



CITIZEN PARTICIPATION PLAN REPORT

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

CASE DETAILS

Applicant Name:	Jake Wise, PE- Construction Engineering Group
Project Name:	Palm Bay Pointe West
Case Type:	PDP
Case Description:	Development seeking approval of a Preliminary Development Plan under the PUD zoning
Intended Month of Submission:	June

INFORMATION ON THE CITIZEN PARTICIPATION PLAN MEETING

Notice to the Public (Date):	4/5/23
Date CPP was Held:	4/17/23
Location of the Meeting:	Holiday Inn Express meeting room (1206 Malabar Road) at 6:30pm
Number of Attendees:	+/- 10



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
	How many stories proposed height?	We are proposing a 4-story project.	
	Are there plans to build another school and where?	Working with the school board and have had discussions with charter schools already.	
	Is this currently zoned commercial?	This is a PUD.	
	Concerned about apartments clientele/ pricing?	Rent will have to substantiate the cost of development and thus luxury rents	
	Publix won't come without the Multi-Family?		Can't speak for Publix but there was a push for more residential.
	Mara Loma has one way in and no way out.	The looping of Mara Loma is under construction and ahead of this project.	
	Publix in talk for years needed more roofs. We were told 5 years ago.		The Publix developer closed on the land but we do not speak on their behalf of when they will move forward.
	Safe to assume Commercial in front of Multi-Family?	Yes Multi-family will spur commercial.	
	Sidewalks?	Interconnected for pedestrians, sidewalk along parkway & part of Babcock.	
	Carports for parking?	No only outparcel garages and surface parking proposed at MF.	
	Timeline?	3-4 months for zoning approvals, many more months for full design, Studies, Go for permits	



LIST OF ATTENDEES

Number	Name of attendee	Number	Name of attendee
1.	Edward Kornegax	2.	Di Huffman
3.	Henry Wesburn	4.	Sue & Dave Hughes
5.	Doug & Mary Ann Ramundo	6.	Fran Verolla
7.	Felice Cook	8.	Juan Martinez
9.		10.	
11.		12.	
13.		14.	
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45.		46.	
47.		48.	
49.		50.	



ADDITIONAL DOCUMENTS REQUIRED WITH CITIZEN PARTICIPATION PLAN REPORT SUBMISSION

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

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

A handwritten signature in blue ink, appearing to be "Jake Wise", written over a horizontal line.

