



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:	Cogan Road Self Storage
Case Type:	Conditional Use
Case Description:	Conditional Use to allow self storage
Intended Month of Submission:	November

INFORMATION ON THE CITIZEN PARTICIPATION PLAN MEETING

Notice to the Public (Date):	10/6/23
Date CPP was Held:	10/23/23
Location of the Meeting:	Holiday Inn Express- 1206 Malabar Road SE; Palm Bay, FL 32907
Number of Attendees:	2- Owner and 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.	Jason Linscott- Stein Investment
3.		4.	
5.		6.	
7.		8.	
9.		10.	
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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

10.24.23

Date

October 6, 2023

Re: Cogan Road Self Storage

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

Applicant: Construction Engineering Group, LLC

Development: Conditional Use to allow self storage as an allowable use

Site: Parcel ID 29-37-19-00-754

Township 29 Range 37 and Section 19

Owner: Kathleen Jones Trustee; RRLS LLC, RTLD LLC & PSP of Brevard LLC

Acreage: +/- 3.00 acres

Current Use: Vacant Commerical Land

Current FLU: Commerical

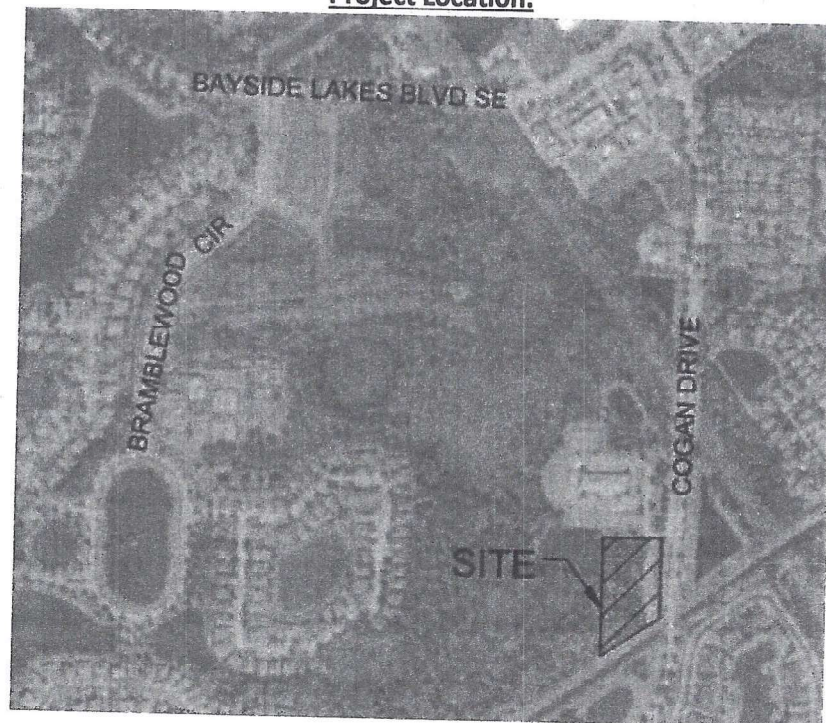
Current Zoning: General Use Holding

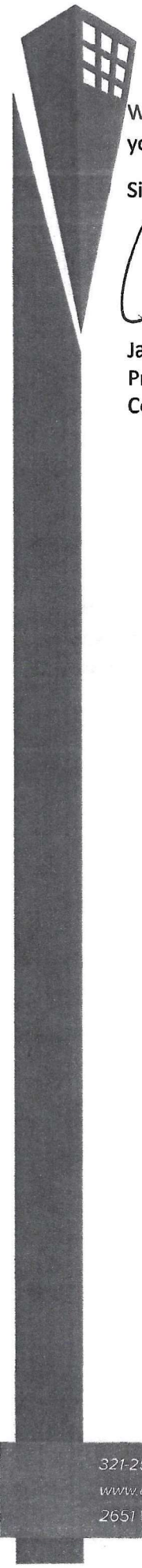
Unimproved

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 October 23, 2023 at Holiday Inn Express & Suites meeting room located at 1206 Malabar Road SE; Palm Bay, FL 32907 at 4 pm.

