



## 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	



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



**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 10/12/23  
Typed Name and Title: 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](mailto: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

Name	Email	Phone
DOLÉ Smith	DS5958@YAHW	321_725 8137
Bev Effner	1812 Big Cypress	321-733-8926
W.L. GROOVER	276/FIREOFF B1	321-449-2900
* Walt Wark	waltroxie1@gmail	5203104994
FLORENCE McLAUGHLIN		321-724-6405
John P Smith		321 960-9996
* Anne Marie@ place mated .com <del>com</del>		
MICKEY HONOLD	MICKHONOLD1539@EMAIL.COM	609-941-7577
Sue Honold	SUE.HONOLD@ GMAIL.COM	609 238 3888
Claudette Valentine	Claudette 1733@gmail com	321-724-0486



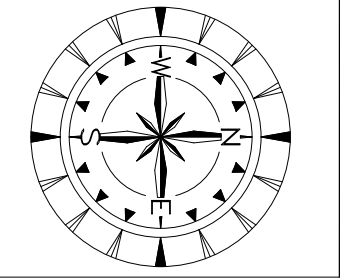
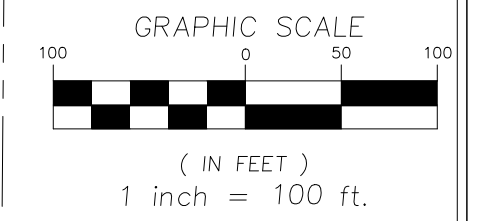
Name

Email

Phone

Name	Email	Phone	SEND MAP
SARAH MARIE LEE	SARAHMARIELEE 2011@GMAIL.COM	321.433.3098	X
Susan Fletcher	Suziflogmail.com	321-615-4033	X
* PETE & Theresa Furlong	petesgolfps@yahoo.com	614-741-1043	X
* KEVIN & TERRY Ryan	KEVINR1953@ HOTMAIL.COM	321-312-8131	
CHARLES W. JACKSON	C.W. JACKSON SR, 36 @GMAIL.COM	321 288 6546	
phyein Litas	ph11i@bellsouth. net		
LOUISE PELLETIER	LOUISEANN1943@G-MAIL	321-951-3081	
* CHRISTINE MERRILL	CMERRILL15@CFL.RR.COM		
FRAN HEMBREE	franhembree@ AOL.COM	765-434-5280	
MARK CAPOZZELLA	brsmtcinc@aol.com	540.481.3689	
* CHRISTINE KAMPMEYER	ckamp2005@aol.com		
* CHRIS WILSON	FTLaudCHRIS@AOL.COM	(301) 208 2798	
BEN ERNST	benernstjregmail.com	386-479-0372	





**CCEI**  
CONSULTING CIVIL ENGINEERS, INC.  
3858 8900 LANE, SUITE 119  
TITUSVILLE, FLORIDA 32780  
PH: (321) 269-9930 INFO@CCEI.COM  
CERT. AUTH. NO. 00007522

CCEI PROJECT No. 220427

ZOHER S. CHEYER, STATE OF FLORIDA  
PROFESSIONAL ENGINEER LICENSE NO. 38877  
THIS PLAN HAS BEEN ELECTRONICALLY  
SIGNED AND SEALED BY  
ZOHER 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.

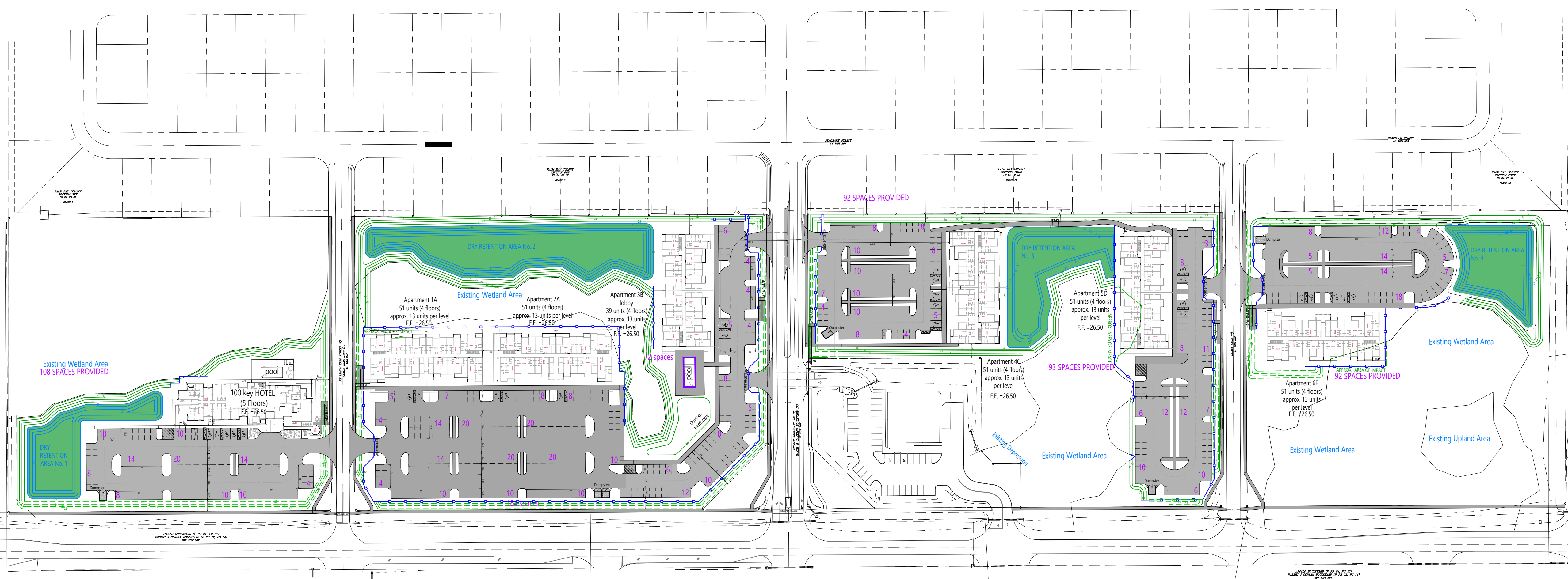
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DESIGN NOT FOR  
CONSTRUCTION**

