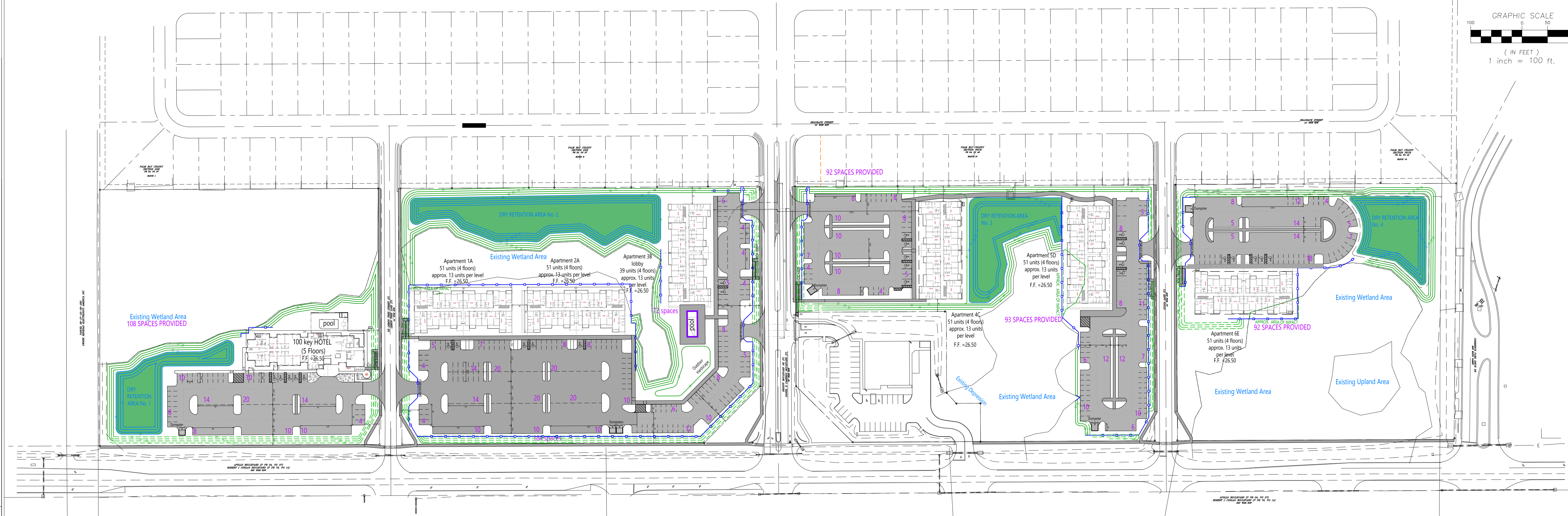
Email

Phone

SARAH MARIE LEE	SARAHMARIELEE 2011@GMAIL.COM	321.433.3098	SEND MAP X
Susan Fletcher	Suzif1egmail.com	321-615-4033	X
* PETE & Theresa Furlong	petesgolf8@Yahoo.com	614-741-1043	X
* KEVIN & TERRY Ryan	KEVINR1983@ HOTMAIL.COM	321-312-8131	
CHARLES W. JACKSON	C.W. JACKSON SR. 36 @GMAIL.COM	321 288 6546	
phyein Lister	phyein1@bellsouth. net		
LOUISE PELLETIER	LOUISEANN1943@G-MAIL	321-921-3081	
* CHRISTINE MERRILL	CMERRILL15@CFL.RR.COM		
FRAN HEMBREE	franhembree@ AOL.COM	765-434-5280	
MARK CAPOZZELLA	brsmcinc@aol.com	540.481.3688	
* CHRISTINE KAMPMEYER	ckamp2005@aol.com		
* CHRIS WILSON	FTLaudCHRIS@AOL.COM	(301) 208 2798	
BEN ERNST	benernstjregmail.com	386-479-0372	

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SITE DATA Parcel No.1 aka TRACT 2:

TOTAL SITE AREA:	6.2 AC.
IMPERVIOUS AREA (Pavement):	1.2 AC. =20%
IMPERVIOUS AREA (Buildings):	0.3 AC. =05%
WETLAND AREA:	3.32 AC. =53%
DRAINAGE AREA (Pond Top):	0.4 AC. =06%
REMAINING PERVIOUS:	1.1 AC. =17%

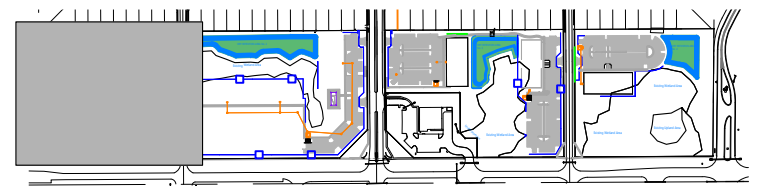
OPEN SPACE CALCULATION:	
REQUIRED	1.56 AC. =25%
PROVIDED (REMAINING PERVIOUS AND 60% ON POND)	1.31 AC. =21%

