



## **CITIZEN PARTICIPATION REPORT**

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

### **CASE DETAILS**

Applicant Name	Lisa Cram - Foundation Park Future Investments, LLC
Project Name	Foundation Park Recycle Center
Case Type	Rezoning, Land Use, Conditional Use
Case Description	Rezoning to LI and Land Use to IND for back 15.427 acre portion of
Intended Month of Submission	parcel. Conditional Use for length of fencing / wall required. August 2024

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

Notice to the Public (Date)	08-06-2024
Date of CPP	08-21-2024
Location of the Meeting	Holiday Inn Express, 1206 Malabar Road, 32907
Number of Attendees	10 - Please note 5 of the attendee's were outside of the 500 ft radius mailing.



**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
Why are you requesting the rezoning?	The rezoning is being requested because ancillary improvements to the industrial facility cannot be placed in residentially zoned property	
Will there be traffic of large trucks and what is the impact?	A traffic study will be performed during the site plan review process and required.	
Invitation letter error	The mailed letter documented noted both Comfort Inn and Holiday Inn in error. The meeting was at Holiday Inn.	
What will be the FDEP Permitting requirements?	FDEP permitting will be required for the recycling facility as required, including but not limited to an ERP and related permits	
What will be the displacement of wildlife?	Most of the south property will be proposed to be placed in conservation (over 9 acres). This should address wildlife needs	
Will this impact our property value?	The impact to property values is difficult to determine. A study by a property appraiser would need to be done to determine	
How does zoning affect uses?	Since the proposed use is a Conditional Use in the zoning, the allowable uses can be restricted to the use proposed	
Will the air quality be disturbed by the operation?	It is our understanding that air quality is an item addressed in the ERP permit process with the FDEP, and must comply with state standards	
What will the noise effects be?	It is our understanding that the facility will have to operate in conformance with City and State noise requirements.	



## LIST OF ATTENDEES

Number	Name of attendee	Number	Name of attendee
1.	Tim Pidgeon (outside of radius)	2.	Olgan Pidgeon (outside of radius)
3.	Sheryl Falso (outside of radius)	4.	Reginald Goodine
5.	Maryanne Goodine	6.	Diane Rivera (outside of radius)
7.	Vernon Densler	8.	Ella Austin
9.	Mike Brinzow	10.	Irene Murphy (not a homeowner)
11.	Edward Renzulli (Developer)	12.	Bruce Moia (Engineer)
13.		14.	
15.		16.	
17.		18.	
19.		20.	
21.		22.	
23.		24.	
25.		26.	
27.		28.	
29.		30.	
31.		32.	
33.		34.	
35.		36.	



**ADDITIONAL DOCUMENTS REQUIRED WITH CITIZEN PARTICIPATION PLAN REPORT  
SUBMISSION**

1. Copy of notice sent (separate attachment)
2. Material distributed or presented at the meeting (separate attachment)
  - All the property owners within a 500-foot radius of the subject parcel shall be informed about the meeting date, time and location.

I hereby certify that information provided as part of this report is correct.

\_\_\_\_\_  
Signature,

Bruce A. Moia, P.E., President, MBV Engineering, Inc.

08-26-2024

\_\_\_\_\_  
Typed Name and Title:

\_\_\_\_\_  
Date :



August 6, 2024

*Via First Class Mail*

RE: Notice of Citizen Informational Meeting on August 21, 2024

Applicant: Foundation Park Future Investments, LLC  
Project : Foundation Park Recycle Center  
Parcel ID: 29-37-09-00-24

Application Request: Rezoning and Comprehensive Plan Amendment

Dear Neighbor:

Foundation Park Future Investments LLC will be submitting Rezoning and Comprehensive Plan Amendment (Future Land Use) Applications to the City of Palm Bay for a portion of the parcel listed above.

We are requesting a zoning change of LI/RS2 to LI only and a Land Use Change from IND/LDR to IND only. The parcel is 35.88 acres with 20.453 acres of the parcel with the desired zoning / land use, leaving 15.427 acres to be addressed.

On behalf of Foundation Park Future Investments LLC, I am inviting you to an informational meeting at the Comfort Inn and Suites on Malabar Road to discuss the request, answer any questions you may have, and record any feedback you may offer. We will then present to City Staff, the Planning and Zoning Board and City Council as we move through the review and public hearing process for this request.

We will have additional explanatory information with us at the meeting. If you have any questions you wish to submit in advance of the meeting, we would appreciate the opportunity to review them in advance to be sure that we bring appropriate information to answer your questions or address your concerns at the meeting.