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

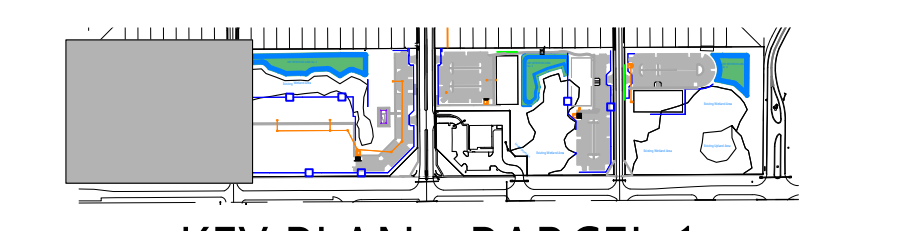
**OVERALL MASTER DEVELOPMENT PLAN**  
**PALM BAY DEVELOPMENT GROUP, LLC**  
PALM BAY, FLORIDA

SHEET NO. **MP**



**SITE DATA Parcel No.1 aka TRACT 2:**

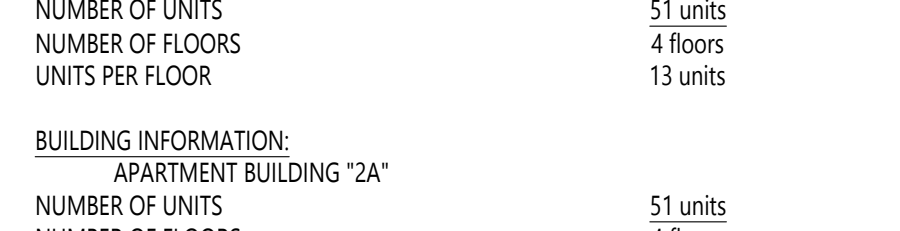
TOTAL SITE AREA:	6.2 AC
IMPERVIOUS AREA (Pavement):	1.2 AC = 20%
IMPERVIOUS AREA (Buildings):	0.3 AC = 05%
WETLAND AREA:	3.32 AC = 53%
DRAINAGE AREA (Pond Top):	0.4 AC = 06%
REMAINING PERVIOUS:	1.1 AC = 17%
<b>OPEN SPACE CALCULATION:</b>	
REQUIRED	1.56 AC = 25%
PROVIDED (REMAINING PERVIOUS AND 60% ON POND)	1.31 AC = 21%
<b>BUILDING DATA:</b>	
BUILDING 1-Hotel:	12,900 SF
<b>PARKING REQUIRED HOTEL</b>	
1 SPACE EVERY 1 ROOM + 1 FOR EVERY EMPLOYEE	= 108 SPACES
<b>**TOTAL PARKING PROVIDED w/ 5 HANDICAP SPACES = 108 SPACES</b>	
<b>**Approximate</b>	



KEY PLAN - PARCEL 1

**SITE DATA Parcel No.2 aka TRACT 1:**

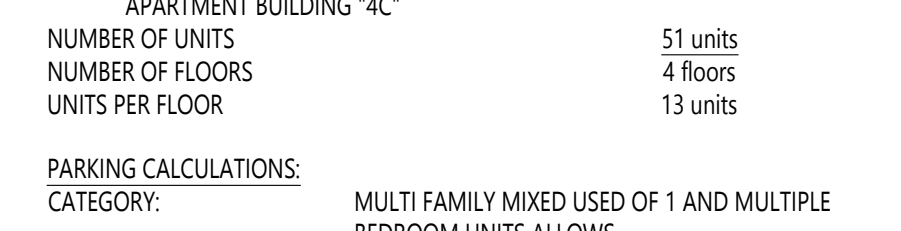
TOTAL SITE AREA:	7.9 AC
IMPERVIOUS AREA (pavement):	2.5 AC = 33%
IMPERVIOUS AREA (Buildings):	1.0 AC = 12%
WETLAND AREA:	1.0 AC = 12%
DRAINAGE AREA (Pond Top):	0.8 AC = 10%
REMAINING PERVIOUS:	2.5 AC = 33%
<b>**WETLAND IMPACT: WETLAND IMPACTED</b>	
<b>OPEN SPACE CALCULATION:</b>	
REQUIRED	1.97 AC = 25%
PROVIDED (REMAINING PERVIOUS AND 60% ON POND)	3.02 AC = 38%
<b>BUILDING DATA:</b>	
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
<b>BUILDING INFORMATION:</b>	
APARTMENT BUILDING "1A"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units
<b>BUILDING INFORMATION:</b>	
APARTMENT BUILDING "2A"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units
<b>APARTMENT BUILDING "3B"</b>	
LOBBY	GROUND FLOOR
NUMBER OF UNITS	39 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR ~ APPROX.	13 units
<b>PARKING CALCULATIONS:</b>	
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**
<b>PARKING REQUIRED AS FOLLOWS**</b>	
58 (1 UNIT BDRM)	= 87 SPACES
81 (2/3 UNIT BDRMS)	= 162 SPACES
<b>**Approximate</b>	



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%
<b>**WETLAND IMPACT: WETLAND IMPACTED</b>	
<b>OPEN SPACE CALCULATION:</b>	
REQUIRED	1.55 AC = 25%
PROVIDED (REMAINING PERVIOUS AND 60% ON POND)	2.18 AC = 35%
<b>BUILDING DATA:</b>	
BUILDING 4-APARTMENT BUILDING "C"	14,040 SF
BUILDING 5-APARTMENT BUILDING "D"	14,040 SF
<b>TOTAL BUILDING AREA:</b>	
	28,080 SF ~0.6 AC
<b>BUILDING INFORMATION:</b>	
APARTMENT BUILDING "4C"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units
<b>PARKING CALCULATIONS:</b>	
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**
<b>BUILDING INFORMATION:</b>	
APARTMENT BUILDING "5D"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR ~	13 units
<b>PARKING CALCULATIONS:</b>	
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**
<b>PARKING REQUIRED AS FOLLOWS**</b>	
42 (1 UNIT BDRM)	= 63 SPACES
60 (2/3 UNIT BDRMS)	= 120 SPACES
<b>**Approximate</b>	



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%
<b>**WETLAND IMPACT: WETLAND IMPACTED</b>	
<b>OPEN SPACE CALCULATION:</b>	
REQUIRED	1.55 AC = 25%
PROVIDED (REMAINING PERVIOUS AND 60% ON POND)	2.18 AC = 35%
<b>BUILDING DATA:</b>	
BUILDING 6-APARTMENT BUILDING "E"	14,040 SF
<b>BUILDING INFORMATION:</b>	
APARTMENT BUILDING "6E"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR ~	13 units
<b>PARKING CALCULATIONS:</b>	
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**
<b>PARKING REQUIRED AS FOLLOWS**</b>	
21 (1 UNIT BDRM)	= 32 SPACES
30 (2/3 UNIT BDRMS)	= 60 SPACES
<b>**Approximate</b>	



KEY PLAN - PARCEL 4

**GENERAL NOTE:**

THE EXISTING ZONING FOR THESE TRACTS ARE (HC) HIGHWAY COMMERCIAL. THE CONCEPTUAL DESIGN DEPICTED UTILIZES A (BMU) BAYFRONT MIXED USE DISTRICT ZONING CLASSIFICATION.