Project Location:



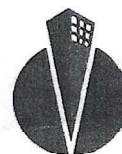


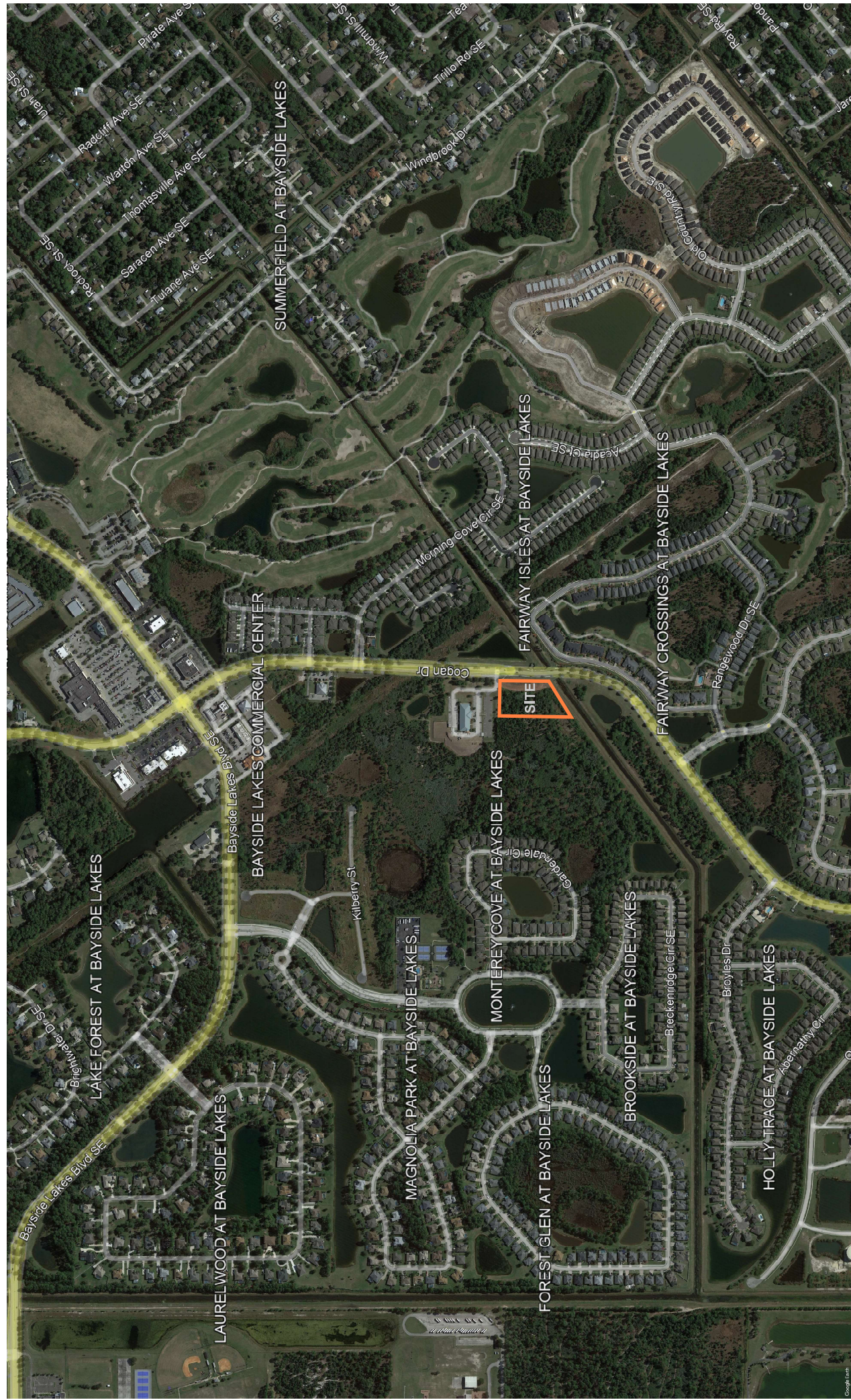
We welcome you to attend so we can describe to you the proposed project and thank you in advance for your time.