Signature

Jake Wise, PE- Construction Engineering Group
Typed Name and Title

7.25.23
Date

April 5, 2023

Re: The Grove at Palm Bay

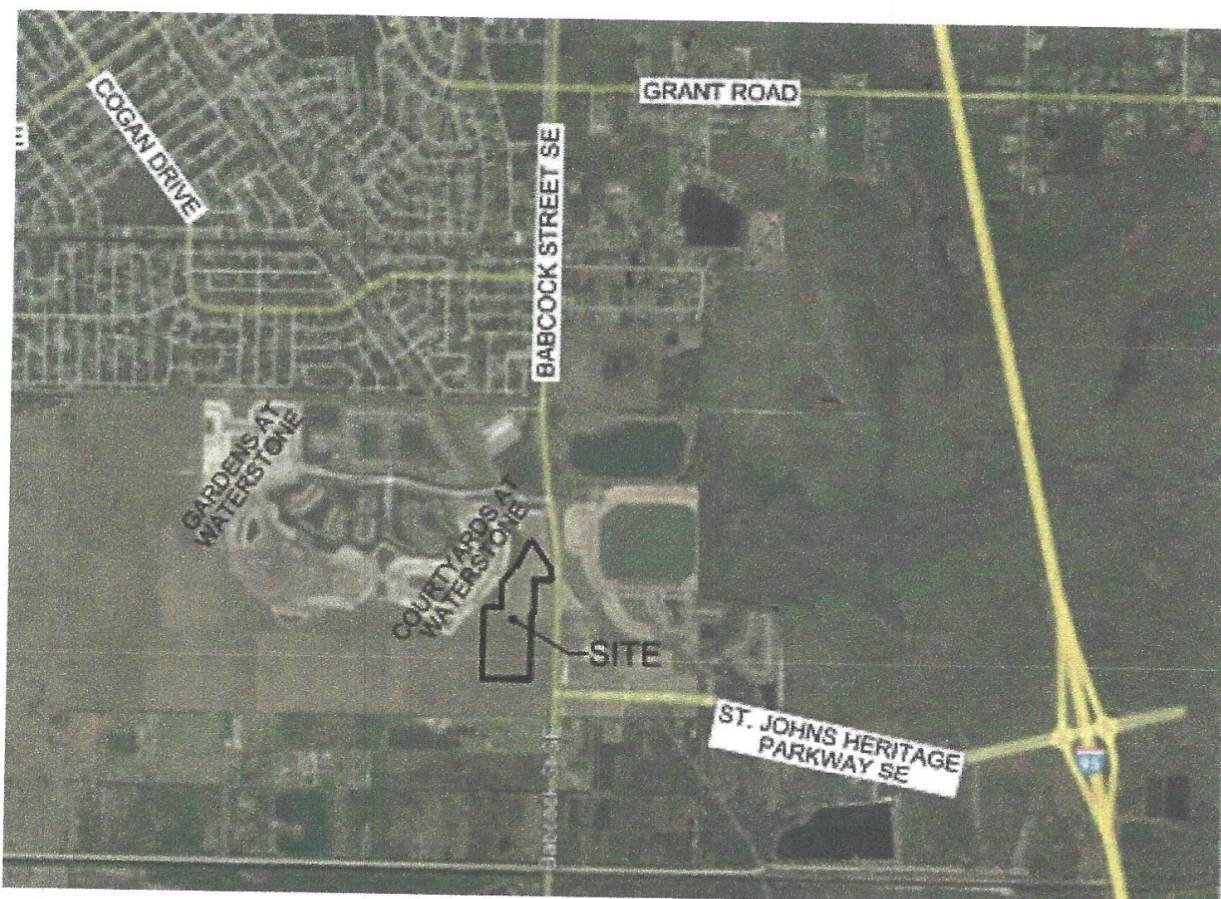
**Site: BCPA Parcel IDs: 30-37-04-00-751; 30-37-04-00-1; 30-37-04-00-5; 30-37-04-00-750 & 30-37-04-00-4
along with 30-37-04-00-500; 30-37-04-UT-OS1 & 30-37-04-UT-SMT2**

Township 30 Range 37 and Section 04

Dear Neighbor:

You are in receipt of this letter because you are a property owner within 500 feet of the property below. It is important to us to be a good neighbor and based on that we want to invite you to a neighborhood meeting on Monday April 17th, 2023 at the Holiday Inn Express & Suites' meeting room located 1206 Malabar Road SE; Palm Bay, FL 32907 at 6:30 pm.

