



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:	Ashton Park
Case Type:	PDP, FDP, Rezoning and a FLU Change
Case Description:	Seeking PDP, FDP, Rezoning and a FLU Change
Intended Month of Submission:	April

INFORMATION ON THE CITIZEN PARTICIPATION PLAN MEETING

Notice to the Public (Date):	4/19/24
Date CPP was Held:	4/29/24
Location of the Meeting:	Holiday Inn Express & Suites' meeting room located at 1206 Malabar Road SE; Palm Bay, FL 32907
Number of Attendees:	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.	<i>Dyk Floyd</i>
3.	<i>T. Hays Floyd</i>	4.	<i>Ches Floyd</i>
5.		6.	
7.		8.	
9.		10.	
11.		12.	
13.		14.	
15.		16.	
17.		18.	
19.		20.	
21.		22.	
23.		24.	
25.		26.	
27.		28.	
29.		30.	
31.		32.	
33.		34.	
35.		36.	
37.		38.	
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



MICCO ROAD

Micco Rd

SOUTH
SITE

Micco Rd

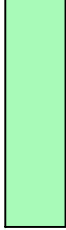
MICCO ROAD

Micco Rd

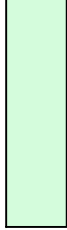
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LEGEND:

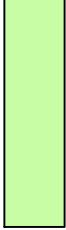
RECREATION, TRAILS
AND OPEN SPACE



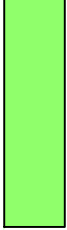
LANDSCAPING BUFFERS
AND GREEN SPACE



40' WIDE SINGLE
FAMILY LOTS



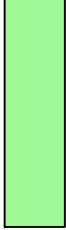
50' WIDE SINGLE
FAMILY LOTS



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



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:

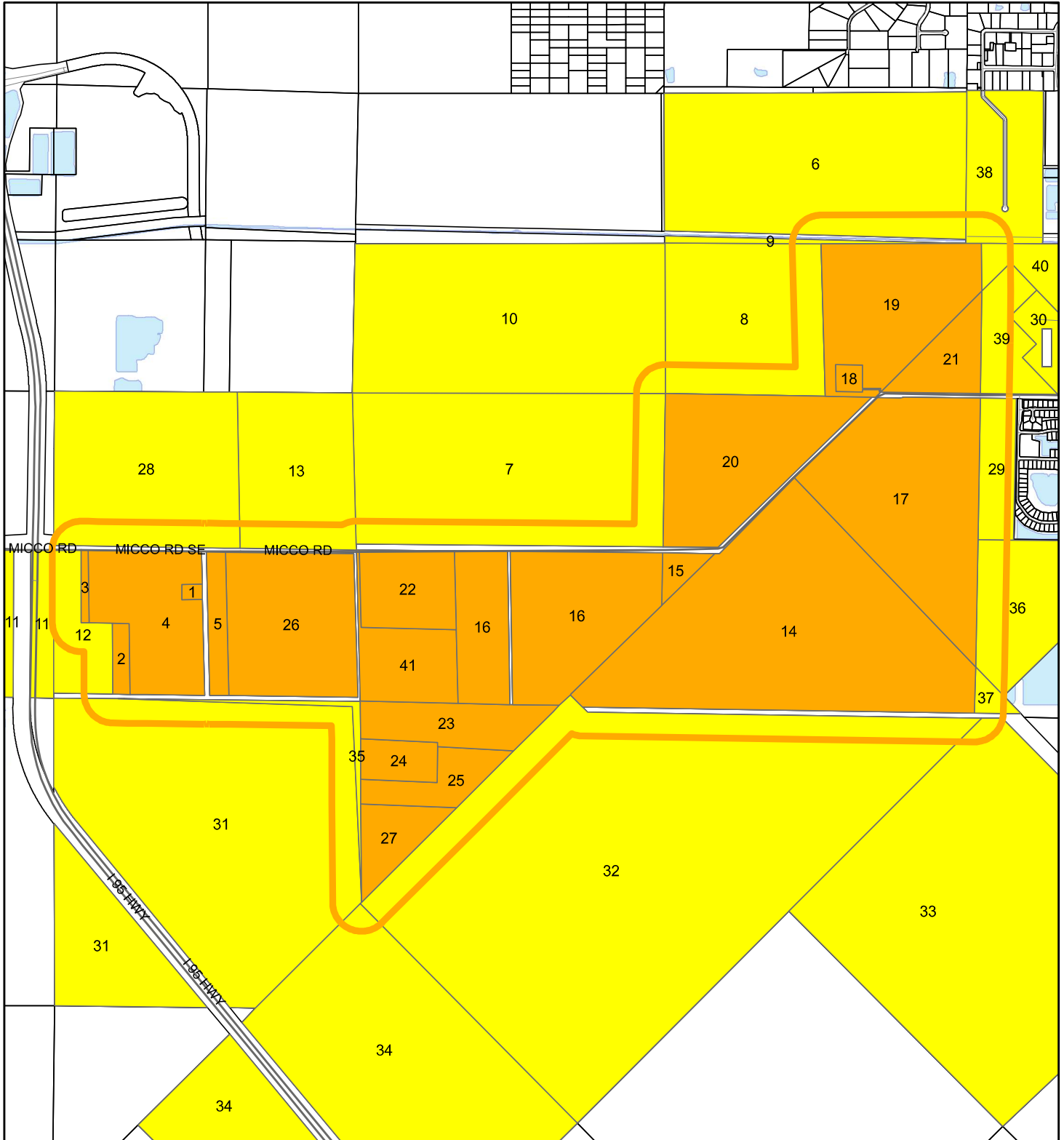
645 UNITS

TOTAL:

5,853 LOTS/UNITS

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

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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-

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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

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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

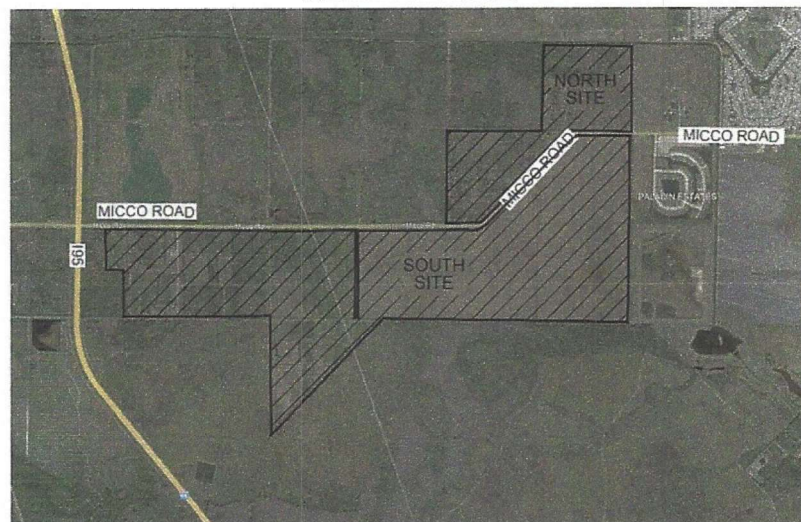
Current FLU: MPV (City), R-1 (County), RES-1 (County) & UMU

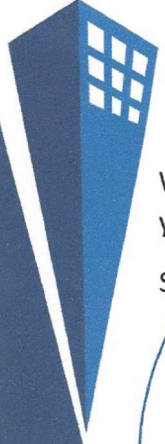
Current Zoning: RR (City), AU (County) & GU (County)

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.

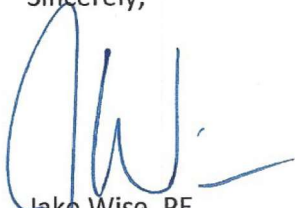
Project Location:





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