Sincerely,



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







1. NORTHEAST BUILDING PERSPECTIVE

A2.30

COGAN SELF-STORAGE
COGAN DRIVE
PALM BAY, FL 32909

PROJECT NUMBER
SG0002
ISSUANCE
CONCEPT 10.13.23

SHEET NAME & NUMBER
BUILDING
PERSPECTIVE

A2.30

RYAN M. ASTAR
OWNER
DESIGNER
ARCHITECT
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM RED ARCHITECTURE, INC.
PHONE: 614.487.8770

Red/Architecture
589 W. NATIONWIDE BLVD, SUITE B, COLUMBUS, OHIO 43215
REDARCHITECTURE.COM



10/23/23 CSS-3

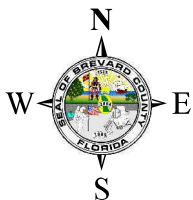
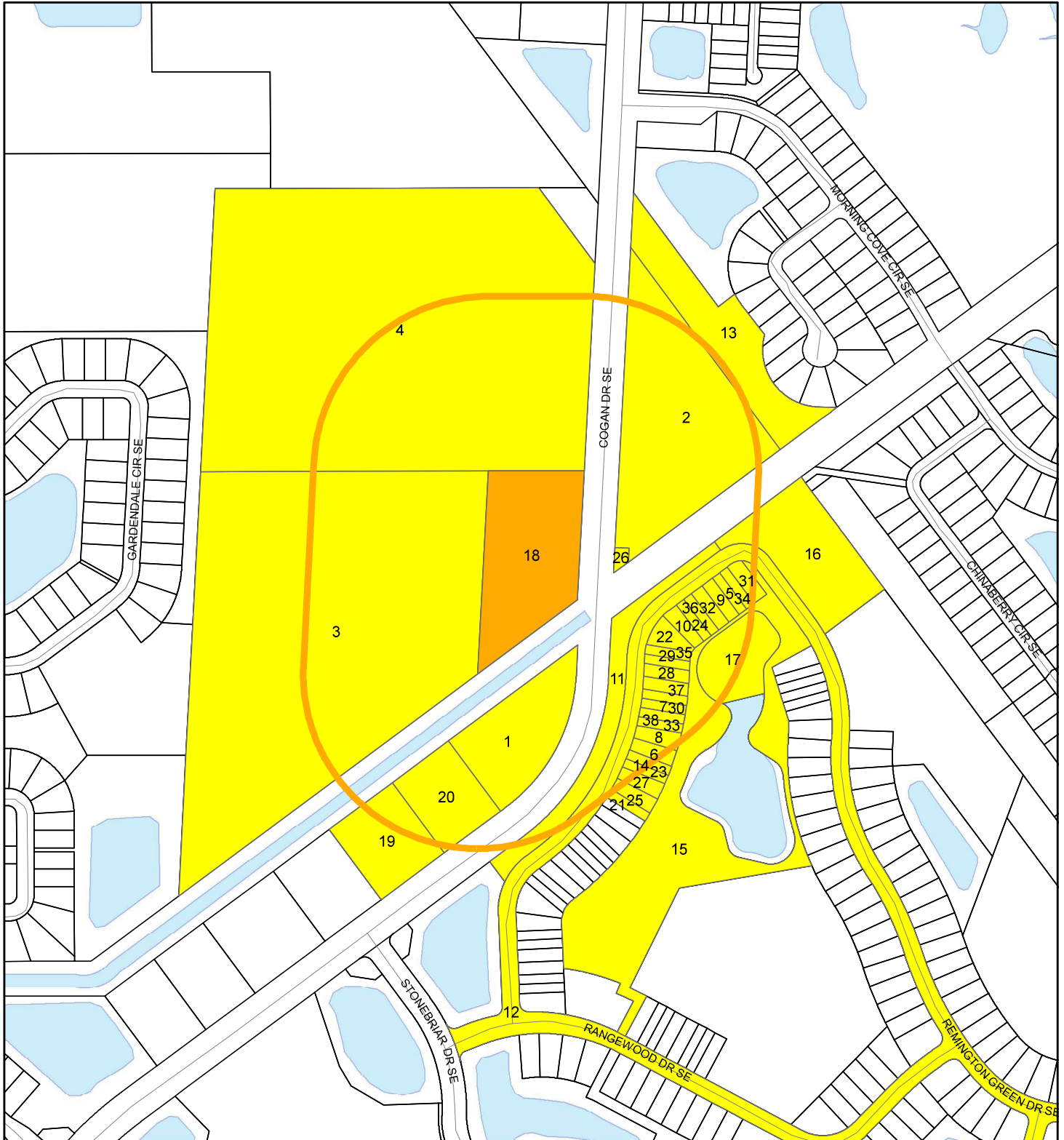
3631 Eau Claire Blvd., Suite 2
 Melbourne, FL 32935
 Tel. 321.233.1221
 www.zsgengineering.com



