



CITIZEN PARTICIPATION PLAN REPORT

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

CASE DETAILS

Applicant Name:	Bridge Asset Management, LLC, c/o Dynamic Engineering Consultants P.C.
Project Name:	Malabar Village
Case Type:	Future Land Use Map Amendment, Planned Unit Development
Case Description:	The applicant wishes to amend the City of Palm Bay Future Land Use map for the subject property from Commercial (COM) to Neighborhood Center (NC). Additionally, the applicant wishes to apply for a rezoning from Community Commercial (CC) to Planned Unit Development (PUD) for the subject property.
Intended Month of Submission:	July 2023

INFORMATION ON THE CITIZEN PARTICIPATION PLAN MEETING

Notice to the Public (Date):	June 2 nd , 2023
Date CPP was Held:	June 12 th , 2023
Location of the Meeting:	Degroodt Public Library Meeting Room
Number of Attendees:	7



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
1	Objection to 3 story buildings, as it will impede on the privacy of the existing homes	The apartment buildings nearest to the existing homes located on Kara Pl. are proposed to be two stories and 22' tall to the roof bearing line. Additionally, there will be an extensive landscape buffer between the proposed development and adjacent residential properties, including a row of small shrubs and another row of tall hedges, with understory trees, canopy trees, sabal palms and pines, with a 6' tall opaque fence.	
2	Traffic on Malabar Road is already too congested due to the school and development on St. John's Heritage Parkway, the proposed development will add to the issue of traffic congestion.	The proposed development will dedicate the first 50' of the subject property to the Malabar right-of-way, and will additionally add the required left- and right-hand turn lanes adjacent to the proposed development entrances.	
3	The existing canal to the west of the subject property has lots of mature trees and should not be disturbed.	The proposed development is not anticipated to cause any impact on the canal right-of-way aside from installing two stormwater outfalls.	
4	Malabar Road should have a crosswalk to provide a link between the existing and proposed residences to the south with the pedestrian trail to the north.	The proposed development is anticipated to include a traffic study at the time of construction document application, and the feasibility of installing a crosswalk will be evaluated as a part of that effort.	
5	Malabar Road should have the speed limit reduced to 35 MPH.	The proposed development is anticipated to include a traffic study at the time of construction document application, and the feasibility of reducing the speed limit to 35 MPH will be evaluated as a part of that effort.	
6	Save an area for conservation for turkeys to nest.	The proposed development is anticipated to meet and exceed all City requirements for greenspace, both internally and as part of bufferyards for adjacent properties.	



7	<p>Would you consider building 2-story apartment buildings along the outside of the development? For instance, replace the southeast apartment buildings (that run parallel to Allison Dr.) with greenery or 2-story buildings?</p>	<p>The apartment buildings nearest to the existing homes located on Kara Pl. are proposed to be 2 stories tall, and the apartment buildings located adjacent to Allison Dr. are to be 3 stories tall but will be +/- 60' from the property line and are anticipated to have sufficient required landscape buffers between the building and the property line to provide appropriate screening.</p>	
8	<p>Please ensure that Malabar Lakes West stays private. No one can fish in our lakes or walk/cut through our properties. No parking on the neighborhood property.</p>	<p>The proposed development is not anticipated to offer any connections to the existing Malabar Lakes West neighborhood for either cars or pedestrians. Additionally, the subject property will be heavily screened with landscaping and walls where required.</p>	
9	<p>Will the apartment buildings be constructed of concrete or wood?</p>	<p>The proposed multi-family apartments are designed with solid masonry external walls with a stucco finish.</p>	
10	<p>What stores or services will be offered in the commercial area of the proposed development?</p>	<p>The proposed development is anticipated to offer self-storage, and speculative general retail/market space in the commercial area.</p>	
11	<p>Start construction in the fall so the baby turkeys are born.</p>		<p>At this time, the developer is unable to ensure the exact start date of construction.</p>
12	<p>Can you please explain if the 35' greenway will be from the edge of my property (Kara Pl., adjacent to subject property) to the start of the apartment structure?</p>	<p>The proposed development will include a 35' landscape buffer, consisting of a double row of hedges, trees, and an opaque wall or fence to screen the view between the properties.</p>	
13	<p>The trees on the subject property are tagged with pink and green labels.</p>	<p>The existing trees on the property are tagged to provide the City of Palm Bay with the required tree survey to meet tree mitigation requirements.</p>	



LIST OF ATTENDEES

Number	Name of attendee	Number	Name of attendee
1.	Brenda Chrieki	2.	Tom Dougan
3.	Maggie Dougan	4.	Gail Benoit
5.	Frantz Benoit	6.	Mary Alderson
7.	Derrick Ingram (via email)	8.	
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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.