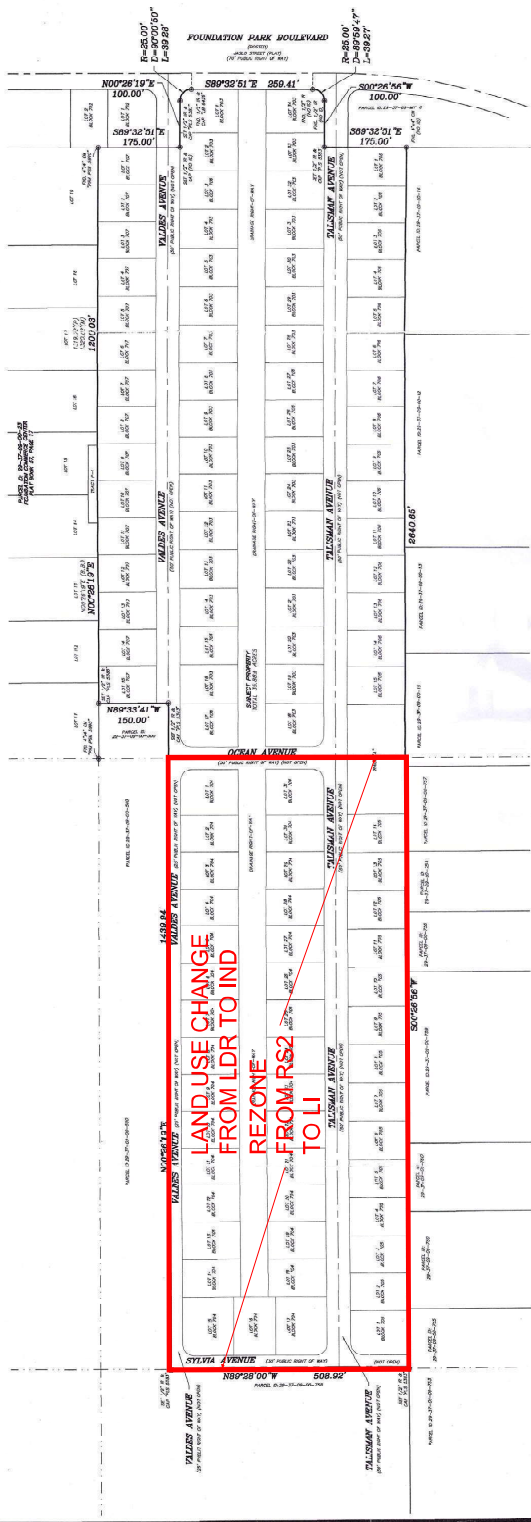
DATE: August 21, 2024  
TIME: 6:00 PM  
PLACE: Holiday Inn Express  
1206 Malabar Road, Palm Bay FL 32907

We hope to see you there. In the interim, please do not hesitate to contact me via email at [brucem@mbveng.com](mailto:brucem@mbveng.com)

Best Regards,

Bruce Moia, P.E., President

MBV Engineering, Inc.  
1250 W. Eau Gallie Blvd., Suite H  
Melbourne, FL 32935  
321-253-1510



GRAPHIC SCALE  
1 inch = 50 feet

SECTION 10, T1N, R10E, S12E, OKLAHOMA

SECTION 10, T1N, R10E, S12E, OKLAHOMA

**PROJECT INFORMATION**

PROJECT NAME: LAND USE CHANGE FROM LDR TO IND REZONE FROM RS2 TO I

PROJECT LOCATION: SECTION 10, T1N, R10E, S12E, OKLAHOMA

PROJECT AREA: 10.00 ACRES

PROJECT OWNER: [Name]

PROJECT ENGINEER: [Name]

PROJECT DATE: [Date]

**PROJECT DESCRIPTION**

The project consists of a land use change from LDR to IND rezone from RS2 to I. The project area is located in Section 10, T1N, R10E, S12E, OKLAHOMA. The project area is 10.00 acres in size. The project is being undertaken by [Name].

**PROJECT JUSTIFICATION**

The project is justified because it is a land use change from LDR to IND rezone from RS2 to I. The project area is located in Section 10, T1N, R10E, S12E, OKLAHOMA. The project area is 10.00 acres in size. The project is being undertaken by [Name].

