



## **CITIZEN PARTICIPATION PLAN REPORT**

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

### **CASE DETAILS**

<b>Applicant Name:</b>	Jake Wise, PE- Construction Engineering Group
<b>Project Name:</b>	Ashton Park
<b>Case Type:</b>	PDP, FDP, Rezoning and a FLU Change
<b>Case Description:</b>	Seeking PDP, FDP, Rezoning and a FLU Change
<b>Intended Month of Submission:</b>	April

### **INFORMATION ON THE CITIZEN PARTICIPATION PLAN MEETING**

<b>Notice to the Public (Date):</b>	4/19/24
<b>Date CPP was Held:</b>	4/29/24
<b>Location of the Meeting:</b>	Holiday Inn Express & Suites' meeting room located at 1206 Malabar Road SE; Palm Bay, FL 32907
<b>Number of Attendees:</b>	2 of the property owners and the Applicant



**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:**

[illegible]



## LIST OF ATTENDEES

Number	Name of attendee	Number	Name of attendee
1.	Jake Wise, PE- CEG	2.	Dyk Floyd
3.	T. Hays Floyd	4.	Ches Floyd
5.		6.	
7.		8.	
9.		10.	
11.		12.	
13.		14.	
15.		16.	
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23.		24.	
25.		26.	
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35.		36.	
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39.		40.	
41.		42.	
43.		44.	
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**

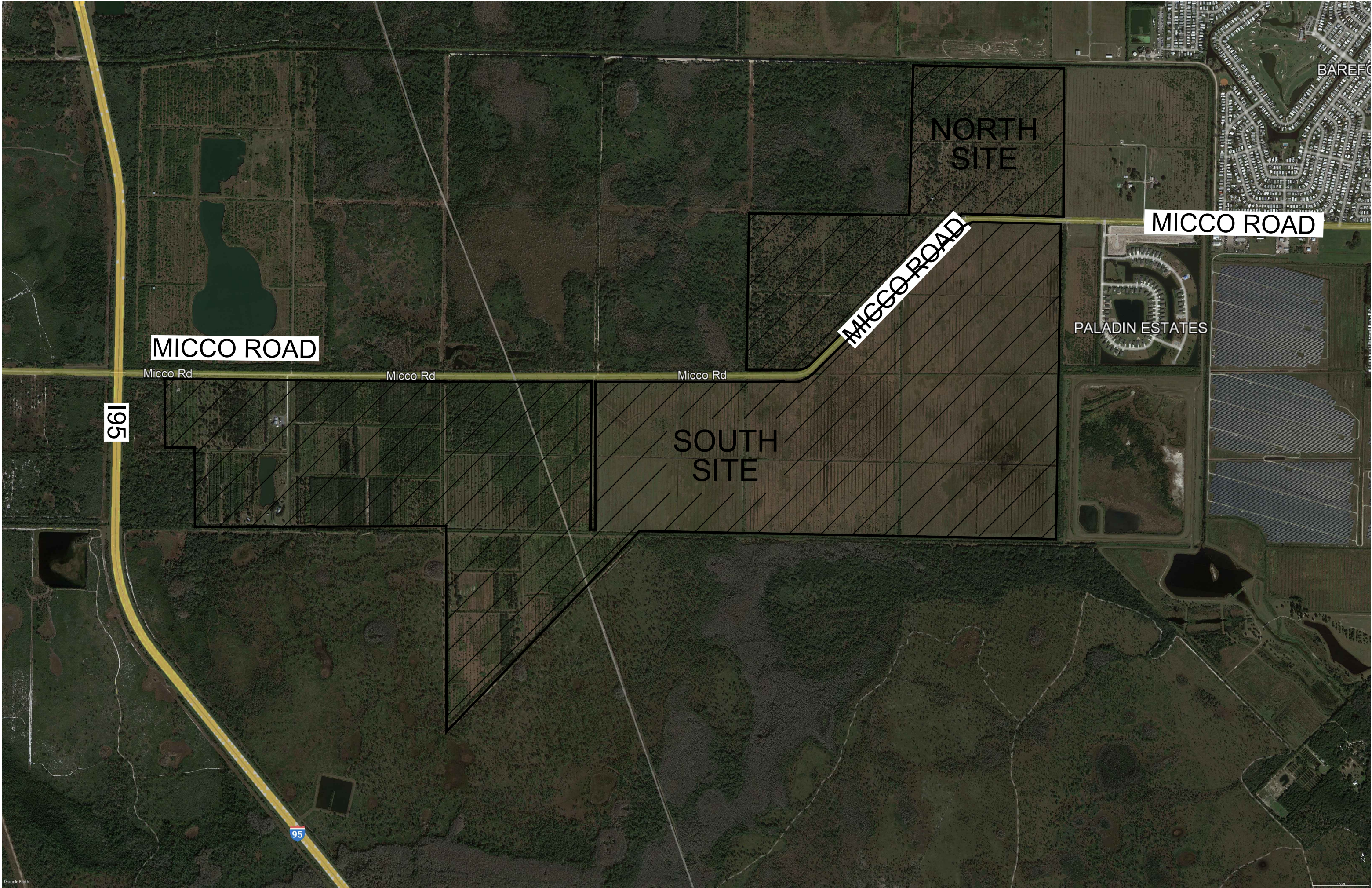
Jake Wise, PE- Construction Engineering Group