BUILDING DATA:	
BUILDING 1-Hotel:	12,900 SF

PARKING REQUIRED HOTEL	
1 SPACE EVERY 1 ROOM + 1 FOR EVERY EMPLOYEE	= 108 SPACES

**TOTAL PARKING PROVIDED w/ 5 HANDICAP SPACES =108 SPACES

**Approximate



KEY PLAN - PARCEL 1

SITE DATA Parcel No.2 aka TRACT 1:

TOTAL SITE AREA:	7.9 AC.
IMPERVIOUS AREA (pavement):	2.5 AC. =33%
IMPERVIOUS AREA (Buildings):	1.0 AC. =12%
*WETLAND AREA:	1.0 AC. =12%
DRAINAGE AREA (Pond Top):	0.8 AC. =10%
REMAINING PERVIOUS:	2.5 AC. =33%

*WETLAND IMPACT:	WETLAND IMPACTED
OPEN SPACE CALCULATION:	
REQUIRED	1.97 AC. =25%
PROVIDED (REMAINING PERVIOUS AND 60% ON POND)	3.02 AC. =38%

BUILDING DATA:	
BUILDING 1 -APARTMENT BUILDING "A"	14,040 SF ~0.32 AC.
BUILDING 2-APARTMENT BUILDING "A"	14,040 SF ~0.32 AC.
BUILDING 3-APARTMENT BUILDING "B"-LOBBY	14,040 SF ~0.32 AC.

BUILDING INFORMATION:	
APARTMENT BUILDING "1A"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units

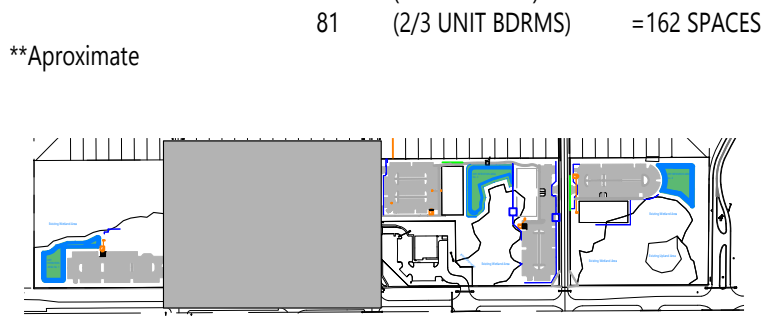
BUILDING INFORMATION:	
APARTMENT BUILDING "2A"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units

APARTMENT BUILDING "3B"	
LOBBY	GROUND FLOOR
NUMBER OF UNITS	39 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR ~ APPROX.	13 units

PARKING CALCULATIONS: CATEGORY: MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE (1.5) SPACE PER (1) BEDROOM UNIT

TOTAL PARKING PROVIDED w/ 7 HANDICAP SPACES:	=256 SPACES**
PARKING REQUIRED AS FOLLOWS**	
58 (1 UNIT BDRM)	= 87 SPACES
81 (2/3 UNIT BDRMS)	=162 SPACES

**Approximate



KEY PLAN - PARCEL 2

SITE DATA Parcel No.3 aka TRACT 8:

TOTAL SITE AREA:	6.2 AC.
IMPERVIOUS AREA (pavement):	1.9 AC. =32%
IMPERVIOUS AREA (Building):	0.6 AC. =10%
WETLAND AREA:	1.3 AC. =21%
DRAINAGE AREA (Pond Top):	0.4 AC. =6%
REMAINING PERVIOUS:	1.9 AC. =31%

*WETLAND IMPACT:	WETLAND IMPACTED
OPEN SPACE CALCULATION:	
REQUIRED	1.55 AC. =25%
PROVIDED (REMAINING PERVIOUS AND 60% ON POND)	2.18 AC. =35%

BUILDING DATA:	
BUILDING 4-APARTMENT BUILDING "C"	14,040 SF
BUILDING 5-APARTMENT BUILDING "D"	14,040 SF

TOTAL BUILDING AREA:	28,080 SF ~0.6 AC.
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BUILDING INFORMATION:	
APARTMENT BUILDING "4C"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units