**MASTER FIRE FLOW REQUIREMENTS**

PARCEL	BUILDING	AREA	NUMBER FLOORS	FIRE AREA	BLDG. TYPE	NEPA CLASS	BASE FLOW gpm	SPRINKLER REDUCTION*	NET FLOW*	DURATION HOURS
1	HOTEL	12,920	5	64,600	II(000), III(200)		5,250	3,938	1,312	4
2	APT. A	32,500	5	162,500	" "		7,500	5,625	1,875	4
2	APT. B	12,500	5	62,500	" "		5,750	4,313	1,437	4
3	APT. C	12,500	5	62,500	" "		5,500	4,125	1,375	4
3	APT. D	12,500	5	62,500	" "		1,500	1,125	1,000	2
				0	" "		0	0	1,000	2
4	APT. E	12,500	5	62,500	" "		5,750	4,313	1,437	4

\* REDUCTION OF 75 PERCENT FOR AUTOMATED SPRINKLER SYSTEM  
\*\* MINIMUM FLOW AFTER REDUCTION FOR SPRINKLER SYSTEM IS 1,000 GPM

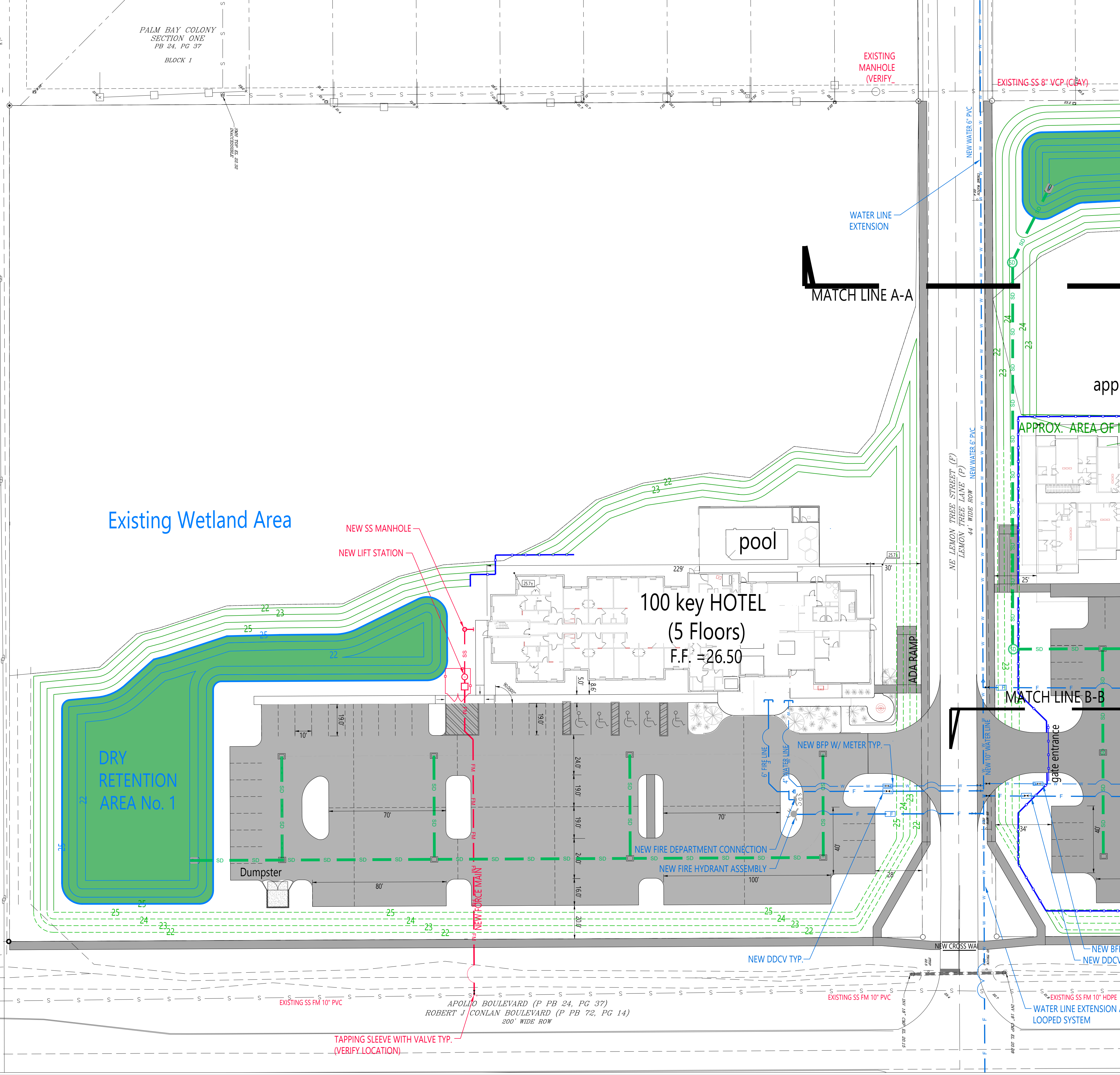


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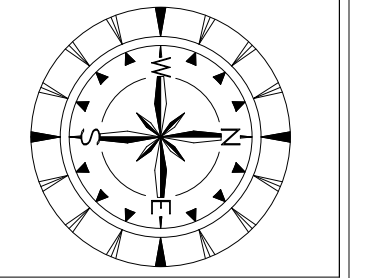
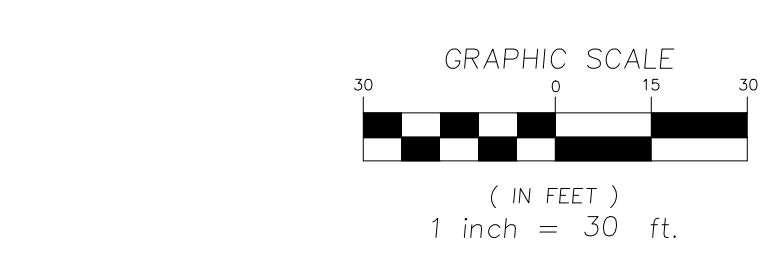
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### KEY PLAN - PARCEL 1 MASTER LEGEND

