



## **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>	Palm Bay Pointe East
<b>Case Type:</b>	FDP
<b>Case Description:</b>	Seeking a FDP for +/- 43 acres
<b>Intended Month of Submission:</b>	June

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

<b>Notice to the Public (Date):</b>	6/10/23
<b>Date CPP was Held:</b>	6/20/23
<b>Location of the Meeting:</b>	Holiday Inn Express & Suites' meeting room located 1206 Malabar Road SE; Palm Bay, FL 32907 at 6:30 pm
<b>Number of Attendees:</b>	+/- 14



**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:**

	<b>Comments</b>	<b>Resolution</b>	<b>Justification if the applicant is unable or unwilling to address the issue</b>
	Have you already begun construction at the South of the site?	Currently the Publix Site (not our project) is being utilized for staging on the Babcock Road Widening project.	
	The larger acreage site at 12.3 acres...What will that be?	We don't have anyone signed on for this site but could be any number of uses depending on the market. Medical Office, its too early to tell.	
	Will there be height, lighting, and sound barriers incorporated?	Our project will abide by whatever is in the code including landscape buffers such as hedges, trees.	A Photometric plan showing no light permeating off the property, as in a stadium, is required to be submitted.
	Will this larger site be a gas station?	Gas stations are typically 1-2 acres.	
	Will there be a light at the intersection of Capital and St. Johns?	This doesn't meet the warrant however it is prepared to receive one if need be in the future.	
	What is your timeline?	We are currently looking at potentially August, September approvals.	We will continue to meet with commercial end-users and interested parties to determine this.
	What will the construction work hours be?	The city has set restrictions that we will abide by.	
	Will St. Johns extend further East?	Yes, someday but not this project. That will be the Emerald Lakes project.	
	Is there a change in who's developing the Emerald Lakes Project?	There is a different team looking at that project. Again different project and developer.	
	Will there be any roads closing?	Most likely not for safety reasons. The project will be done parcel by parcel most likely scenario.	
	There exists currently a sidewalk south of St/ Johns. Will this be extended?	Yes, as the project gets constructed so to not destroy the sidewalks in the process.	
	Are you associated with the project west of Babcock?	Yes, and this is still in the approval process.	
	Are you going right into approval for Public Hearings?	We start with both an FDP and pre-plat. The final Plat may not involve a public hearing.	
	Is there a timeline on everything being built?	This is difficult to assess at this time.	
	Is the canal being widened at Cypress?	No, this will stay the same.	
	Where are the entrances to Publix?	Jake Wise points out three access locations on the concept plan.	



## LIST OF ATTENDEES

Number	Name of attendee	Number	Name of attendee
1.	Stephanie Zirena	2.	Russell Smith
3.	Monica King	4.	Timothy Vanasdale
5.	Linda Graham	6.	Geraldo Crooke
7.	Peter Ringman	8.	Perry Cartwright
9.	Andre Luders	10.	Anthony Gillard
11.	Anthony Davis	12.	Yomary Abu
13.	Kisha Ford Torres	14.	
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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 "J. Wise", written over a horizontal line.

**Signature**

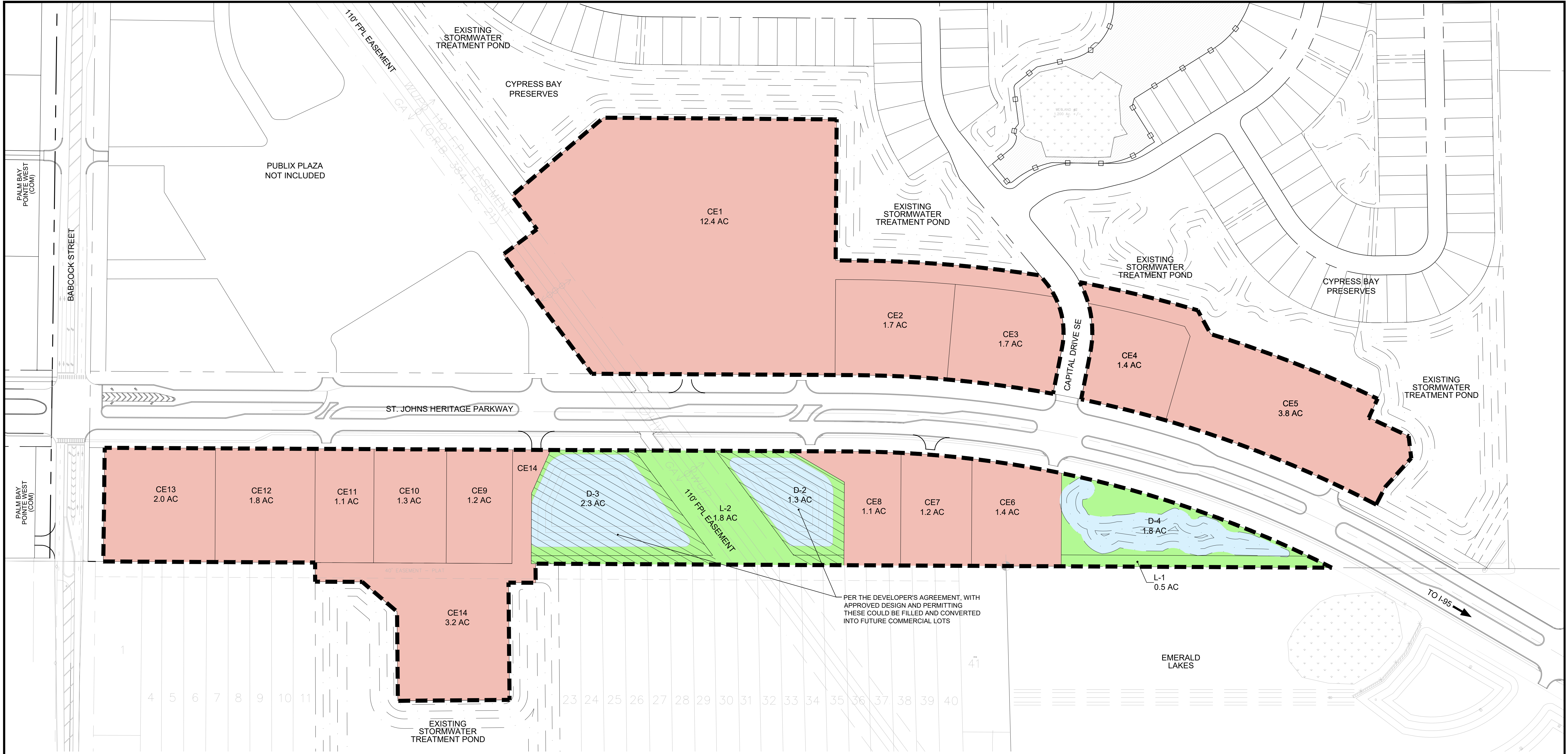
Jake Wise, PE- Construction Engineering Group