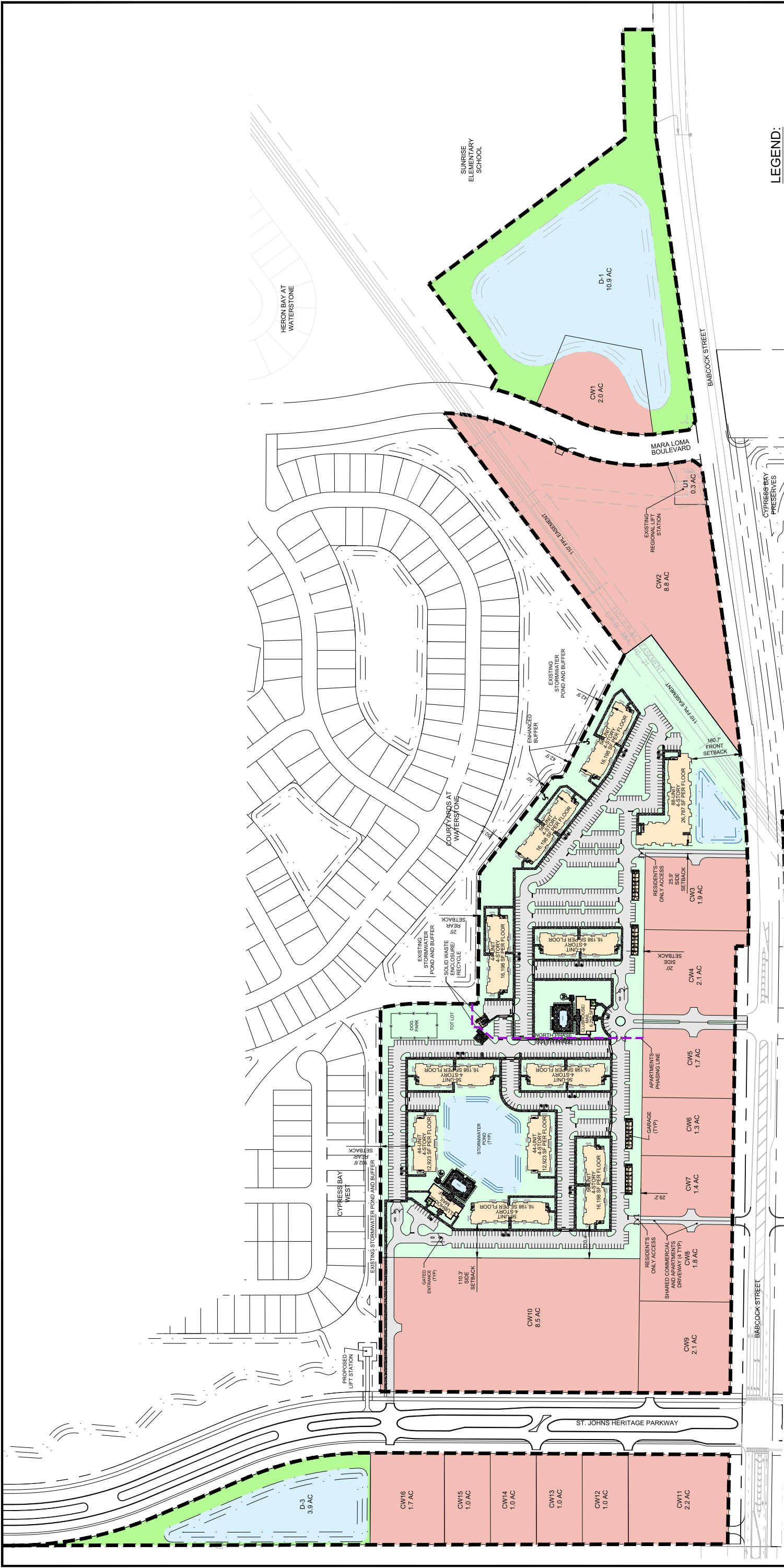
Project Location:



We welcome you to attend so we can describe to you the proposed project and thank you in advance for your time.

Sincerely,

Jake T. Wise, PE
Principal Civil Engineer
Construction Engineering Group, LLC



GENERAL STATEMENT:

PALM BAY POINTE WEST IS PART OF THE ALREADY APPROVED PUD (PLANNED UNIT DEVELOPMENT) MASTER PLAN FOR WATERSTONE AND CONSISTS OF ALMOST 85 ACRES. THE MAJORITY OF IT IS COMMERCIAL, APPROXIMATELY 55 ACRES, AND WE ARE PROPOSING TO DEVELOP THE REMAINING 30 ACRES. THE REMAINING 30 ACRES ARE CURRENTLY ZONED FOR LOW DENSITY USE. WE ARE PROPOSING TO DEVELOP THE REMAINING 30 ACRES FOR RESIDENTIAL USE. THE PORTION OF WATERSTONE THAT IS CURRENTLY WEST OF BABCOCK STREET WITH FRONTAGE ALONG THE WESTERN EXTENSION OF THE ST. JOHNS HERITAGE PARKWAY, MARA LOMA BOULEVARD, AND BABCOCK STREET. THE FEEDBACK FROM POTENTIAL COMMERCIAL DEVELOPERS IS THAT THEY WANT MORE DENSITY SOONER INCLUDING MARKET RATE APARTMENTS TO BE ABLE TO MOVE FORWARD SOONER. PUBIX THAT IS ALREADY PLANNING TO CONSTRUCT ON THE EAST SIDE OF BABCOCK STREET STATED THAT THE MARKET RATE APARTMENTS WOULD ALLOW THEM TO MOVE FORWARD SOONER AS WELL. THE PROPOSED DEVELOPMENT IS ALREADY MASTER PLANNED TO BE A MIXED-USE DEVELOPMENT. THE APARTMENT BUILDINGS ARE PROPOSED TO BE FOUR-STORY WITH STAIRWATER, TREATMENT, AND GARAGES ARE PROPOSED TO BE SINGLE STORY. THE PROPOSED MULTI-FAMILY IS IN OUR EXPERIENCE A GREAT TRANSITIONAL USE BETWEEN THE SINGLE FAMILY HOMES AND MORE INTENSE COMMERCIAL ALONG THE MAIN ROADWAYS IN ADDITION TO GREATLY ENHANCING THE VALUE AND TIMING FOR COMMERCIAL TO MOVE FORWARD. FINALLY, WE ARE SEEKING APPROVAL BY THE PLANNING AND ZONING BOARD TO ALLOW IN EXCESS OF 200 FEET FOR THE MAXIMUM LENGTH OF BUILDING STRUCTURES.

PALM BAY POINTE WEST
1"=150'

SITE CHARACTERISTICS:

PROPOSED MULTIFAMILY: ±30.00 AC	SOUTH MULTIFAMILY UNITS: 312
COMMERCIAL: ±54.75 AC	NORTH MULTIFAMILY UNITS: 288
TOTAL PROJECT AREA: ±84.75 AC	TOTAL MULTIFAMILY UNITS: 600
	PROPOSED DENSITY: 20 UNITS/ACRE
ZONING CLASSIFICATIONS: PUD	
EXISTING FUTURE LAND USE: COM (COMMERCIAL)	
PROPOSED FUTURE LAND USE: MFR (20 UNITS PER ACRE)	
FLOOD ZONE: X & A PER MAP 12009C0670G AND 12009C0690G DATED 3/17/14	
TAX ID: 3000215, 3000216, 3010920, 3011110, 3011111, 3027842, 3027881	
BUILDING HEIGHT:	
PROPOSED HEIGHT =	APARTMENT BUILDINGS: ±59 FEET
	CLUBHOUSE: ±28 FEET
	GARAGE: ±15 FEET
	SOLID WASTE COLLECTION: ±12 FEET
SETBACKS:	
FRONT:	MINIMUM REQUIRED PROPOSED
SIDE INTERIOR:	20' 20'
SIDE CORNER:	10' NA
REAR:	20' 25'
NORTH PARKING SPACE CALCULATIONS:	
280-ONE AND TWO BEDROOM UNITS X 1.5 = 420 SPACES	272-ONE AND TWO BEDROOM UNITS X 1.5 = 408 SPACES
32-THREE BEDROOM UNITS X 2 = 64 SPACES	16-THREE BEDROOM UNITS X 2 = 32 SPACES
TOTAL REQUIRED: 484 INCLUDING 9 HANDICAP SPACES	TOTAL REQUIRED: 440 INCLUDING 9 HANDICAP SPACES
PROVIDED: 522 INCLUDING 13 HANDICAP SPACES	PROVIDED: 473 INCLUDING 11 HANDICAP SPACES

LEGEND:

EXISTING COMMERCIAL TO REMAIN	PROPOSED MULTIFAMILY
STORMWATER TREATMENT POND	EXISTING OPEN SPACE TO REMAIN
PROJECT BOUNDARY	APARTMENTS PHASING



PALM BAY POINTE WEST 4/20/23 PBP-W

**CONSTRUCTION
ENGINEERING
GROUP**
Consulting Engineers

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