



## **CITIZEN PARTICIPATION PLAN REPORT**

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

### **CASE DETAILS**

<b>Applicant Name:</b>	Jake Wise, PE- Construction Engineering Group
<b>Project Name:</b>	Cogan Road Self Storage
<b>Case Type:</b>	Conditional Use
<b>Case Description:</b>	Conditional Use to allow self storage
<b>Intended Month of Submission:</b>	November

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

<b>Notice to the Public (Date):</b>	10/6/23
<b>Date CPP was Held:</b>	10/23/23
<b>Location of the Meeting:</b>	Holiday Inn Express- 1206 Malabar Road SE; Palm Bay, FL 32907
<b>Number of Attendees:</b>	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

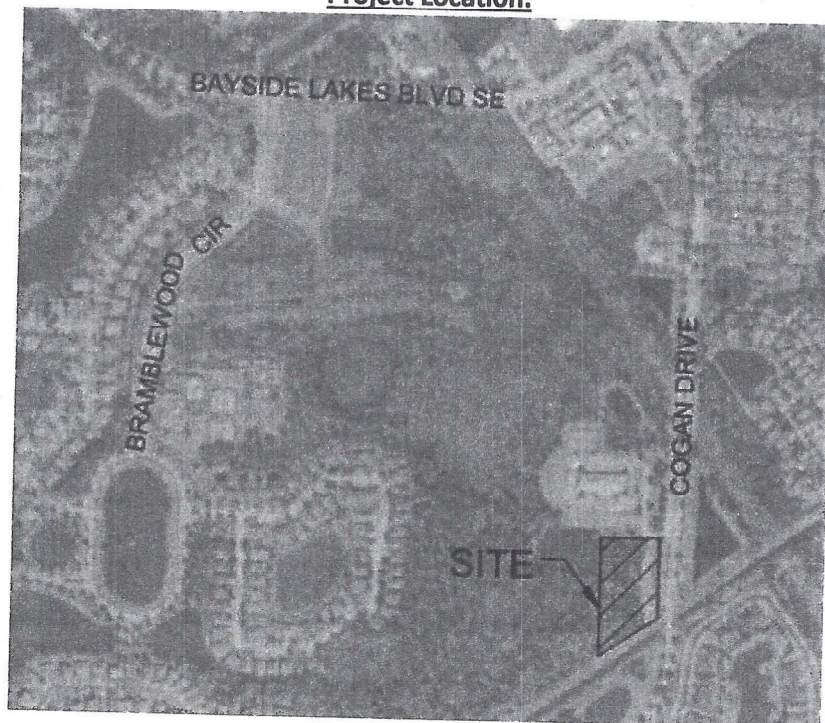
**Current Zoning:** General Use Holding

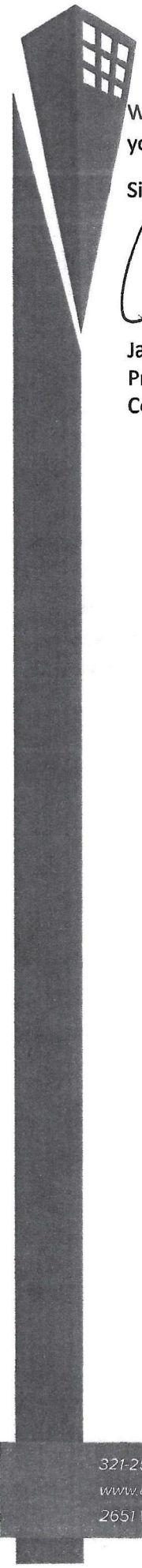
**Unimproved**

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:**



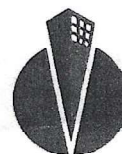


We welcome you to attend so we can describe to you the proposed project and thank you in advance for your time.