Digitally signed by Angel Pinero Lugo
Date: 2023.07.06 13:15:49-04'00'



Signature

Ángel Piñero, P.E. – Principal, Dynamic Engineering Consultants, P.C.

Typed Name and Title

Date

APPENDIX A -
SIGNED NOTICE OF CITIZEN PARTICIPATION PLAN
MEETING

June 2, 2023

NOTICE: Citizen Participation Plan Meeting
Future Land Use Map Amendment & Planned Unit Development
Parcel ID: 29-36-04-00-4

Meeting Date & Time: **June 12, 2023 from 2:00 P.M. to 3:00 P.M.**
Meeting Location: **Franklin T. DeGroot Public Library – Meeting Room**
6475 Minton Rd, Palm Bay, FL 32908

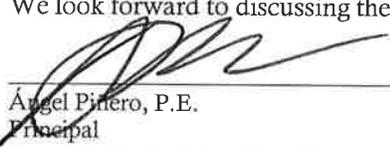
Dear Property Owner,

This is a notice of a Citizen Participation Plan (CPP) meeting for the vacant ±32.7-acre property located at the south-west corner of Malabar Rd. and Allison Dr. The purpose of this meeting is to engage the neighbors of the property in regards to the proposed applications to amend the current Future Land Use classification of the subject property from Commercial (COM) to Neighborhood Center (NC) and to rezone the subject property to Planned Unit Development (PUD).

The ±32.7-acre property is currently unimproved and zoned as Community Commercial (CC). Please see the inset aerial map below:



We look forward to discussing the proposed applications with the neighbors of the property during the meeting.


Angel Pinero, P.E.
Principal
Dynamic Engineering Consultants, PC

www.dynamicec.com

APPENDIX B -
SIGN IN SHEET FROM CITIZEN PARTICIPATION
PLAN MEETING

Sign-in Sheet

Malabar Village – Citizen Participation Plan Meeting
 Degroodt Public Library Meeting Room
 June 12, 2023 – 2:00 P.M. to 3:00 P.M.

Dynamic Engineering Consultants, PC
 100 NE 5th Avenue, Suite B2
 Delray Beach, FL 33483
 T. 561-921-8570

Name	Address	City	Zip Code	Phone Number	Email
Brenda Christie	311 Allison Dr.	Palm Bay	32908 (32)	848-8877	mikebrenda@msn.com
Tom Duncan	1841 Kara Pl.	Palm Bay	32908		
MARIE DUNCAN	1841 KARA	PALM BAY	32908		
Gail Bennett	1925 Diablo Cir	Palm Bay	32908		
Franz Jenoil	1925 Diablo Cir	Palm Bay	32908		
Mary Alderson	1861 Kara Place	Palm Bay	32908	321-723-4620	aldersonmarie@gmail.com

APPENDIX C -
WRITTEN COMMENTS FROM CITIZEN
PARTICIPATION PLAN MEETING



Public Comment Sheet
Malabar Village – Citizen Participation Plan Meeting
Degroot Public Library Meeting Room
June 12, 2023 – 2:00 P.M. to 3:00 P.M.

Dynamic Engineering Consultants, PC
100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T. 561-921-8570

Comments:

We encourage you to write down your opinions and comments to ensure that they become a part of the project files. Please provide your comments below. If more space is needed, please use an additional sheet of paper. You may either hand your comments to a project representative or email to Ángel Piñero at the address listed below.

OBJECTION TO 3 STORY BUILDINGS
PRIVACY OF EXISTING HOMES
TRAFFIC - ALREADY CONGESTION - WITH SCHOOL - EMERGENCY
DISTURBING - THE NATURAL TREE LINK BY CANAL - EAST SIDE

MAGGIE DOUGAN 1841 KARA PL
Name Address
PALM BAY FL 32909
City, State, Zip Code Phone Number

Please hand to a project representative or mail to:

Dynamic Engineering Consultants PC.
100 NE 5th Ave B2, Delray Beach, FL 33483
Phone: (561)921-8570
apinero@dynamicec.com

Comments:

We encourage you to write down your opinions and comments to ensure that they become a part of the project files. Please provide your comments below. If more space is needed, please use an additional sheet of paper. You may either hand your comments to a project representative or email to Ángel Piñero at the address listed below.