RADIUS MAP

KATHLEEN JONES TRUSTEE

Jamie_Mannon_2963115



1:4,800 or 1 inch = 400 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: 10/5/2023

- Buffer
- Subject Property
- Notify Property
- Parcels

BAYSIDE LAKES COMMERCIAL CENTER
PROPERTY OWNERS ASSOCIATION INC
C/O JAMES KENNEY
1331 BEDFORD DR #103
MELBOURNE FL 32940-

BURKE, JOHN WILLIAM
BURKE, LISA GAYE
590 REMINGTON GREEN DR SE, # 103
PALM BAY FL 32909-6855

CARDINALE FAMILY REVOCABLE
LIVING TRUST
550 REMINGTON GREEN DR SE,
UNIT 101
PALM BAY FL 32909-6873

CEPPALUNI, ROSELYNN
225 BRIGHTWATER DR SE
PALM BAY FL 32909-2308

DALEY, CHARMAINE
560 REMINGTON GREEN DR SE,
UNIT 106
PALM BAY FL 32909-6883

DENICOLA, BRANDON
590 REMINGTON GREEN DR SE,
UNIT 104
PALM BAY FL 32909-6893

ELSENHEIMER, PATRICK
ELSENHEIMER, BONNIE
580 REMINGTON GREEN DR SE,
UNIT 104
PALM BAY FL 32909-6885

FAIRWAY CROSSINGS AT BAYSIDE
LAKES
700 NW 107TH AVENUE
MIAMI FL 33172-

FAIRWAY CROSSINGS AT BAYSIDE
LAKES HOMEOWNERS ASSOC INC
928 E NEW HAVEN AVE
MELBOURNE FL 32901-5435

FAIRWAY ISLES AT BAYSIDE LAKES
HOMEOWNERS ASSOC INC
C/O BAYSIDE MANAGEMENT SERVICES
PO BOX 100130
PALM BAY FL 32910-0130

HAVENS, BARBARA
550 REMINGTON GREEN DR SE,
UNIT 103
PALM BAY FL 32909-6873

JOY LLC
2710 ROCKY POINT RD
MALABAR FL 32950-4607

KATHLEEN JONES TRUSTEE
RRLS LLC
PO BOX 410686
MELBOURNE FL 32941-0686

KEW LLC
PO BOX 541682
MERRITT ISLAND FL 32954-1682

LATUNAS, ROBERT M
PO BOX 110958
PALM BAY FL 32911-0958

LLOYD, DAVID L
LLOYD, CATHERINE
570 REMINGTON GREEN DR SE,
UNIT 101
PALM BAY FL 32909-6884

MCDERMOTT, GERRY
550 REMINGTON GREEN DR SE,
UNIT 102
PALM BAY FL 32909-6873

NEWBOLD, CLAUDINE W
580 REMINGTON GREEN DR SE,
UNIT 103
PALM BAY FL 32909-6885

PADRON, STEPHANIE N
540 REMINGTON GREEN DR SE,
UNIT 101
PALM BAY FL 32909-6868

PALM BAY, CITY OF
120 MALABAR RD SE
PALM BAY FL 32909-

PLANDING, ELIZABETH J
550 REMINGTON GREEN DR SE #104
PALM BAY FL 32909-

PORTER, JOHN W
PORTER, LOUISE M
570 REMINGTON GREEN DR SE,
UNIT 104
PALM BAY FL 32909-6884

RONALLO, JOHN
RONALLO, CHRISTINE JOY
570 REMINGTON GREEN DR SE,
UNIT 103
PALM BAY FL 32909-6884

ROSCIO, DIANE
560 REMINGTON GREEN DR SE,
UNIT 102
PALM BAY FL 32909-6883

SHISHIDO, RITA
590 REMINGTON GREEN DR SE,
UNIT 101
PALM BAY FL 32909-6893

SMALL, SEAN S
580 REMINGTON GREEN DR SE,
UNIT 101
PALM BAY FL 32909-6885

SMITH, MARLENE ANN MARIE
560 REMINGTON GREEN DR SE,
UNIT 104
PALM BAY FL 32909-6883

TAYLOR, JAMES E,JR
TAYLOR, MARIA A
590 REMINGTON GREEN DR SE, # 102
PALM BAY FL 32909-6855

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THE MADDEN TRUST OF 2002
570 REMINGTON GREEN DR SE,
UNIT 102
PALM BAY FL 32909-6884