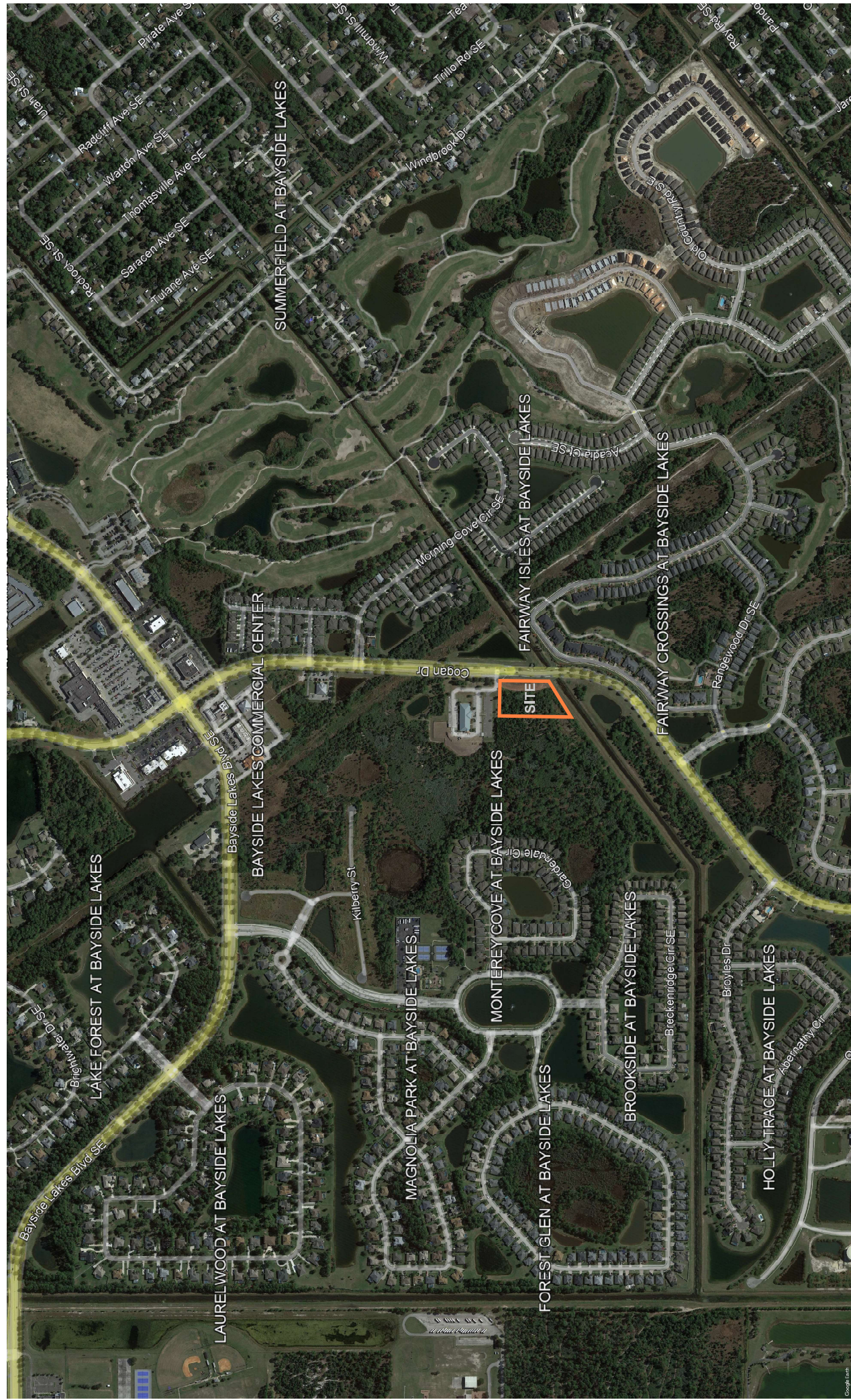
Sincerely,



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  
SC0002  
ISSUANCE  
CONCEPT 10.13.23

SHEET NAME & NUMBER  
BUILDING  
PERSPECTIVE

A2.30

RYLE M. ASTAR  
OWNER  
COGNATE  
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