→ send maryalderson a preliminary development plan to 1861 Kara Place Palm Bay FL 32908. Thank you or email to aldersonmarie@gmail.com crosswalk to cross Malabar Rd. slow speed limit to 35mph

* Save an area for conservation for turkeys to nest *

Please do not disturb tree area ~~west side~~ east of canal

1861 Kara Place Palm Bay FL 32908

Name Mary Alderson Address

City, State, Zip Code Phone Number 321-723-4620

Please hand to a project representative or mail to:

Dynamic Engineering Consultants PC.
100 NE 5th Ave B2, Delray Beach, FL 33483
Phone: (561)921-8570
apinero@dynamicec.com

Comments:

We encourage you to write down your opinions and comments to ensure that they become a part of the project files. Please provide your comments below. If more space is needed, please use an additional sheet of paper. You may either hand your comments to a project representative or email to Ángel Piñero at the address listed below.

- Would you consider building two story apartment buildings all along the outside of your development? For instance, replace the Southeast apartment buildings (that run parallel to Allison Dr.) with greenery or 2 story buildings?
- Please ensure that Malabar Lakes West stays private. No one can fish in our lakes or walk/cut through our properties.
- And NO parking on our neighborhood property!

Brenda Chieki

311 Allison Drive

Name

Palm Bay, FL 32909

Address

(321) 848-8872

City, State, Zip Code

Phone Number

miladbrenda@msn.com

Please hand to a project representative or mail to:

Dynamic Engineering Consultants PC.
100 NE 5th Ave B2, Delray Beach, FL 33483
Phone: (561)921-8570
apinero@dynamicec.com

APPENDIX D -
NOTES FROM CITIZEN PARTICIPATION PLAN
MEETING

- Palm Bay Community Participation Plan Meeting

- Southern Landscape buffer
- Fence
- Canal Trees
- Outfall Location - 2' pipe
- Turkey nests, deer
- Roadway widening
- 50' widening, from ROW widening
- Malabar Lakes - private land - needs respect
 - ↳ barriers & greenery is so important
- ~~SE~~ SE apartments - 2 story rather than 3 stories
- Traffic is bad due to high school, turning off Allison Dr. is challenging
 - ↳ Malabar widening?
- Will apts. be brick or stick?
- Tractor Supply!
- Start construction in the fall so the baby turkeys are born.
- Crosswalk across Malabar ✓

APPENDIX E -
DERRICK INGRAM, EMAIL COMMENT

Drew Foreman

From: Angel Pinero
Sent: Wednesday, June 14, 2023 9:32 AM
To: Drew Foreman
Subject: FW: Apartment Building

Please log this for neighbor comments/questions to be provided on the report to the City.

Regards,

Ángel Piñero, PE

Principal

Dynamic Engineering Consultants, PC

Licensed Professional Engineers throughout the United States

[LinkedIn Profile](#)

100 NE 5th Avenue | Suite B2 | Delray Beach, Florida 33483
C: (787) 460-3469

From: Angel Pinero
Sent: Wednesday, June 14, 2023 9:31 AM
To: 'Derrick Ingram' <deingram12@gmail.com>
Subject: RE: Apartment Building

Good morning,

Answers to your questions in red below:

Can you please explain if the 35ft greenway will be from the end of my property line to the start of the apartment structure? – **Correct. Consisting of a double row of hedges, trees and an opaque fence to screen the view between the properties.**

Also I noticed the pink and green labels on the trees what are they for? – **Tags for trees per City code for tree survey and mitigation requirements.**

1. They are planning on a 35 ft. greenway (and an opaque fence) alongside Kara and a 27 ft. greenway alongside Allison Dr. (with no fence).
They insisted that the trees/bushes will prevent people in the upper apartments from looking down into our development.

Hope this helps answer your questions.

Regards,

Ángel Piñero, PE

Principal

Dynamic Engineering Consultants, PC

Licensed Professional Engineers throughout the United States

[LinkedIn Profile](#)

100 NE 5th Avenue | Suite B2 | Delray Beach, Florida 33483
C: (787) 460-3469

From: Derrick Ingram <deingram12@gmail.com>

Sent: Tuesday, June 13, 2023 4:42 PM

To: Angel Pinero <apinero@dynamicec.com>

Subject: Apartment Building

Hello-

My name is Derrick I live alongside of Kara.

Can you please explain if the 35ft greenway will be from the end of my property line to the start of the apartment structure?

Also I noticed the pink and green labels on the trees what are they for?

1. They are planning on a 35 ft. greenway (and an opaque fence) alongside Kara and a 27 ft. greenway alongside Allison Dr. (with no fence).

They insisted that the trees/bushes will prevent people in the upper apartments from looking down into our development.

Yellow highlighted are

Thank you for your time,

Derrick

Sent from my iPhone