**Typed Name and Title**

5/20/24

**Date**





195

MICCO ROAD

Micco Rd

Micco Rd

Micco Rd

MICCO ROAD

MICCO ROAD

NORTH  
SITE

SOUTH  
SITE

PALADIN ESTATES

BAREFOOT



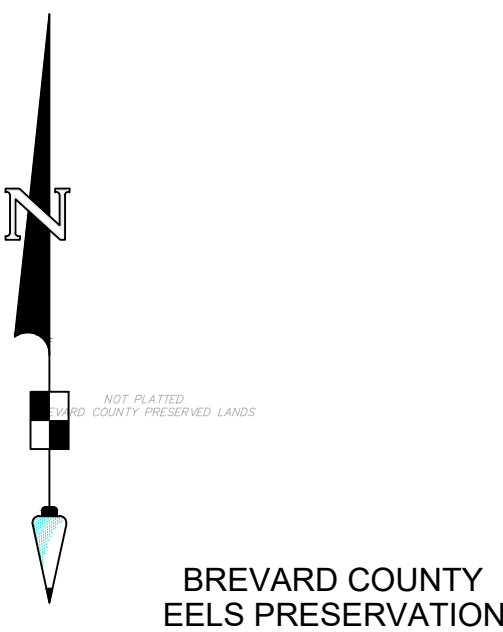
LEGEND:

RECREATION, TRAILS AND OPEN SPACE	
LANDSCAPING BUFFERS AND GREEN SPACE	
40' WIDE SINGLE FAMILY LOTS	
50' WIDE SINGLE FAMILY LOTS	
60' WIDE SINGLE FAMILY LOTS	
0.5 AC TO 3 AC SINGLE FAMILY LOTS	
TOWNHOMES	
VILLA LOTS	
MULTI-FAMILY/ APARTMENTS	
COMMERCIAL/RETAIL	
COMMERCIAL/FLEX INDUSTRIAL	
SCHOOLS	
TOWN CENTER	
STORMWATER TREATMENT PONDS	
ROADWAYS	
PROJECT BOUNDARY	

RESIDENTIAL SITE INFORMATION:

TRADITIONAL TOWNHOMES:	652 LOTS
TOWN CENTER TOWNHOMES:	222 LOTS
VILLAS:	96 LOTS
40' WIDE LOTS:	1,739 LOTS
50' WIDE LOTS:	1,893 LOTS
60' WIDE LOTS:	73 LOTS
0.5 ACRE LOTS:	57 LOTS
1.0 ACRE LOTS:	44 LOTS
MULTI-FAMILY:	432 UNITS
TOWN CENTER MULTI-FAMILY:	645 UNITS
TOTAL:	5,853 LOTS/UNITS

# ASHTON PARK



SUMMARY (164.9 AC)