PARKING CALCULATIONS: CATEGORY: MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE 1.5 SPACE PER (1) BEDROOM UNIT

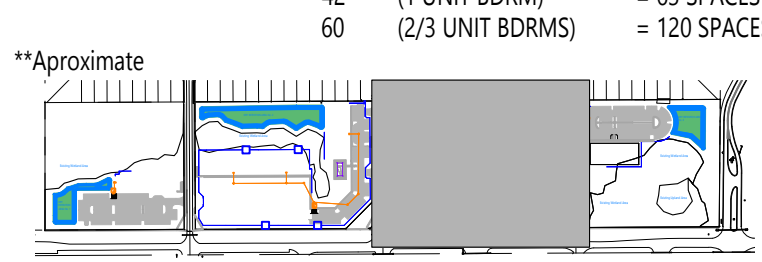
PROVIDED w/ 5 HANDICAP SPACES	=92 SPACES**
21 (1 UNIT BDRM)	= 32 SPACES
30 (2/3 UNIT BDRMS)	= 60 SPACES

BUILDING INFORMATION:	
APARTMENT BUILDING "5D"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR ~	13 units

PARKING CALCULATIONS: CATEGORY: MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE 1.5 SPACE PER (1) BEDROOM UNIT

PARKING PROVIDED w/ 4 HANDICAP SPACES	= 93 SPACES**
PARKING REQUIRED AS FOLLOWS**	
42 (1 UNIT BDRM)	= 63 SPACES
60 (2/3 UNIT BDRMS)	= 120 SPACES

**Approximate



KEY PLAN - PARCEL 3

SITE DATA Parcel No.4 aka TRACT 7:

TOTAL SITE AREA:	6.2 AC.
IMPERVIOUS AREA (pavement):	0.9 AC. =15%
IMPERVIOUS AREA (Building):	0.3 AC. =05%
*WETLAND AREA:	2.3 AC. =38%
DRAINAGE AREA (Pond Top):	0.3 AC. =05%
UPLAND:	0.3 AC. =05%
REMAINING PERVIOUS:	2.0 AC. =32%

*WETLAND IMPACT:	WETLAND IMPACTED
OPEN SPACE CALCULATION:	
REQUIRED	1.55 AC. =25%
PROVIDED (REMAINING PERVIOUS AND 60% ON POND)	2.18AC. =35%

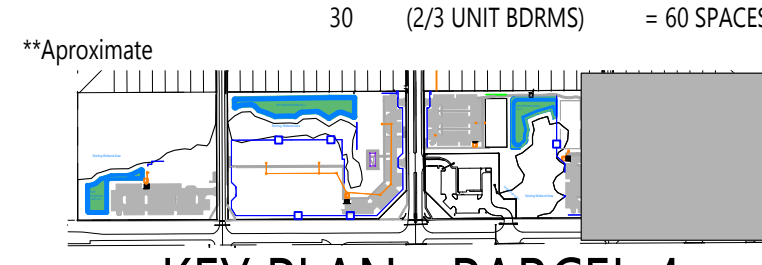
BUILDING DATA:	
BUILDING 6-APARTMENT BUILDING "E"	14,040 SF

BUILDING INFORMATION:	
APARTMENT BUILDING "6E"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR ~	13 units

PARKING CALCULATIONS: CATEGORY: MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE 1.5 SPACE PER (1) BEDROOM UNIT

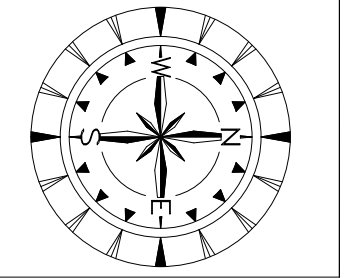
PROVIDED w/ 5 HANDICAP SPACES	=92 SPACES**
21 (1 UNIT BDRM)	= 32 SPACES
30 (2/3 UNIT BDRMS)	= 60 SPACES

**Approximate



KEY PLAN - PARCEL 4

MASTER LEGEND			
EXISTING	NEW	EXISTING	NEW



CCEI
CONSULTING CIVIL
ENGINEERS, INC.
3555 BOBB LANE, SUITE 119
TITUSVILLE, FLORIDA 32780
PH.(321) 269-9930 INFO@CCEI.COM
CERT. AUTH. NO. 00007522

CCEI PROJECT No.
220427

ZOSHER S. CHEYER, STATE OF FLORIDA
PROFESSIONAL ENGINEER, LICENSE NO. 38571
THIS SET HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY:
ZOSHER S. CHEYER, PE
USING A SHA-1 AUTHENTICATION CODE
PRINTED COPIES OF THIS DOCUMENT ARE
NOT TO BE CONSIDERED SIGNED AND
SEALED AND THE SHA-1 CODE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