THOMAS J ABRAHAMSEN SR TRUST
580 REMINGTON GREEN DR SE,
UNIT 102
PALM BAY FL 32909-6885

TIEDEMANN, CARLENE A
560 REMINGTON GREEN DR SE,
UNIT 101
PALM BAY FL 32909-6883

WHELPLEY, MELISSA ANN
560 REMINGTON GREEN DR SE,
UNIT 105
PALM BAY FL 32909-6883

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BAYSIDE LAKES COMMERCIAL CENTER|PROPERTY OWNERS ASSOCIATION INC|C/O JAMES KENNEY|1331 BEDFORD DR #103|MELBOURNE FL 32940-

BURKE, JOHN WILLIAM|BURKE, LISA GAYE|590 REMINGTON GREEN DR SE, # 103||PALM BAY FL 32909-6855

CARDINALE FAMILY REVOCABLE |LIVING TRUST||550 REMINGTON GREEN DR SE, |UNIT 101||PALM BAY FL 32909-6873

CEPPALUNI, ROSELYNN||225 BRIGHTWATER DR SE||PALM BAY FL 32909-2308

DALEY, CHARMAINE||560 REMINGTON GREEN DR SE, |UNIT 106||PALM BAY FL 32909-6883

DENICOLA, BRANDON||590 REMINGTON GREEN DR SE, |UNIT 104||PALM BAY FL 32909-6893

ELSENHEIMER, PATRICK|ELSENHEIMER, BONNIE|580 REMINGTON GREEN DR SE, |UNIT 104||PALM BAY FL 32909-6885

FAIRWAY CROSSINGS AT BAYSIDE|LAKES|700 NW 107TH AVENUE||MIAMI FL 33172-

FAIRWAY CROSSINGS AT BAYSIDE|LAKES HOMEOWNERS ASSOC INC|928 E NEW HAVEN AVE||MELBOURNE FL 32901-5435

FAIRWAY ISLES AT BAYSIDE LAKES|HOMEOWNERS ASSOC INC|C/O BAYSIDE MANAGEMENT SERVICES|PO BOX 100130|PALM BAY FL 32910-0130

HAVENS, BARBARA||550 REMINGTON GREEN DR SE, |UNIT 103||PALM BAY FL 32909-6873

JOY LLC||2710 ROCKY POINT RD||MALABAR FL 32950-4607

KATHLEEN JONES TRUSTEE|RRLS LLC|PO BOX 410686||MELBOURNE FL 32941-0686

KEW LLC||PO BOX 541682||MERRITT ISLAND FL 32954-1682

LATUNAS, ROBERT M||PO BOX 110958||PALM BAY FL 32911-0958

LLOYD, DAVID L|LLOYD, CATHERINE|570 REMINGTON GREEN DR SE, |UNIT 101||PALM BAY FL 32909-6884

MCDERMOTT, GERRY||550 REMINGTON GREEN DR SE, |UNIT 102||PALM BAY FL 32909-6873

NEWBOLD, CLAUDINE W||580 REMINGTON GREEN DR SE, |UNIT 103||PALM BAY FL 32909-6885

PADRON, STEPHANIE N||540 REMINGTON GREEN DR SE, |UNIT 101||PALM BAY FL 32909-6868

PALM BAY, CITY OF||120 MALABAR RD SE||PALM BAY FL 32909-

PLANDING, ELIZABETH J||550 REMINGTON GREEN DR SE #104||PALM BAY FL 32909-

PORTER, JOHN W|PORTER, LOUISE M|570 REMINGTON GREEN DR SE, |UNIT 104||PALM BAY FL 32909-6884

RONALLO, JOHN|RONALLO, CHRISTINE JOY|570 REMINGTON GREEN DR SE, |UNIT 103||PALM BAY FL 32909-6884

ROSCIO, DIANE||560 REMINGTON GREEN DR SE, |UNIT 102||PALM BAY FL 32909-6883

SHISHIDO, RITA||590 REMINGTON GREEN DR SE, |UNIT 101||PALM BAY FL 32909-6893

SMALL, SEAN S||580 REMINGTON GREEN DR SE, |UNIT 101||PALM BAY FL 32909-6885

SMITH, MARLENE ANN MARIE||560 REMINGTON GREEN DR SE, |UNIT 104||PALM BAY FL 32909-6883

TAYLOR, JAMES E,JR|TAYLOR, MARIA A|590 REMINGTON GREEN DR SE, # 102||PALM BAY FL 32909-6855

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THE MADDEN TRUST OF 2002||570 REMINGTON GREEN DR SE, |UNIT 102||PALM BAY FL 32909-6884

THOMAS J ABRAHAMSEN SR TRUST||580 REMINGTON GREEN DR SE, |UNIT 102||PALM BAY FL 32909-6885

TIEDEMANN, CARLENE A||560 REMINGTON GREEN DR SE, |UNIT 101||PALM BAY FL 32909-6883

WHELPLEY, MELISSA ANN||560 REMINGTON GREEN DR SE, |UNIT 105||PALM BAY FL 32909-6883