MULTI-FAMILY UNITS:	432 UNITS
22X110' TOWNHOMES:	147 LOTS
40X120' SINGLE FAMILY RESIDENTIAL:	500 LOTS
50X120' SINGLE FAMILY RESIDENTIAL:	110 LOTS
TOTAL:	1,189 LOTS

DENSITY: 7.2 UNITS/ACRE  
3.5 ACRE RECREATION / MAIL

LARGE LOT RESIDENTIAL (137.8 AC)

132X330' SINGLE FAMILY RESIDENTIAL:	44 LOTS
125X175' SINGLE FAMILY RESIDENTIAL:	57 LOTS
TOTAL:	101 LOTS

DENSITY: 0.7 UNITS/ACRE  
8.7 ACRE RECREATION / MAIL

SUMMARY (404.4 AC)

28X110' TOWNHOMES:	108 LOTS
20X110' TOWNHOMES:	156 LOTS
40X120' AGE TARGETED RESIDENTIAL:	142 LOTS
50X120' AGE TARGETED RESIDENTIAL:	144 LOTS
40X120' SINGLE FAMILY RESIDENTIAL:	279 LOTS
50X120' SINGLE FAMILY RESIDENTIAL:	529 LOTS
60X130' SINGLE FAMILY RESIDENTIAL:	73 LOTS
TOTAL:	1,431 LOTS

DENSITY: 3.5 UNITS/ACRE  
17.0 ACRE RECREATION / MAIL

SUMMARY (126.1 AC)

22X120' TOWNHOMES:	126 LOTS
40X120' SINGLE FAMILY RESIDENTIAL:	149 LOTS
50X120' SINGLE FAMILY RESIDENTIAL:	255 LOTS
TOTAL:	530 LOTS

DENSITY: 4.2 UNITS/ACRE  
5.3 ACRE RECREATION / MAIL

TOWNCENTER (122.9 AC)

MULTI-FAMILY UNITS:	645 UNITS
22X110' TOWNHOMES:	222 LOTS
TOTAL:	867 LOTS

DENSITY: 7.1 UNITS/ACRE

SUMMARY (191.7 AC)

20X120' TOWNHOMES:	115 LOTS
40X120' VILLAS:	96 LOTS
40X120' SINGLE FAMILY RESIDENTIAL:	349 LOTS
50X120' SINGLE FAMILY RESIDENTIAL:	332 LOTS
TOTAL:	892 LOTS

DENSITY: 4.7 UNITS/ACRE  
6.27 ACRE RECREATION / MAIL

SUMMARY (212.7 AC)

40X130' SINGLE FAMILY RESIDENTIAL:	320 LOTS
50X130' SINGLE FAMILY RESIDENTIAL:	523 LOTS
TOTAL:	843 LOTS

DENSITY: 4.0 UNITS/ACRE  
4.78 ACRE RECREATION / MAIL (DOES NOT INCLUDE LINEAR TRAIL)

COMBINED (404.4 AC)