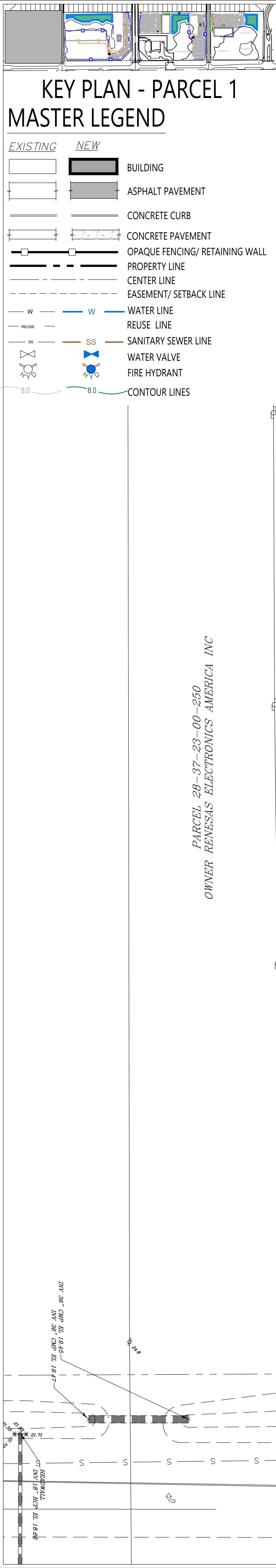
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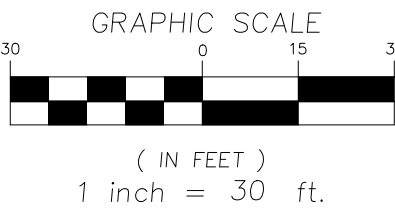
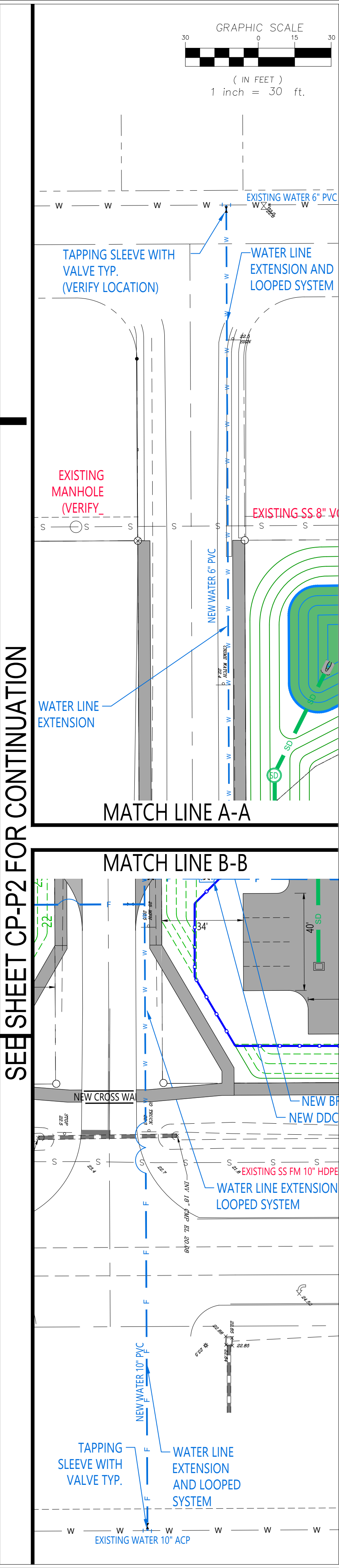
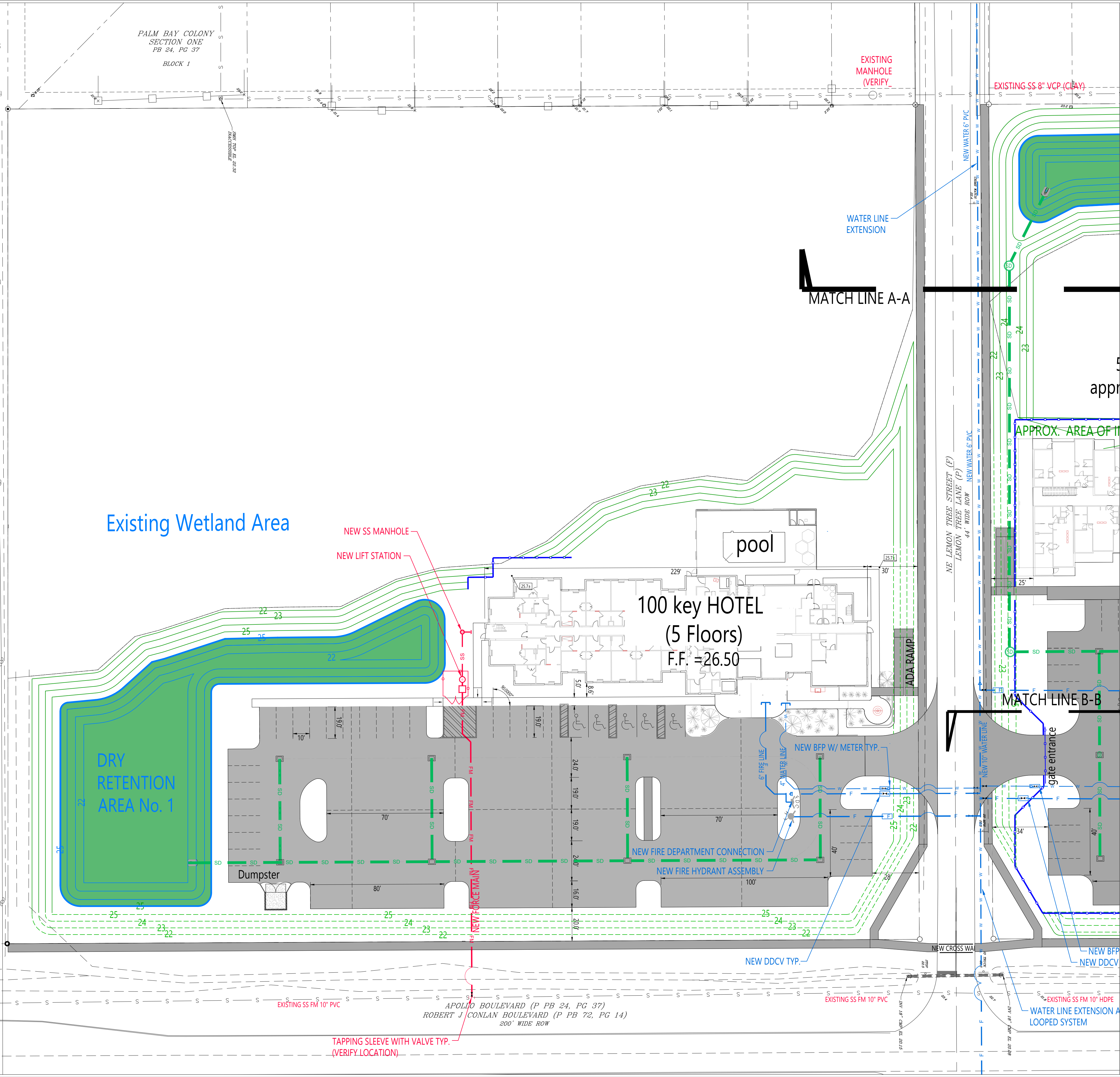
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OVERALL MASTER DEVELOPMENT PLAN
PALM BAY DEVELOPMENT GROUP, LLC
PALM BAY, FLORIDA
SHEET NO.
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PARCEL 28-37-23-00-250
OWNER RENESSAS ELECTRONICS AMERICA INC