**PROJECT BENEFITS**

The project will provide the following benefits:

- Increased property value
- Improved infrastructure
- Enhanced community development

**PROJECT RISKS**

The project may face the following risks:

- Regulatory changes
- Market fluctuations
- Environmental concerns

**PROJECT CONCLUSION**

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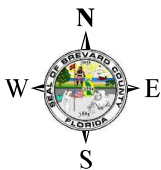
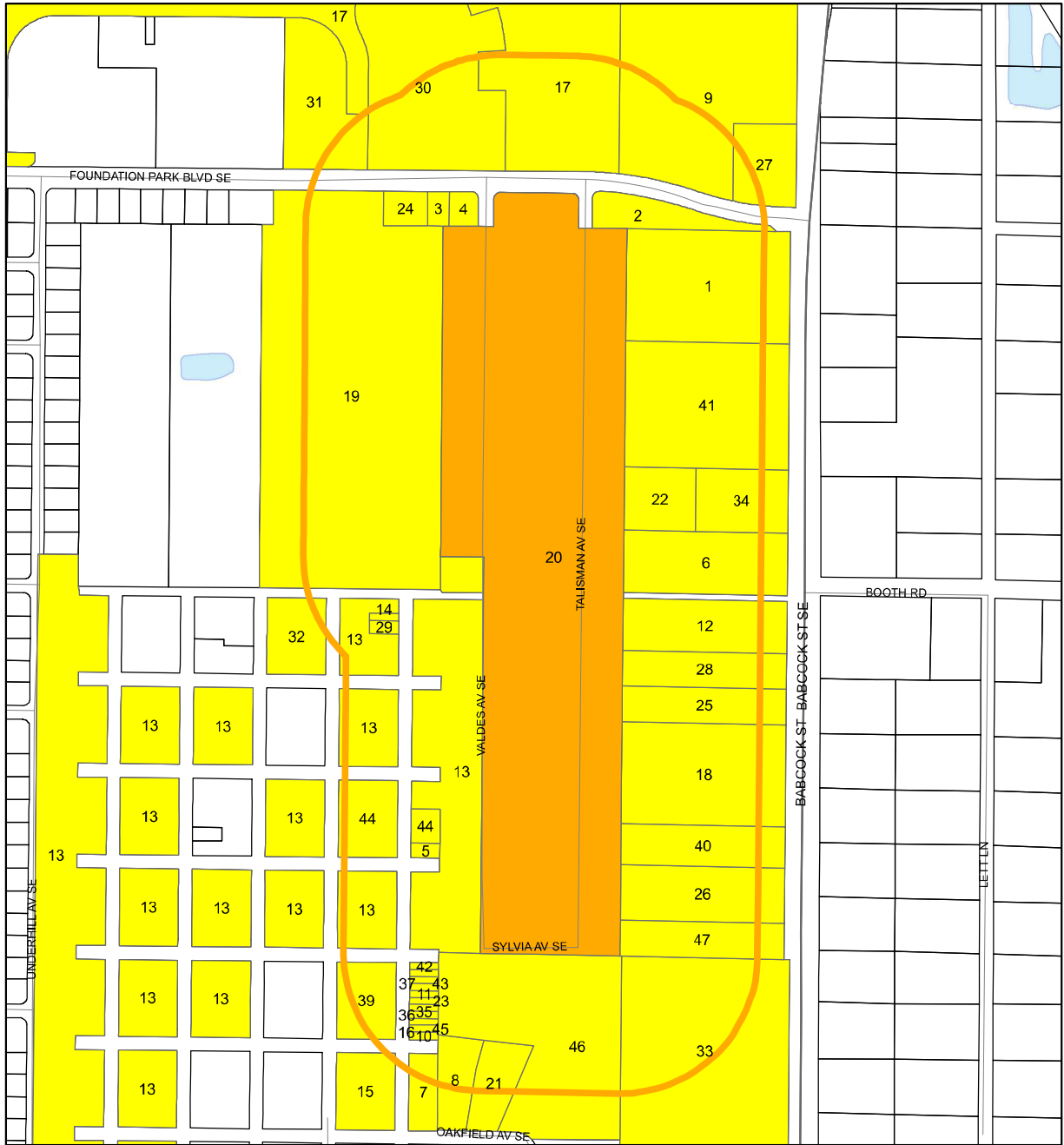
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# RADIUS MAP

FOUNDATION PARK FUTURE INVESTMENTS LLC

Wanda\_Kessler\_3030924



1:6,085 or 1 inch = 507 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: 8/6/2024

- Buffer
- Subject Property
- Notify Property
- Parcels