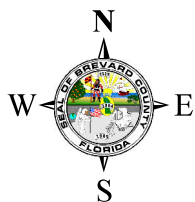
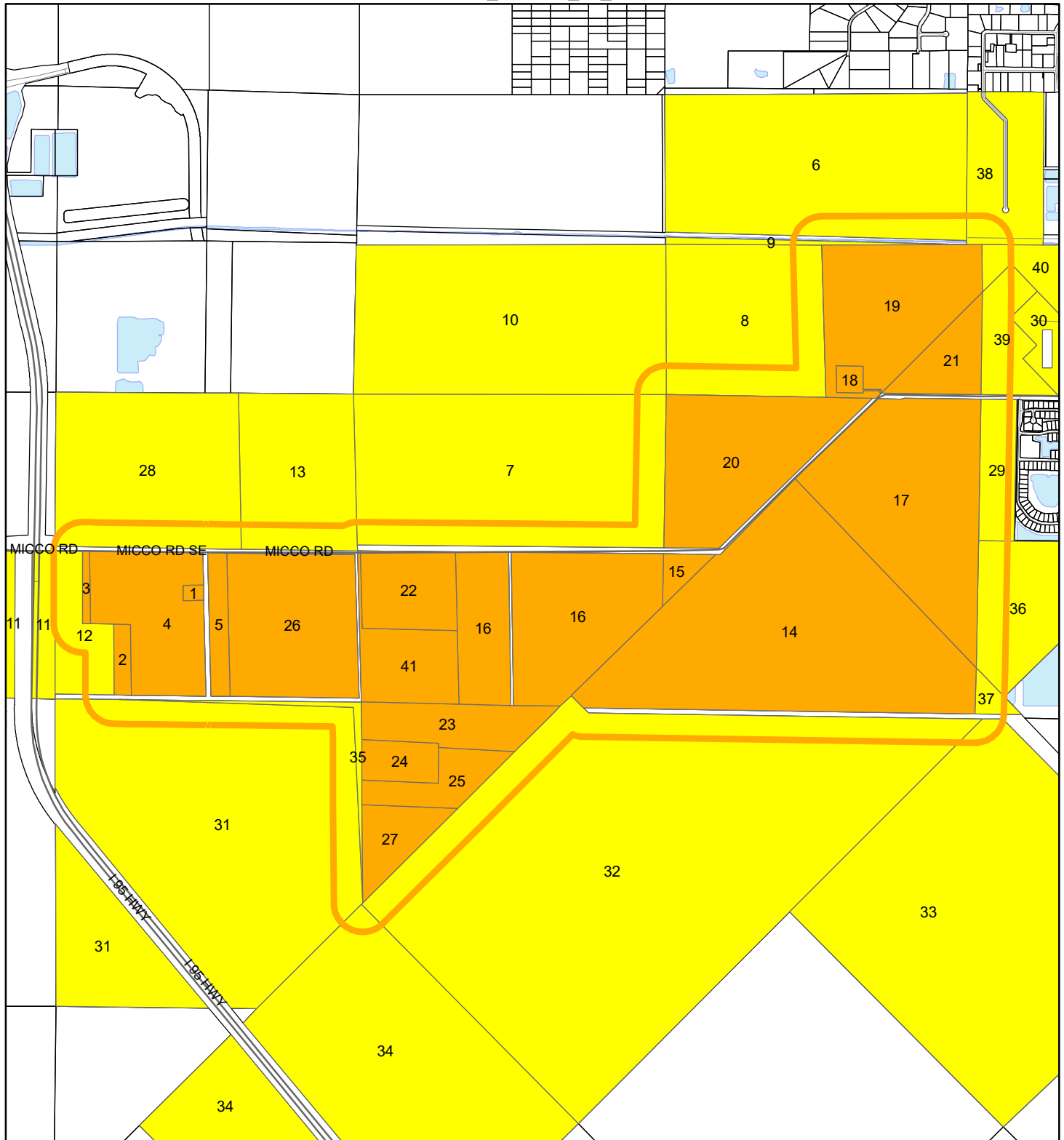
1,735 LOTS TOTAL
DENSITY: 4.3 UNITS/ACRE
10.99 ACRE RECREATION / MAIL





# RADIUS MAP

DAVID LEE LLC  
Jamie\_Mannon\_20\_500



1:29,024 or 1 inch = 2,419 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: 4/18/2024

- Buffer
- Subject Property
- Notify Property
- Parcels

BANACK FAMILY LIMITED PARTNERSHIP  
BANACK, WILTON R  
PO BOX 1266  
VERO BEACH FL 32961-1266

BAREFOOT BAY WATER & SEWER  
DISTRICT  
ATTN:RICHARD MARTINS WATER RESOUR  
2725 JUDGE FRAN JAMIESON WAY  
VIERA FL 32940-

