



CITIZEN PARTICIPATION PLAN REPORT

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

CASE DETAILS

Applicant Name:	Blackfin Partners Investments, Inc
Project Name:	Heritage Corners Parcel C-17
Case Type:	Conditional Use
Case Description:	Conditional Use for convenience store with fuel sales
Intended Month of Submission:	June 2024

INFORMATION ON THE CITIZEN PARTICIPATION PLAN MEETING

Notice to the Public (Date):	6/6/2024
Date CPP was Held:	6/12/2024
Location of the Meeting:	Via Microsoft Teams online
Number of Attendees:	1



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
	N/A	N/A	N/A



LIST OF ATTENDEES

Number	Name of attendee	Number	Name of attendee
1.	Chris Heine	2.	
3.		4.	
5.		6.	
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ADDITIONAL DOCUMENTS REQUIRED WITH CITIZEN PARTICIPATION PLAN REPORT SUBMISSION

1. Copy of notice sent and mailing list (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 black ink, appearing to read "Derek Ramsburg".

Signature

Derek Ramsburg, PE

6/13/2024

Typed Name and Title

Date



June 6, 2024

Applicant: Blackfin Partners Investments, Inc.

Project: Heritage Corners Parcel C-17

Location: SW Corner of Emerson Drive & St Johns Heritage Parkway

Application Request: Retail Automotive Gas/Fuel Sales

RE: *Notice of Citizen Participation Meeting on June 12, 2024*

Blackfin Partners Investments, Inc. has recently submitted an application for a Conditional Use Permit to the City of Palm Bay. This application specifically pertains to the establishment of retail automotive gas/fuel sales, along with the addition of a car wash facility. It is important to note that both retail automotive gas/fuel sales and car washes are classified as conditional uses within the Community Commercial zoning district. As a result, a public meeting will be conducted to discuss the proposed project in further detail.

You are invited to attend the Citizen Participation meeting on behalf of Blackfin Partners Investments, Inc. During this meeting, we will discuss the request, address any questions you may have, and record any feedback you may offer. Following this meeting, we will then present the information gathered to City Staff, the Planning and Zoning Board, and City Council as we move through the review and public hearing process for this request.

Please be informed that we will have additional explanatory information available for you at the meeting. If you have any questions you would like 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: June 12, 2024

Time: 4:00 – 5:30 P.M.

Location: Via Zoom

If you have any further questions, please do not hesitate to contact our office or email me at derek.ramsburg@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Derek Ramsburg".

Derek Ramsburg, P.E.

Project Engineer