EXISTING	NEW	
[Symbol]	[Symbol]	BUILDING
[Symbol]	[Symbol]	ASPHALT PAVEMENT
[Symbol]	[Symbol]	CONCRETE CURB
[Symbol]	[Symbol]	CONCRETE PAVEMENT
[Symbol]	[Symbol]	OPAQUE FENCING/RETAINING WALL
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	CENTER LINE
[Symbol]	[Symbol]	EASEMENT/SETBACK LINE
[Symbol]	[Symbol]	WATER LINE
[Symbol]	[Symbol]	REUSE LINE
[Symbol]	[Symbol]	SANITARY SEWER LINE
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	CONTOUR LINES



PARCEL 28-37-29-00-250  
OWNER RENESSAS ELECTRONICS AMERICA INC



### CCEI

CONSULTING CIVIL ENGINEERS, INC.

3535 DEER LANE SUITE 115  
TITUSVILLE, FLORIDA 32780  
PH (321) 268-9930 INFO@CCEI.COM  
CERT. AUTH. NO. 00007522

CCEI PROJECT No.   
220427

ZOHER S. CHEHAHER STATE OF FLORIDA  
PROFESSIONAL ENGINEER LICENSE NO. 38877  
THIS PLAN HAS BEEN ELECTRONICALLY  
SIGNED AND SEALED BY  
ZOHER S. CHEHAHER 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.

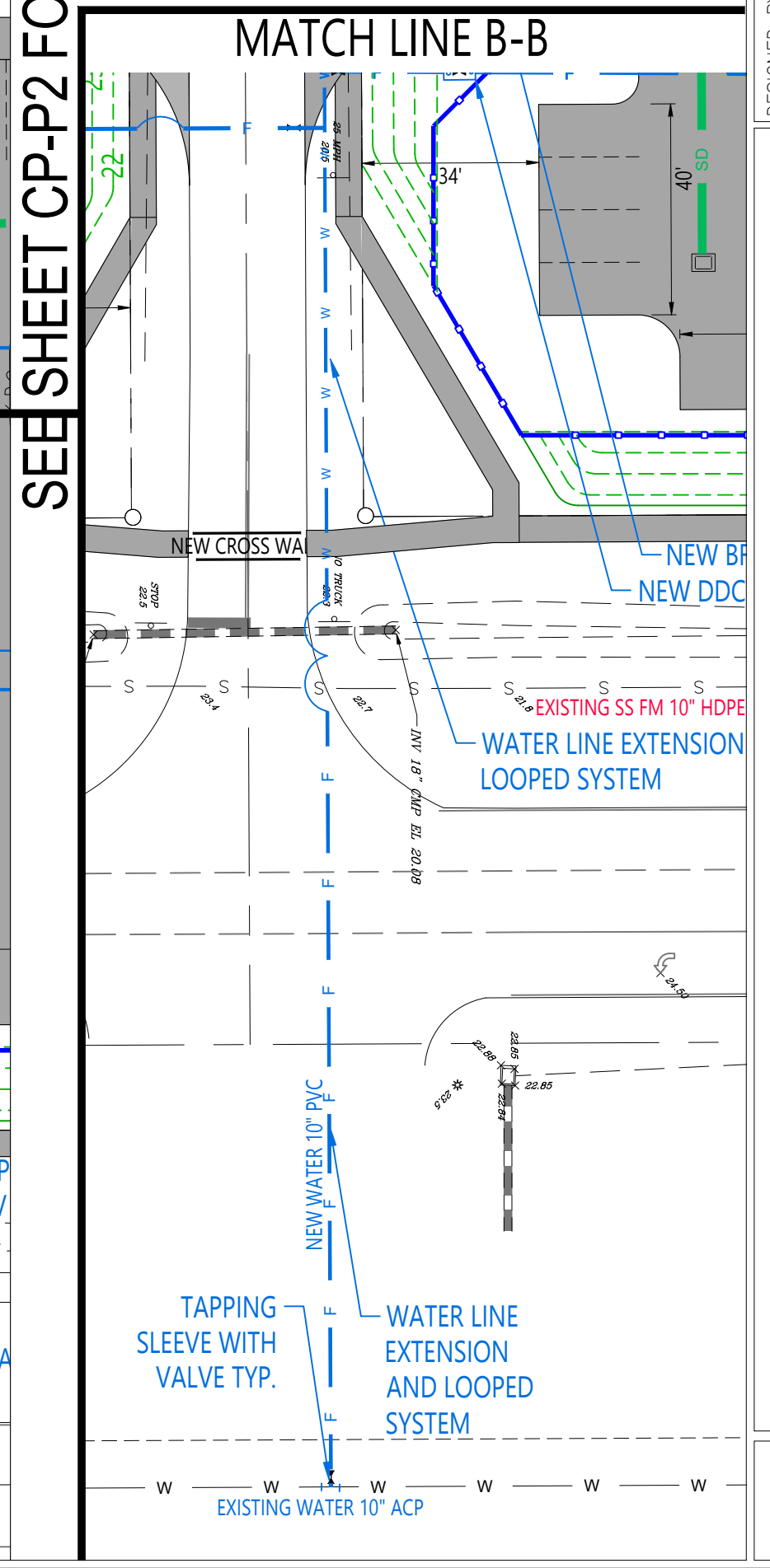
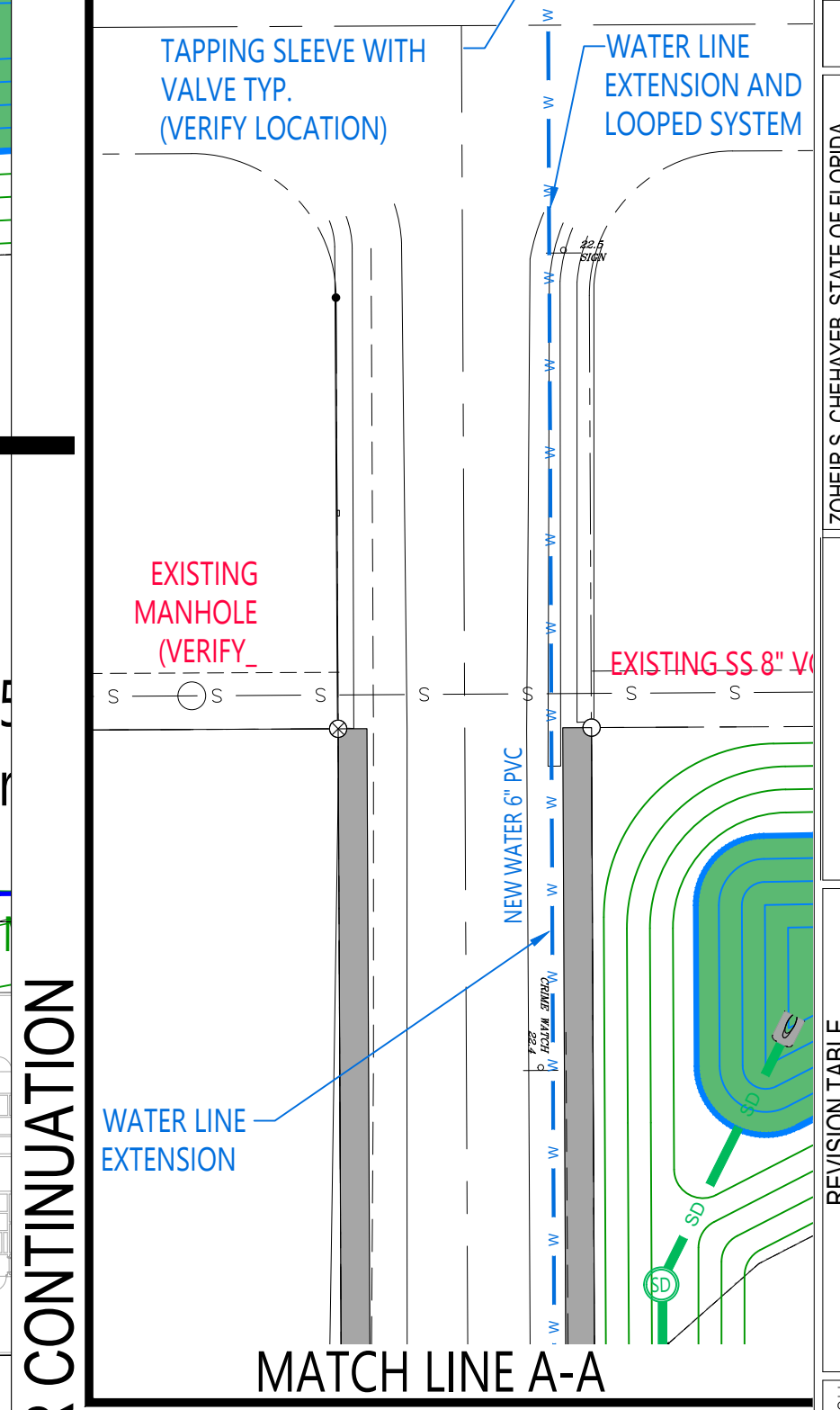
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DESIGN NOT FOR  
CONSTRUCTION**