CCEI
CONSULTING CIVIL
ENGINEERS, INC.
3850 BOBB LANE SUITE 110
TITUSVILLE, FLORIDA 32780
PH: (321) 269-9930 INFO@CCEI.COM
CERT. AUTH. NO. 00007522

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220427

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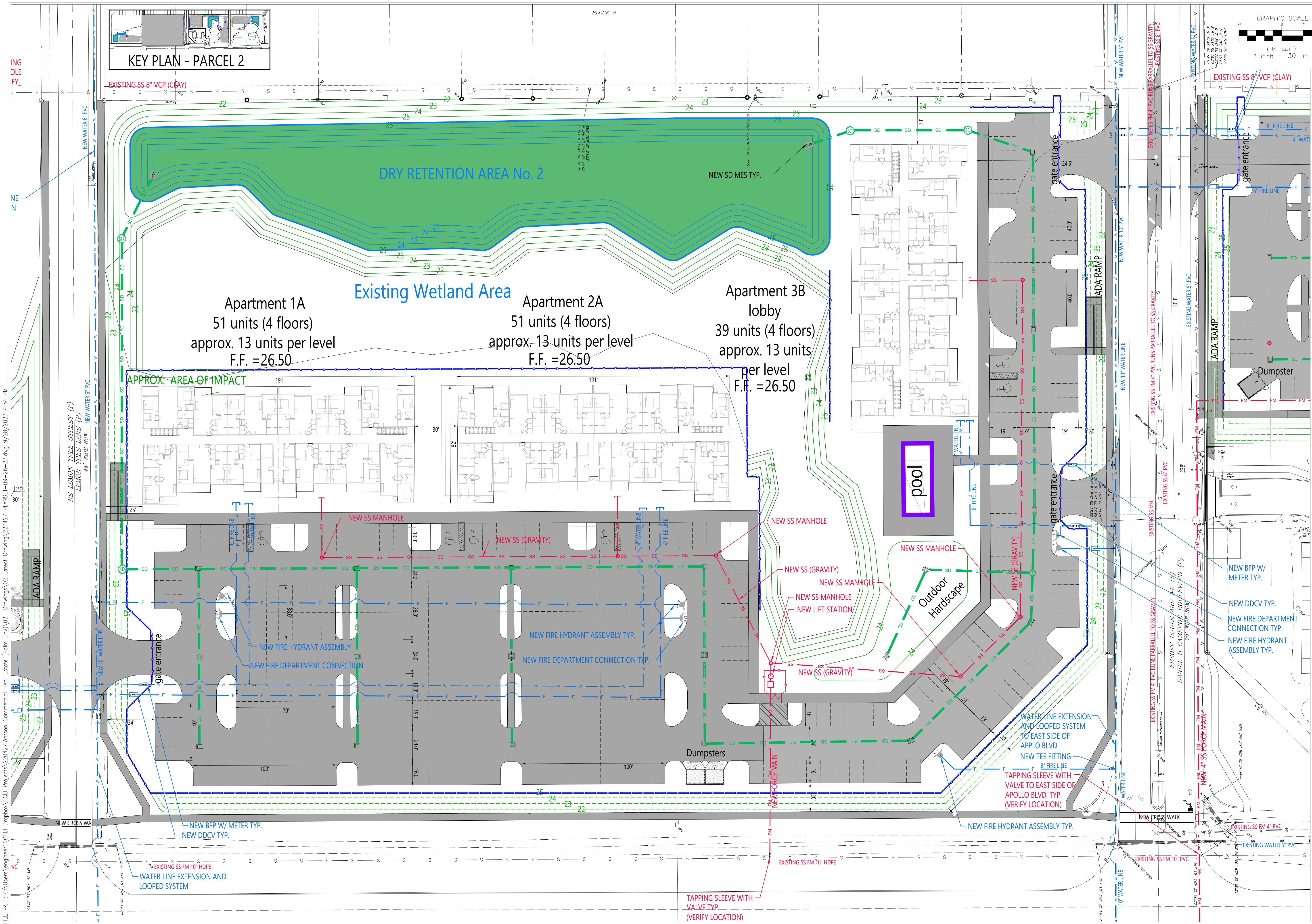
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DESIGNED BY	SOH
CHECKED BY	POT
APPROVED BY	ZSC
START:	04/28/23

MASTER DEVELOPMENT PLAN - PARCEL 1
PALM BAY DEVELOPMENT GROUP, LLC
PALM BAY, FLORIDA

SHEET NO.
CP-P1

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GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

CCEI
CONSULTING CIVIL
ENGINEERS, INC.
3850 BOBB LANE, SUITE 110
TITUSVILLE, FLORIDA 32780
PH: (321) 269-9930 INFO@CCEI.COM
CERT. AUTH. NO. 00007522