BUFF_ID	TAXID	PARCELID	OWNER1	OWNER2	MAIL1	MAIL2	CITY_STATE_ZIP5_ZIP4
1	2963425	29 3719-UL-D1	BAYSIDE LAKES COMMERCIAL CENTER	PROPERTY OWNERS ASSOCIATION INC	C/O JAMES KENNEY	1331 BEDFORD DR #103	MELBOURNE FL 32940-
2	2960959	29 3719-RU-D10	BAYSIDE LAKES COMMERCIAL CENTER	PROPERTY OWNERS ASSOCIATION INC	C/O JAMES KENNEY	1331 BEDFORD DR #103	MELBOURNE FL 32940-
3	2961564	29 3719-00-752	BREVARD COUNTY		345 WENNER WAY	C/O ASSET MANAGEMENT	COCOA FL 32926-
4	2961057	29 3719-00-750	BREVARD COUNTY		345 WENNER WAY	C/O ASSET MANAGEMENT	COCOA FL 32926-
5	2964332	29 3719-UZ-*-50	BURKE, JOHN WILLIAM	BURKE, LISA GAYE	590 REMINGTON GREEN DR SE, # 103		PALM BAY FL 32909-6855
6	2964316	29 3719-UZ-*-34	CARDINALE FAMILY REVOCABLE	LIVING TRUST	550 REMINGTON GREEN DR SE, UNIT 101		PALM BAY FL 32909-6873
7	2964320	29 3719-UZ-*-38	CEPPALUNI, ROSELYNN		225 BRIGHTWATER DR SE		PALM BAY FL 32909-2308
8	2964317	29 3719-UZ-*-35	DALEY, CHARMAINE		560 REMINGTON GREEN DR SE, UNIT 106		PALM BAY FL 32909-6883
9	2964331	29 3719-UZ-*-49	DENICOLA, BRANDON		590 REMINGTON GREEN DR SE, UNIT 104		PALM BAY FL 32909-6893
10	2964327	29 3719-UZ-*-45	ELSENHEIMER, PATRICK	ELSENHEIMER, BONNIE	580 REMINGTON GREEN DR SE, UNIT 104		PALM BAY FL 32909-6885
11	2963901	29 3719-UQ-L1	FAIRWAY CROSSINGS AT BAYSIDE	LAKES	700 NW 107TH AVENUE		MIAMI FL 33172-
12	2963907	29 3719-UQ-R	FAIRWAY CROSSINGS AT BAYSIDE	LAKES HOMEOWNERS ASSOC INC	928 E NEW HAVEN AVE		MELBOURNE FL 32901-5435
13	2960992	29 3719-RV-L1	FAIRWAY ISLES AT BAYSIDE LAKES	HOMEOWNERS ASSOC INC	C/O BAYSIDE MANAGEMENT SERVICES	PO BOX 100130	PALM BAY FL 32910-0130
14	2964314	29 3719-UZ-*-32	HAVENS, BARBARA		550 REMINGTON GREEN DR SE, UNIT 103		PALM BAY FL 32909-6873
15	2963908	29 3719-UQ-R1	JOY LLC		2710 ROCKY POINT RD		MALABAR FL 32950-4607
16	2963902	29 3719-UQ-L2	JOY LLC		2710 ROCKY POINT RD		MALABAR FL 32950-4607
17	2963899	29 3719-UQ-D3	JOY LLC		2710 ROCKY POINT RD		MALABAR FL 32950-4607
18	2963115	29 3719-00-754	KATHLEEN JONES TRUSTEE	RRLS LLC	PO BOX 410686		MELBOURNE FL 32941-0686
19	2963429	29 3719-UL-*-C2	KEW LLC		PO BOX 541682		MERRITT ISLAND FL 32954-1682
20	2963427	29 3719-UL-*-C1	KEW LLC		PO BOX 541682		MERRITT ISLAND FL 32954-1682
21	2964311	29 3719-UZ-*-29	LATUNAS, ROBERT M		PO BOX 110958		PALM BAY FL 32911-0958
22	2964326	29 3719-UZ-*-44	LLOYD, DAVID L	LLOYD, CATHERINE	570 REMINGTON GREEN DR SE, UNIT 101		PALM BAY FL 32909-6884
23	2964315	29 3719-UZ-*-33	MCDERMOTT, GERRY		550 REMINGTON GREEN DR SE, UNIT 102		PALM BAY FL 32909-6873
24	2964328	29 3719-UZ-*-46	NEWBOLD, CLAUDINE W		580 REMINGTON GREEN DR SE, UNIT 103		PALM BAY FL 32909-6885
25	2964312	29 3719-UZ-*-30	PADRON, STEPHANIE N		540 REMINGTON GREEN DR SE, UNIT 101		PALM BAY FL 32909-6868
26	2960965	29 3719-RU-U2	PALM BAY, CITY OF		120 MALABAR RD SE		PALM BAY FL 32909-
27	2964313	29 3719-UZ-*-31	PLANDING, ELIZABETH J		550 REMINGTON GREEN DR SE #104		PALM BAY FL 32909-
28	2964323	29 3719-UZ-*-41	PORTER, JOHN W	PORTER, LOUISE M	570 REMINGTON GREEN DR SE, UNIT 104		PALM BAY FL 32909-6884