REVISION TABLE

NO.	DATE	BY	DESCRIPTION

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

SEE SHEET CP-P2 FOR CONTINUATION



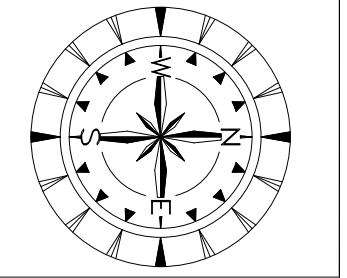
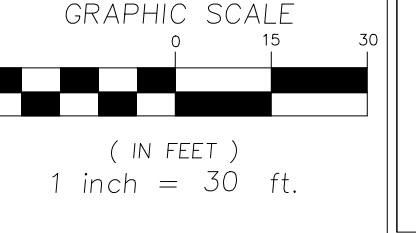
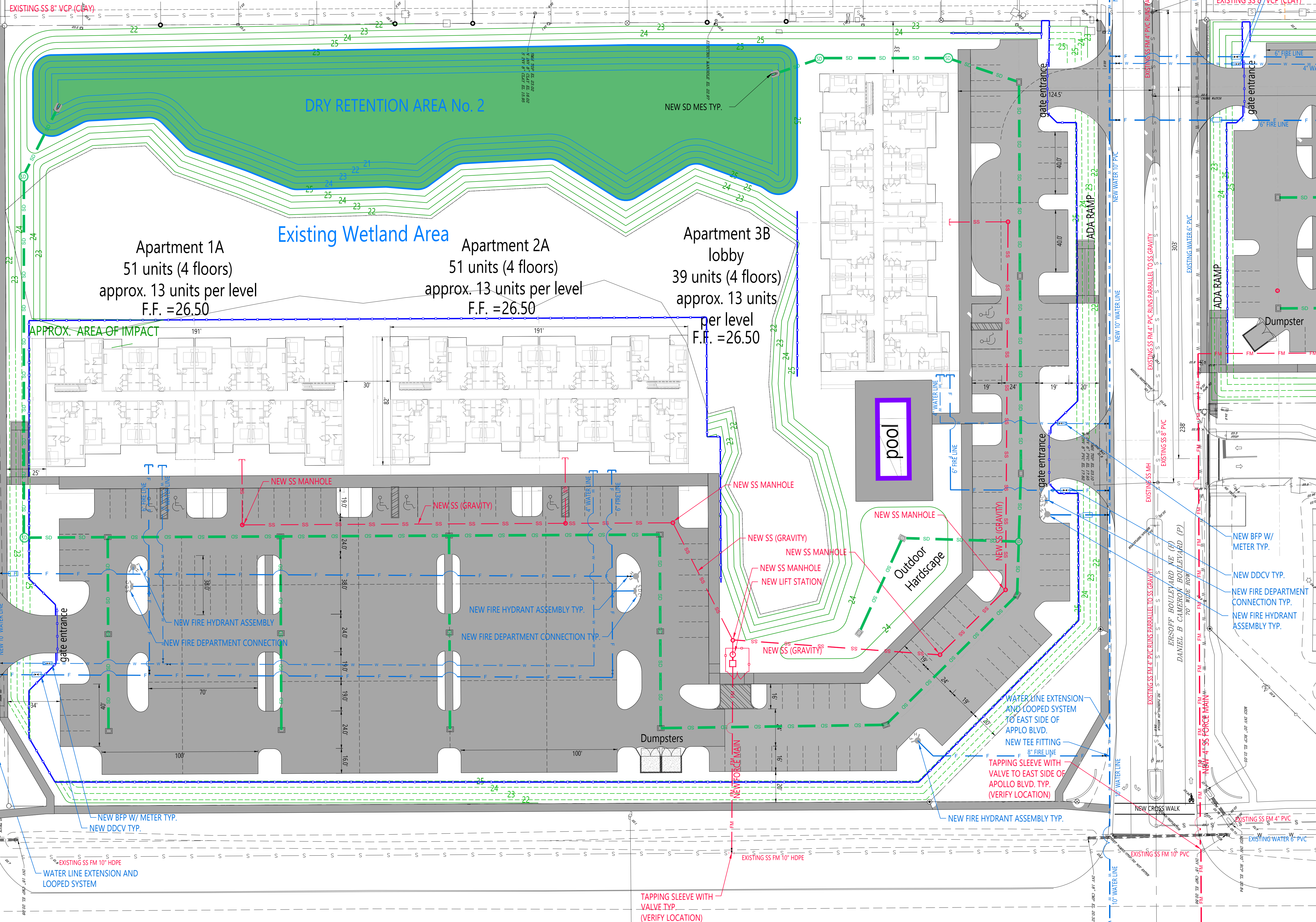
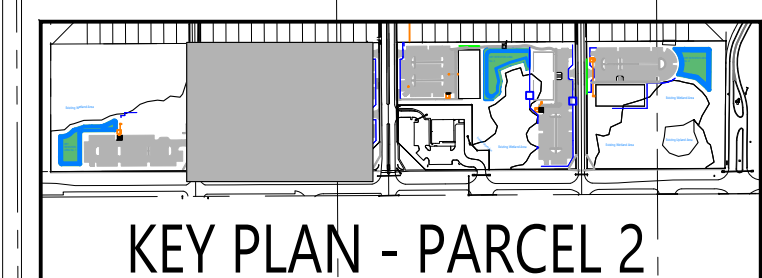
### MASTER DEVELOPMENT PLAN - PARCEL 1 PALM BAY DEVELOPMENT GROUP, LLC