CCEI PROJECT No.
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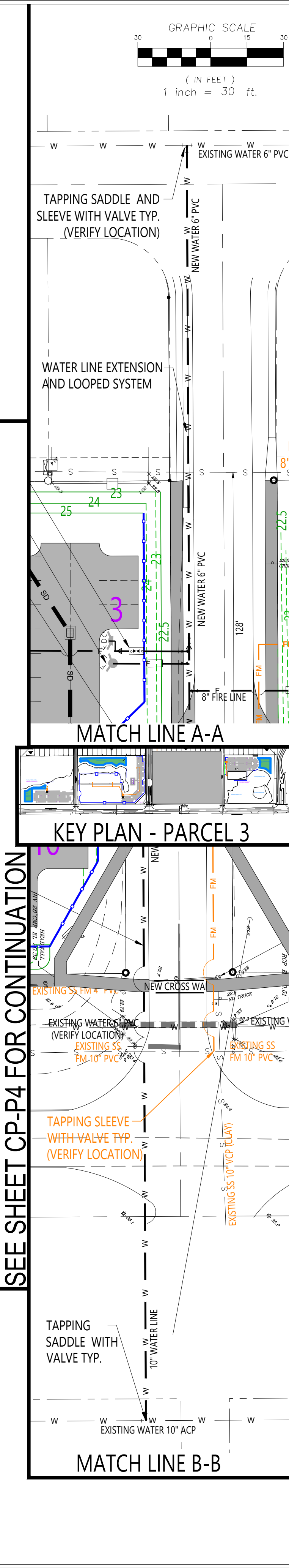
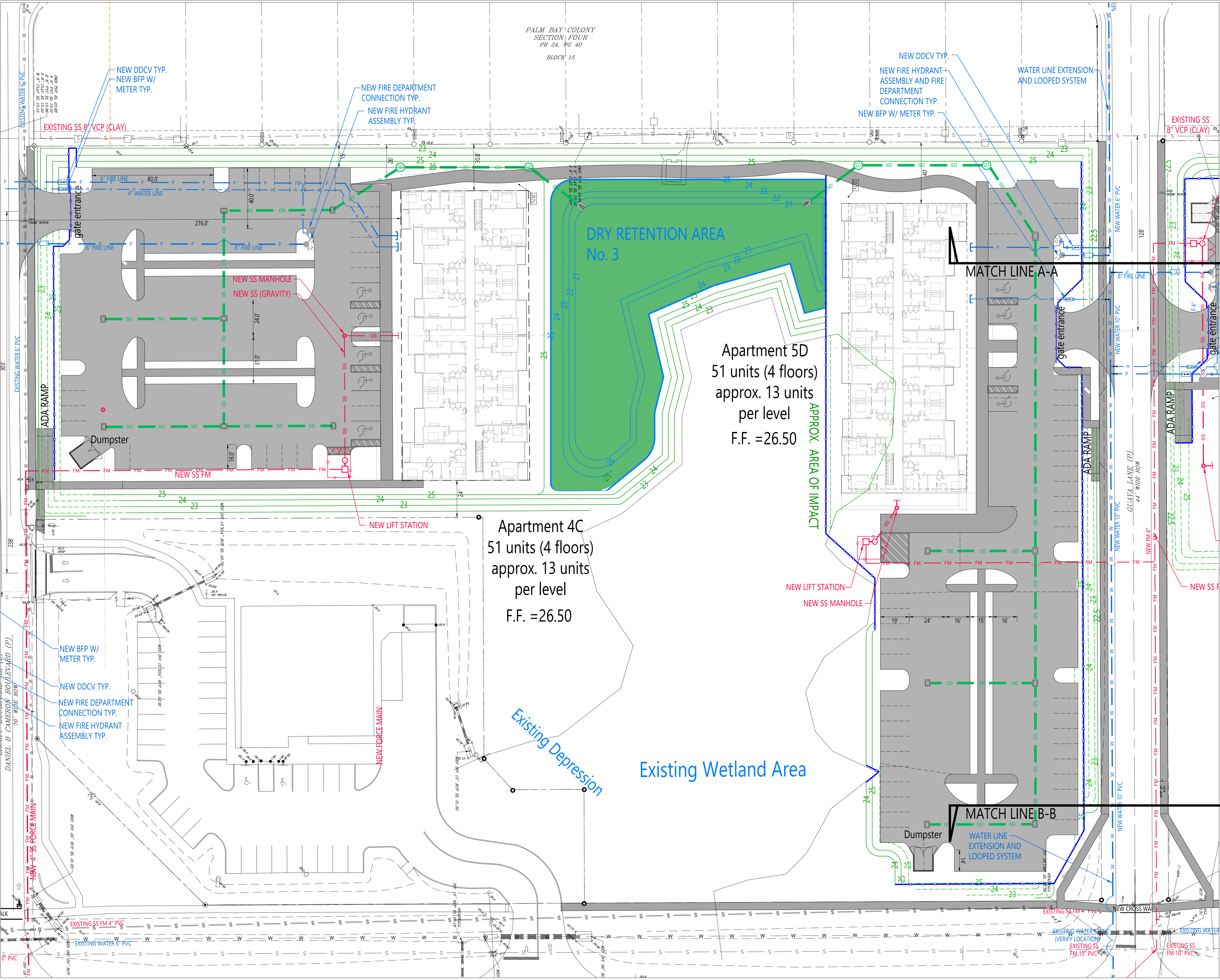
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MASTER DEVELOPMENT PLAN -PARCEL 2
PALM BAY DEVELOPMENT GROUP, LLC
PALM BAY, FLORIDA

SHEET NO.
CP-P2

THE WORK CONTAINED WITHIN THESE PLANS IS THE INTELLECTUAL PROPERTY OF CCEI AND HENCE PROTECTED BY ALL APPLICABLE COPYRIGHT LAWS. ANY USE, DISSEMINATION OR ALTERATION OF THIS WORK WITHOUT THE EXPRESS PERMISSION OF THE ENGINEER OF RECORD IS STRICTLY FORBIDDEN. SEE NOTE ABOVE ON ELECTRONIC SIGNATURE

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GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

CCEI
CONSULTING CIVIL
ENGINEERS, INC.
3555 BOBB LANE, SUITE 110
TITUSVILLE, FLORIDA 32780
PH: (321) 269-9930 INFO@CCEI.COM
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CCEI PROJECT No. ---
---220427---