DAVID LEE LLC  
MLCI REALTY II LLC  
313 65TH TRL N  
WEST PALM BEACH FL 33413-1763

FLOYD, TIFFANY DISMUKES  
PO BOX 69  
KENANSVILLE FL 34739-0069

L&L COLLECTIONS LLC  
360 COLUMBIA DR, STE 100  
WEST PALM BEACH FL 33409-1976

MLCI INVESTMENTS LTD  
BREVARD 270 LLC  
C/O L & L HOLDING LLC  
17888 BRIAN WAY  
JUPITER FL 33478-

PEAT HOLDING LLC  
7457 PARK LANE RD  
LAKE WORTH FL 33449-

RUSHING WIND LLC  
409 PELICAN KEY  
MELBOURNE BCH FL 32951-

SHREVE, DAVID GLENN TRUSTEE  
4298 SHREVE LANE  
MICCO FL 32976-

ST JOHNS RIVER WATER MANAGEMENT  
DISTRICT ET AL  
PO BOX 1429  
PALATKA FL 32177-1429

ST JOHNS RIVER WATER MANAGEMENT  
DISTRICT  
PO BOX 1429  
PALATKA FL 32178-1429

TERREL, MICHAEL S  
432 OKLAHOMA BLVD  
ALVA OK 73717-2712

WHEELER FARMS INC  
PO BOX 2715  
LAKE PLACID FL 33862-2715

WILLIAM H LEE REVOCABLE TRUST  
DAVID LEE LLC  
11708 SE DIXIE HWY  
HOBE SOUND FL 33455-5457

BUFF_ID	TAXID	PARCELID	OWNER1	OWNER2	MAIL1	MAIL2	CITY_STATE_ZIP5_ZIP4
1	3010549	30 3713-00-504	BANACK FAMILY LIMITED PARTNERSHIP	BANACK, WILTON R	PO BOX 1266		VERO BEACH FL 32961-1266
2	3010393	30 3713-00-503	BANACK FAMILY LIMITED PARTNERSHIP	BANACK, WILTON R	PO BOX 1266		VERO BEACH FL 32961-1266
3	3010392	30 3713-00-502	BANACK FAMILY LIMITED PARTNERSHIP	BANACK, WILTON R	PO BOX 1266		VERO BEACH FL 32961-1266
4	3000720	30 3713-00-501	BANACK FAMILY LIMITED PARTNERSHIP	BANACK, WILTON R	PO BOX 1266		VERO BEACH FL 32961-1266
5	3010394	30 3713-00-751	BANACK FAMILY LIMITED PARTNERSHIP	BANACK, WILTON R	PO BOX 1266		VERO BEACH FL 32961-1266
6	3001882	30 3808-00-1	BAREFOOT BAY WATER & SEWER	DISTRICT	ATTN:RICHARD MARTINS		WATER RESOUR 2725 JUDGE FRAN JAMIESON WAY VIERA FL 32940-
7	3007868	30 3818-00-1	BREVARD COUNTY		345 WENNER WAY	C/O ASSET MANAGEMENT	COCOA FL 32926-
8	3001885	30 3808-00-500	BREVARD COUNTY		345 WENNER WAY	C/O ASSET MANAGEMENT	COCOA FL 32926-
9	3001884	30 3808-00-251	BREVARD COUNTY		345 WENNER WAY	C/O ASSET MANAGEMENT	COCOA FL 32926-
10	3001881	30 3807-00-500	BREVARD COUNTY		345 WENNER WAY	C/O ASSET MANAGEMENT	COCOA FL 32926-
11	3000725	30 3714-00-750	BREVARD COUNTY		345 WENNER WAY	C/O ASSET MANAGEMENT	COCOA FL 32926-
12	3000719	30 3713-00-500	BREVARD COUNTY		345 WENNER WAY	C/O ASSET MANAGEMENT	COCOA FL 32926-
13	3000717	30 3713-00-1	BREVARD COUNTY		345 WENNER WAY	C/O ASSET MANAGEMENT	COCOA FL 32926-
14	3008618	30G3802-HK-2	DAVID LEE LLC	MLCI REALTY II LLC	313 65TH TRL N		WEST PALM BEACH FL 33413-1763
15	3007867	30 3817-00-1	DAVID LEE LLC	MLCI REALTY II LLC	313 65TH TRL N		WEST PALM BEACH FL 33413-1763
16	3010496	30 3818-00-751	DAVID LEE LLC	MLCI REALTY II LLC	313 65TH TRL N		WEST PALM BEACH FL 33413-1763
17	3008614	30G3801-HJ-* -4.01	DAVID LEE LLC	MLCI REALTY II LLC	313 65TH TRL N		WEST PALM BEACH FL 33413-1763
18	3017583	30 3808-00-751	FLOYD, TIFFANY DISMUKES		PO BOX 69		KENANSVILLE FL 34739-0069
19	3001886	30 3808-00-750	FLOYD, TIFFANY DISMUKES		PO BOX 69		KENANSVILLE FL 34739-0069
20	3010494	30 3817-00-2	FLOYD, TIFFANY DISMUKES		PO BOX 69		KENANSVILLE FL 34739-0069
21	3010495	30G3801-HJ-* -4.02	FLOYD, TIFFANY DISMUKES		PO BOX 69		KENANSVILLE FL 34739-0069
22	3031142	30 3818-00-752	L&L COLLECTIONS LLC		360 COLUMBIA DR, STE 100		WEST PALM BEACH FL 33409-1976
23	3007872	30 3819-00-3	MLCI INVESTMENTS LTD	BREVARD 270 LLC	C/O L & L HOLDING LLC		17888 BRIAN WAY JUPITER FL 33478-
24	3007873	30 3819-00-4	MLCI INVESTMENTS LTD	BREVARD 270 LLC	C/O L & L HOLDING LLC		17888 BRIAN WAY JUPITER FL 33478-
25	3007870	30 3819-00-1	MLCI INVESTMENTS LTD	BREVARD 270 LLC	C/O L & L HOLDING		