PALM BAY, FLORIDA

SHEET NO.   
CP-P1

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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**CCEI**  
CONSULTING CIVIL ENGINEERS, INC.

ZOEHAR S. CHEYER, STATE OF FLORIDA  
PROFESSIONAL ENGINEER, LICENSE NO. 38577  
THIS PROJECT HAS BEEN ELECTRONICALLY  
SIGNED AND SEALED BY  
ZOEHAR 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.

**CONCEPTUAL DESIGN NOT FOR CONSTRUCTION**

NO.	DATE	REVISION

DESIGNED BY: JPH  
CHECKED BY: JZC  
APPROVED BY: JZC

START: 04/28/23

SHEET NO.  
**CP-P2**

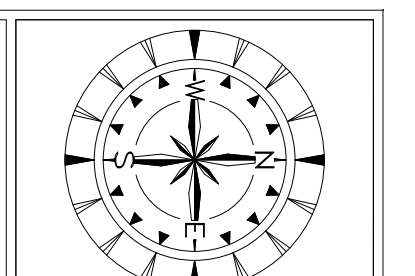
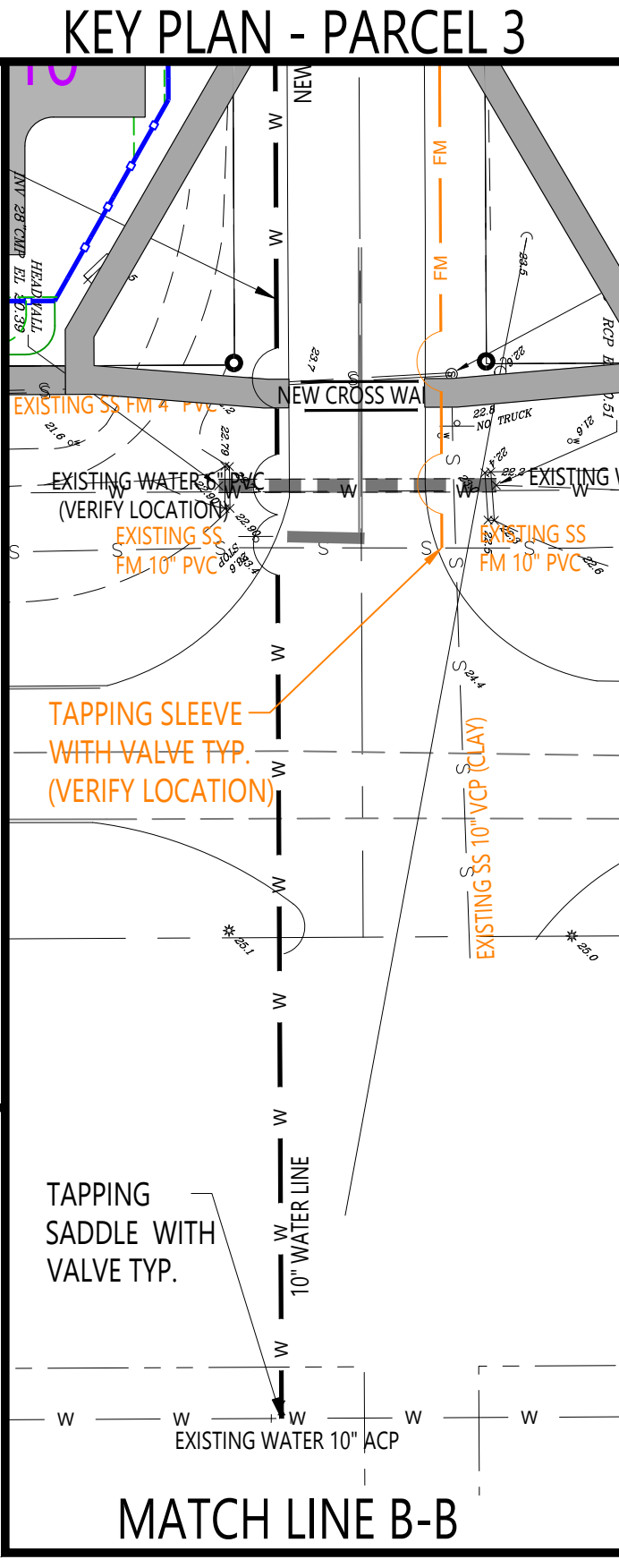
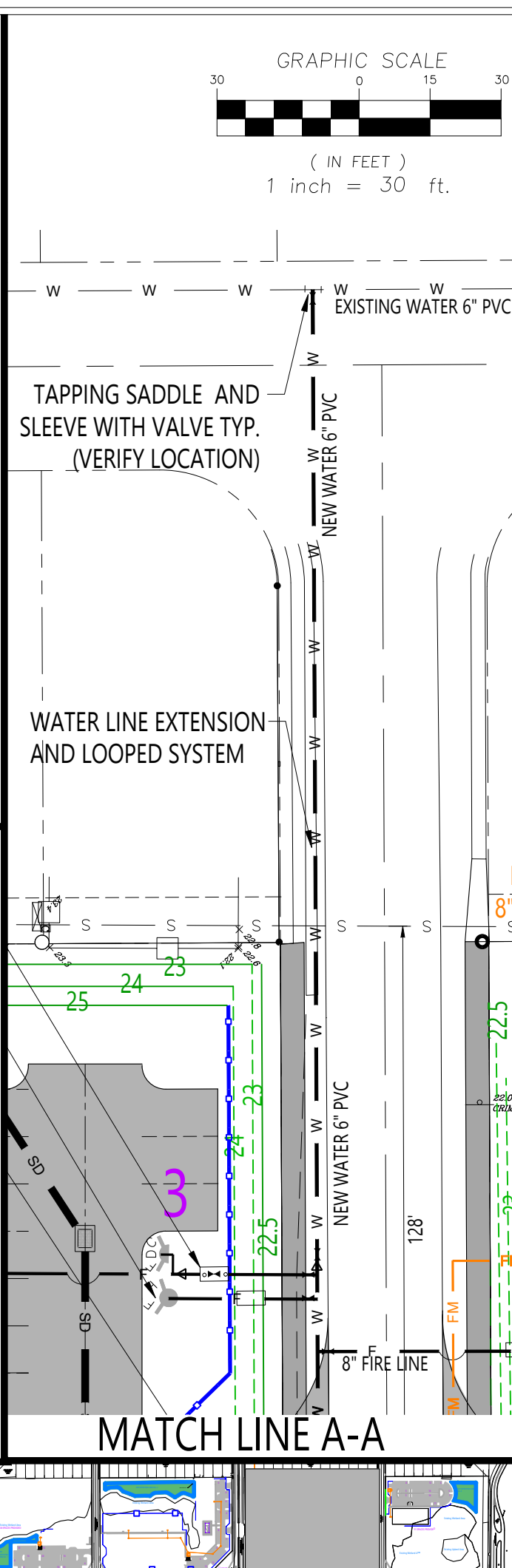
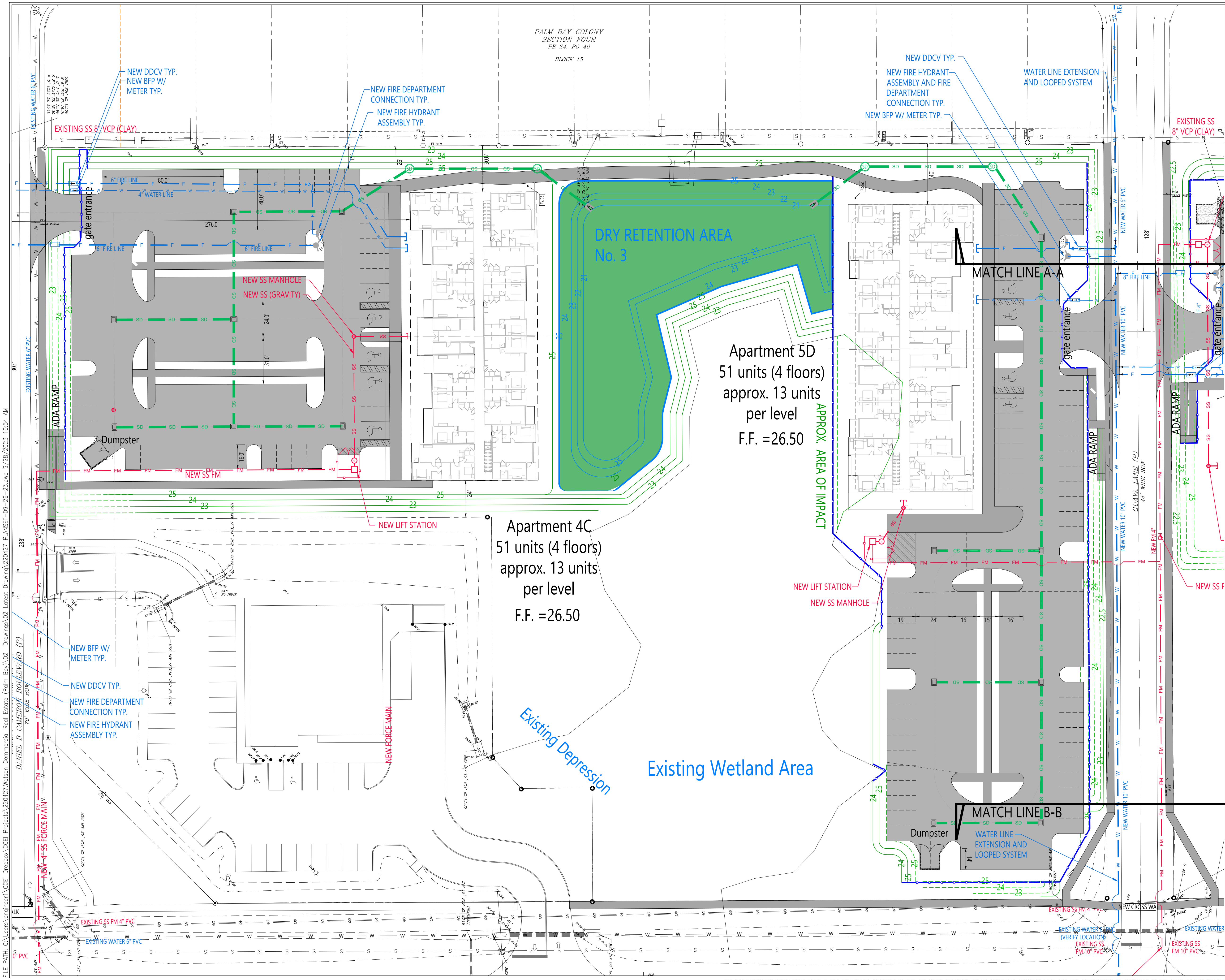
SEE SHEET CP-P3 FOR CONTINUATION