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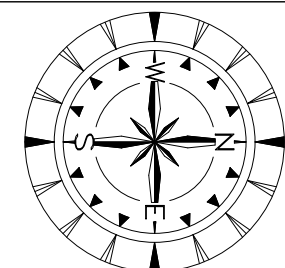
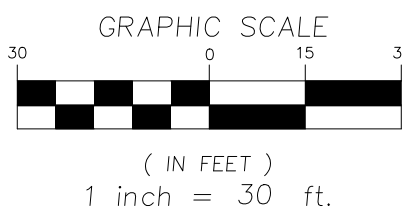
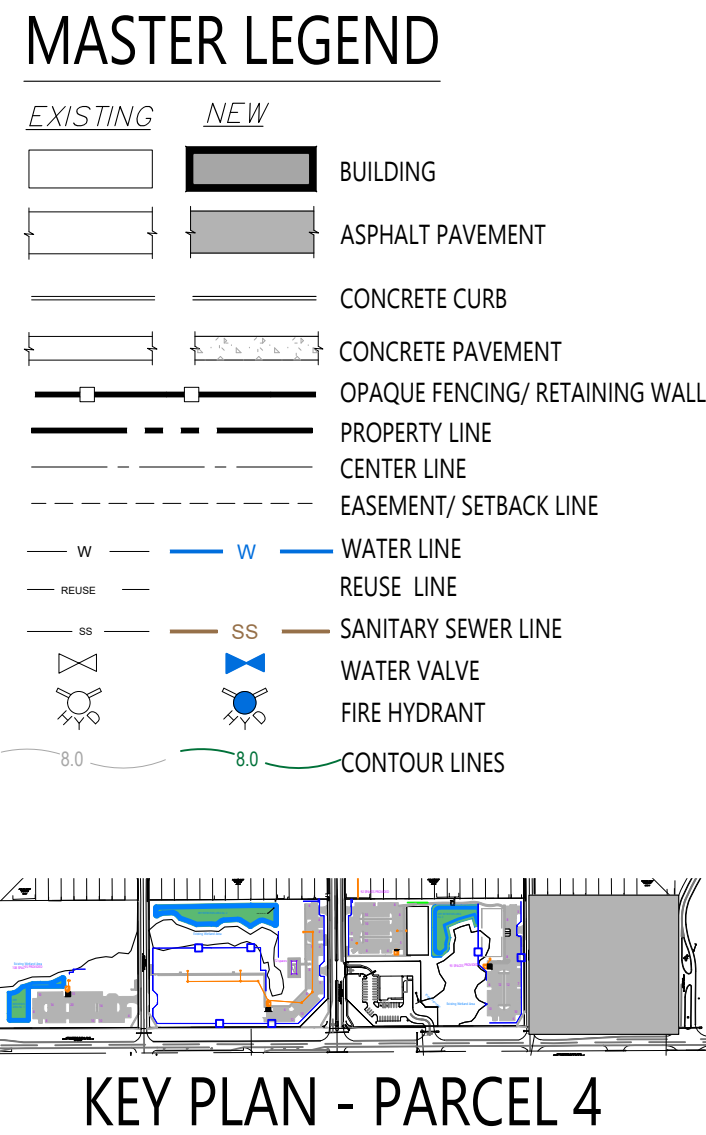
CONCEPTUAL
DESIGN NOT FOR
CONSTRUCTION

NO.	DATE
1	04/28/23

DESIGNED BY: SDH
CHECKED BY: POT
APPROVED BY: ZSC

MASTER DEVELOPMENT PLAN - PARCEL 3
PALM BAY DEVELOPMENT GROUP, LLC
PALM BAY, FLORIDA

SHEET NO.
CP-P3



CCEI
CONSULTING CIVIL
ENGINEERS, INC.
3650 BOBBY LANE SUITE 119
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CERT. AUTH. NO. 00007522

CCEI PROJECT No. _____
 -----220427-----
 ZOHIER S. CHEIHAYEB, STATE OF FLORIDA,
 PROFESSIONAL ENGINEER, LICENSE NO. 38577
 THIS ITEM HAS BEEN ELECTRONICALLY
 SIGNED AND SEALED BY
 ZOHIER S. CHEIHAYEB, PE
 USING A SHA-1 AUTHENTICATION CODE.
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CONCEPTUAL
DESIGN NOT FOR
CONSTRUCTION

REVISION TABLE	
DESIGNED BY: SGH	1
CHECKED BY: POT	2
APPROVED BY: ZSC	3
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START: 04/28/23	9

MASTER DEVELOPMENT PLAN - PARCEL 4

PALM BAY DEVELOPMENT GROUP, LLC

PALM BAY, FLORIDA

SHEET NO.
CP-P4