LLC|17888 BRIAN WAY|JUPITER FL 33478-  
26|3000721|30 3713-00-750|MLCI INVESTMENTS LTD|BREVARD 270 LLC|C/O L & L HOLDING  
LLC|17888 BRIAN WAY|JUPITER FL 33478-  
27|3007871|30 3819-00-2|MLCI INVESTMENTS LTD|BREVARD 270 LLC|C/O L & L HOLDING  
LLC|17888 BRIAN WAY|JUPITER FL 33478-  
28|3000718|30 3713-00-2|PEAT HOLDING LLC||7457 PARK LANE RD||LAKE WORTH FL 33449-  
29|3008616|30G3801-HJ-\*-38|RUSHING WIND LLC||409 PELICAN KEY||MELBOURNE BCH FL  
32951-  
30|3008615|30G3801-HJ-\*-31|SHREVE, DAVID GLENN TRUSTEE||4298 SHREVE LANE||MICCO FL  
32976-  
31|3001173|30 3724-00-1|ST JOHNS RIVER WATER MANAGEMENT|DISTRICT ET AL|PO BOX  
1429||PALATKA FL 32177-1429  
32|3008619|30G3802-HK-500|ST JOHNS RIVER WATER MANAGEMENT|DISTRICT ET AL|PO BOX  
1429||PALATKA FL 32177-1429  
33|3008627|30G3809-HK-1|ST JOHNS RIVER WATER MANAGEMENT|DISTRICT ET AL|PO BOX  
1429||PALATKA FL 32177-1429  
34|3008620|30G3804-HK-1|ST JOHNS RIVER WATER MANAGEMENT|DISTRICT ET AL|PO BOX  
1429||PALATKA FL 32177-1429  
35|3001174|30 3724-00-3|ST JOHNS RIVER WATER MANAGEMENT|DISTRICT ET AL|PO BOX  
1429||PALATKA FL 32177-1429  
36|3010457|30G3801-HJ-\*-76|ST JOHNS RIVER WATER MANAGEMENT |DISTRICT||PO BOX  
1429||PALATKA FL 32178-1429  
37|3008617|30G3802-HK-1|ST JOHNS RIVER WATER MANAGEMENT |DISTRICT||PO BOX  
1429||PALATKA FL 32178-1429  
38|3011095|30 3809-25-A-1|TERREL, MICHAEL S||432 OKLAHOMA BLVD||ALVA OK 73717-2712  
39|3008612|30G3801-HJ-\*-1|WHEELER FARMS INC||PO BOX 2715||LAKE PLACID FL 33862-2715  
40|3003433|30 3809-00-500|WHEELER FARMS INC||PO BOX 2715||LAKE PLACID FL 33862-2715  
41|3007869|30 3818-00-750|WILLIAM H LEE REVOCABLE TRUST|DAVID LEE LLC|11708 SE DIXIE  
HWY||HOBE SOUND FL 33455-5457