**MASTER DEVELOPMENT PLAN - PARCEL 2**  
**PALM BAY DEVELOPMENT GROUP, LLC**  
PALM BAY, FLORIDA

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FILE PATH: C:\Users\Engineer1\OneDrive\Projects\220427\Watson Commercial\Reel Estate (Palm Bay)\02\_Drawings\02\_Latest\Drawing\220427\_PLANS-CP-P3-26-23.dwg, 9/28/2023, 10:54 AM

PALM BAY COLONY  
SECTION FOUR  
PB 24, PG 40  
BLOCK 15



**CCEI**  
CONSULTING CIVIL  
ENGINEERS, INC.

3858 8390B LANE, SUITE 119  
TITUSVILLE, FLORIDA 32780  
PH: (321) 268-9930 INFO@CCEI.COM  
CERT. AUTH. NO. 00007522

CCEI PROJECT No. ---  
---220427---

ZOEGER S. CHEYERER STATE OF FLORIDA  
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REVISION TABLE

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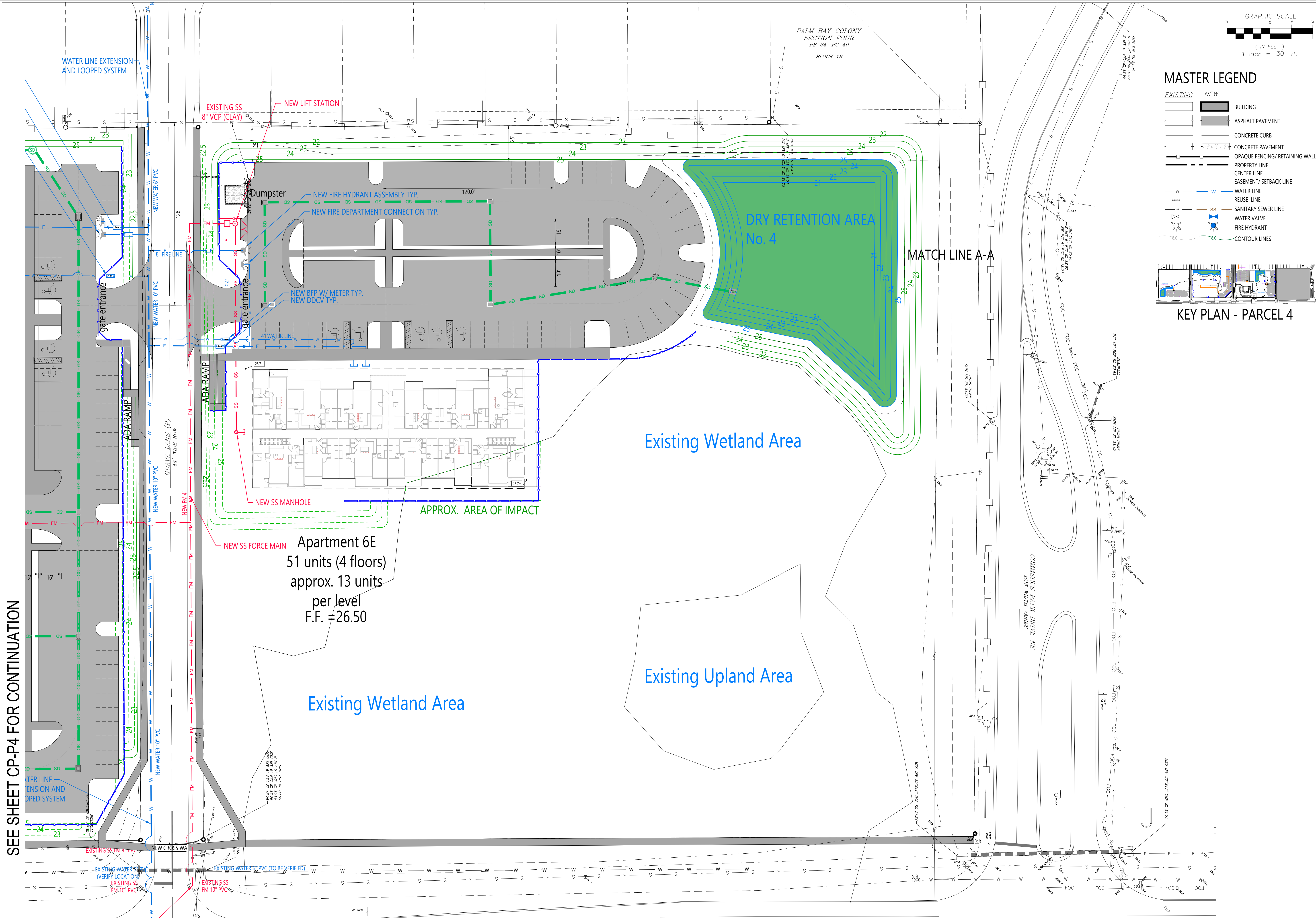
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**MASTER DEVELOPMENT PLAN - PARCEL 3**  
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PALM BAY, FLORIDA

SHEET NO.  
**CP-P3**

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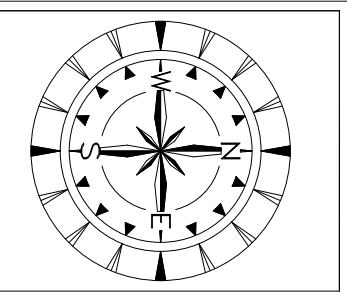
SEE SHEET CP-P4 FOR CONTINUATION



**MASTER LEGEND**

EXISTING	NEW	DESCRIPTION
[Symbol]	[Symbol]	BUILDING
[Symbol]	[Symbol]	ASPHALT PAVEMENT
[Symbol]	[Symbol]	CONCRETE CURB
[Symbol]	[Symbol]	CONCRETE PAVEMENT
[Symbol]	[Symbol]	OPAQUE FENCING/RETAINING WALL
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	CENTER LINE
[Symbol]	[Symbol]	EASEMENT/SETBACK LINE
[Symbol]	[Symbol]	WATER LINE
[Symbol]	[Symbol]	REUSE LINE
[Symbol]	[Symbol]	SANITARY SEWER LINE
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	CONTOUR LINES

**KEY PLAN - PARCEL 4**



**CCEI**  
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PH: (321) 268-9930 INFO@CCEI.COM  
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CCEI PROJECT No. 220427  
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CHECKED BY: POT		
APPROVED BY: ZSC		
START: 04/28/23		

**MASTER DEVELOPMENT PLAN - PARCEL 4**  
**PALM BAY DEVELOPMENT GROUP, LLC**  
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