29|2964324|29 3719-UZ-*-42|RONALLO, JOHN|RONALLO, CHRISTINE JOY|570 REMINGTON GREEN DR SE, |UNIT 103||PALM BAY FL 32909-6884
30|2964321|29 3719-UZ-*-39|ROSCIO, DIANE||560 REMINGTON GREEN DR SE, |UNIT 102||PALM BAY FL 32909-6883
31|2964334|29 3719-UZ-*-52|SHISHIDO, RITA||590 REMINGTON GREEN DR SE, |UNIT 101||PALM BAY FL 32909-6893
32|2964330|29 3719-UZ-*-48|SMALL, SEAN S||580 REMINGTON GREEN DR SE, |UNIT 101||PALM BAY FL 32909-6885
33|2964319|29 3719-UZ-*-37|SMITH, MARLENE ANN MARIE||560 REMINGTON GREEN DR SE, |UNIT 104||PALM BAY FL 32909-6883
34|2964333|29 3719-UZ-*-51|TAYLOR, JAMES E,JR|TAYLOR, MARIA A|590 REMINGTON GREEN DR SE, # 102||PALM BAY FL 32909-6855
35|2964325|29 3719-UZ-*-43|THE MADDEN TRUST OF 2002||570 REMINGTON GREEN DR SE, |UNIT 102||PALM BAY FL 32909-6884
36|2964329|29 3719-UZ-*-47|THOMAS J ABRAHAMSEN SR TRUST||580 REMINGTON GREEN DR SE, |UNIT 102||PALM BAY FL 32909-6885
37|2964322|29 3719-UZ-*-40|TIEDEMANN, CARLENE A||560 REMINGTON GREEN DR SE, |UNIT 101||PALM BAY FL 32909-6883
38|2964318|29 3719-UZ-*-36|WHELPLEY, MELISSA ANN||560 REMINGTON GREEN DR SE, |UNIT 105||PALM BAY FL 32909-6883