**Typed Name and Title**

7.25.23

**Date**





PALM BAY POINTE EAST  
FINAL DEVELOPMENT PLAN

1"=120'



SITE INFORMATION:

GENERAL STATEMENT:

CYPRESS BAY PRESERVES (CBP) IS LOCATED EAST OF BABCOCK STREET AND NORTH AND SOUTH OF THE ST. JOHNS HERITAGE PARKWAY CONSISTING OF A PREVIOUSLY APPROVED MASTER PLAN WITH A MIX OF SINGLE FAMILY RESIDENTIAL THAT IS CURRENTLY COMPLETED OR UNDER CONSTRUCTION AND VACANT COMMERCIALLY ZONED PROPERTIES. A PORTION OF IT INCLUDES A FUTURE PUBLIX PLAZA AND ADJACENT FUTURE COMMERCIAL PARCELS. PALM BAY POINTE EAST CONSISTS OF ALL OF THE COMMERCIAL PROPERTY ALONG THE ST. JOHNS HERITAGE PARKWAY WITHIN CPB EXCEPT FOR THE PUBLIX PLAZA. IT INCLUDES APPROXIMATELY 43 ACRES, WHICH IS A MIX OF MOSTLY VACANT FUTURE COMMERCIAL PARCELS AND EXISTING STORMWATER TREATMENT PONDS/OPEN SPACE. PALM BAY POINTE EAST IS A MASTER PLANNED COMMERCIAL DEVELOPMENT ON BOTH SIDES OF THE PARKWAY AND IS BEING PRELIMINARY PLATTED FOR 14 COMMERCIAL LOTS LABELED CE1 THROUGH CE14. PLEASE NOTE BOTH D-2 AND D-3 COULD BE MODIFIED TO BE COMMERCIAL LOTS IN THE FUTURE.

DEVELOPER:

JEREMY GOROVITZ  
KIMAYA, LLC  
5200 VINELAND ROAD SUITE 200  
ORLANDO, FL 32811  
TEL: (407) 619-1096

SURVEYOR:

HORIZON SURVEYORS OF CENTRAL  
FLORIDA, INC.  
5445 MURRELL ROAD, UNIT 101  
ROCKLEDGE, FL 32955  
TEL: (321) 8064171  
EMAIL: BOB@HORIZONSURVEYORS.COM

CIVIL ENGINEER:

JAKE T. WISE, P.E.  
2651 EAU GALLIE BLVD, SUITE A  
MELBOURNE, FLORIDA 32935  
TEL: (321) 610-1760  
E-MAIL: JWIS@CEENGINEERING.COM

ZONING CLASSIFICATIONS: PUD  
FUTURE LAND USE: COM (COMMERCIAL)  
FLOOD ZONE: X & A PER MAP  
12009C0670G AND 12009C0690G DATED  
3/17/14  
TAX ID: 3000210, 3000211, 3000212,  
3009330

PROPOSED BUILDING SETBACKS:

FRONT: 20'  
SIDE INTERIOR: 10'  
SIDE CORNER: 20'  
REAR: 20'

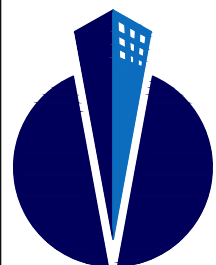
CALCULATED STORMWATER BASIN COVERAGE (PERMITTED):			
	SF	ACRE	PERCENT
TOTAL IMPERVIOUS:	1,496,526	34.37	80
TOTAL PERVIOUS:	374,131	8.58	20
TOTAL:	1,870,657	42.95	100

LEGEND:

COMMERCIAL	
EXISTING STORMWATER TREATMENT POND	
EXISTING OPEN SPACE	
EXISTING STORM POND THAT CAN BE FUTURE COMMERCIAL LOT	
PROJECT BOUNDARY	



PALM BAY POINTE EAST 6/29/23 PBP-E



CONSTRUCTION  
ENGINEERING  
GROUP  
Consulting Engineers

2651 Eau Gallie Blvd., Suite A  
Melbourne, FL 32935  
Tel. 321.253.1221  
www.ceengineering.com  
COA #0008977