Jamie\_Mannon\_20\_500|Page1| | |  
| | | |

BANACK FAMILY LIMITED PARTNERSHIP|BANACK, WILTON R|PO BOX 1266||VERO BEACH FL 32961-1266

BAREFOOT BAY WATER & SEWER|DISTRICT|ATTN:RICHARD MARTINS WATER RESOUR|2725 JUDGE FRAN JAMIESON WAY|VIERA FL 32940-

DAVID LEE LLC|MLCI REALTY II LLC|313 65TH TRL N||WEST PALM BEACH FL 33413-1763

FLOYD, TIFFANY DISMUKES||PO BOX 69||KENANSVILLE FL 34739-0069

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PEAT HOLDING LLC||7457 PARK LANE RD||LAKE WORTH FL 33449-

RUSHING WIND LLC||409 PELICAN KEY||MELBOURNE BCH FL 32951-

SHREVE, DAVID GLENN TRUSTEE||4298 SHREVE LANE||MICCO FL 32976-

ST JOHNS RIVER WATER MANAGEMENT|DISTRICT ET AL|PO BOX 1429||PALATKA FL 32177-1429

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TERREL, MICHAEL S||432 OKLAHOMA BLVD||ALVA OK 73717-2712

WHEELER FARMS INC||PO BOX 2715||LAKE PLACID FL 33862-2715

WILLIAM H LEE REVOCABLE TRUST|DAVID LEE LLC|11708 SE DIXIE HWY||HOBE SOUND FL 33455-5457

April 19, 2024

**Re:** Ashton Park

**Citizen Participation Plan:** (As required by Ordinance 2006-45, City of Palm Bay, Florida)

**Applicant:** Construction Engineering Group, LLC

**Development:** seeking Preliminary & Final Development Plans, Rezoning and a Future Land Use Change for a Planned Unit Development called Ashton Park

**Site: Parcel IDs** 30-37-13-00-750; 30-38-17-00-1; 30-38-18-00-750; 30-38-19-00-1; 30-38-19-00-2; 30-38-19-00-3; 30-38-19-00-4; 30G-38-02-HK-2; 30-38-18-00-751; 30G-38-01-HJ-\*4.01; 30-38-08-00-750; 30-38-17-00-2; 30G-38-01-HJ-\*4.02; 30-38-08-00-751 & 30-38-18-00-752; 30-37-13-00-502; 30-37-13-00-503; 30-37-13-00-501; 30-37-13-00-504 & 30-37-13-00-751

**Township 30 & 30G Range 37 & 38 and Section 01, 02, 08, 13, 17, 18, 19**

**Owners:** MLCI Investments LTD; Brevard 270 LLC; David Lee LLC; Brevard Property Holdings, LLC; MLCI Realty II, LLC; MLCI Realty LTD; L & L Collections LLC; William H Lee Revocable Trust; Tiffany Dismukes Floyd; Banack Family Limited Partnership; Wilton Banack; Lynn Banack

**Acreage:** +/- 1,574 acres

**Current Use:** vacant, grazing land, one single family home

**Current FLU:** MPV (City), R-1 (County), RES-1 (County) & UMU

**Current Zoning:** RR (City), AU (County) & GU (County)

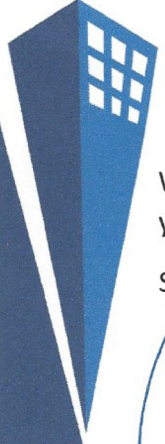
Dear Neighbor:

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 29, 2024 at the Holiday Inn Express & Suites' meeting room located at 1206 Malabar Road SE; Palm Bay, FL 32907 at 5 pm.

**Project Location:**

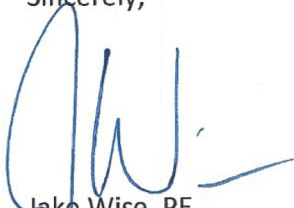






We welcome you to attend so we can describe to you the proposed project and thank you in advance for your time.

Sincerely,



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