COGAN SELF-STORAGE

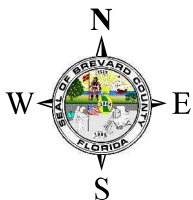
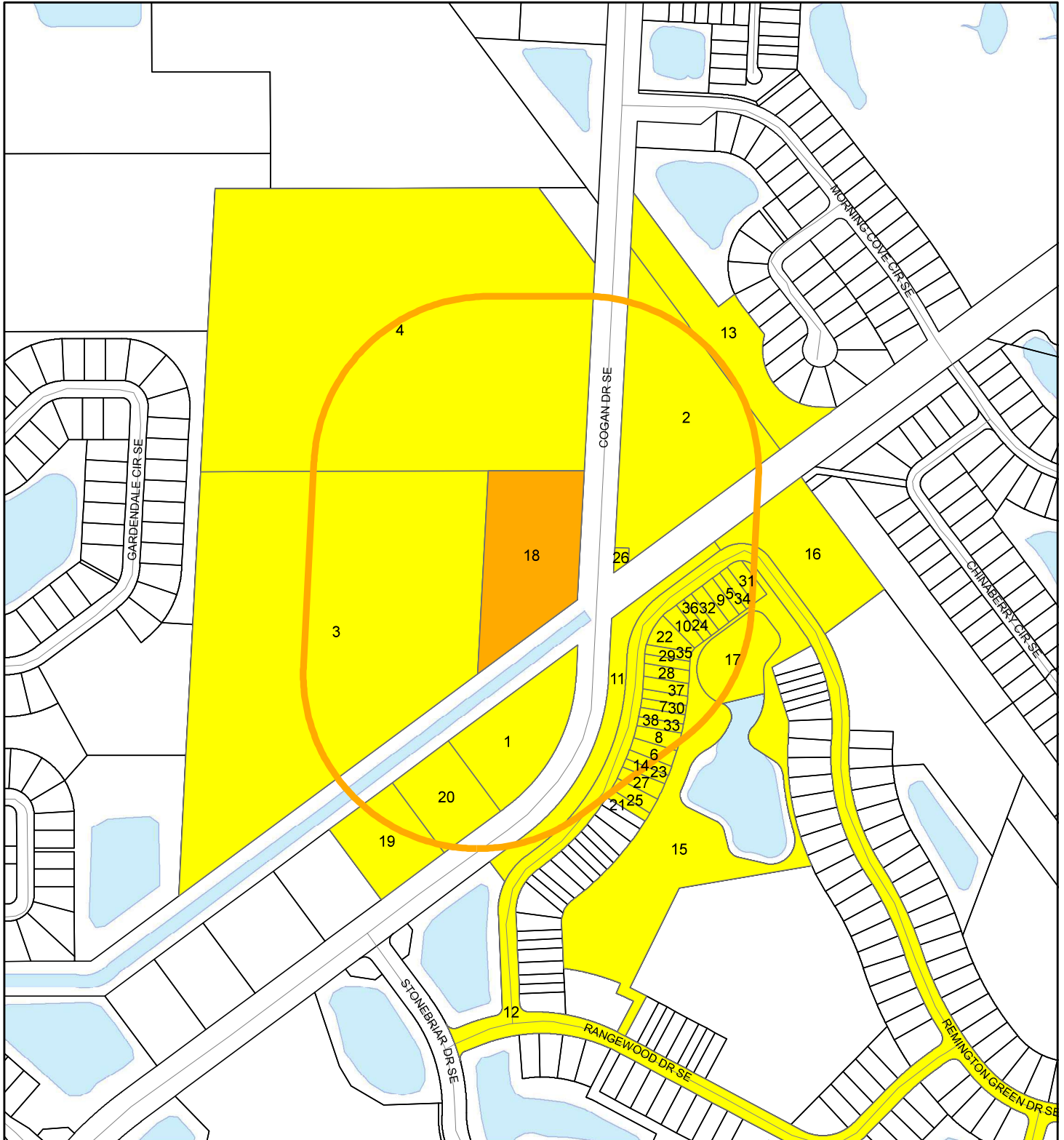
10/23/23 CSS-3  
 1611 E. Gulf Blvd., Suite 2  
 Melbourne, FL 32935  
 Tel. 321.233.1221  
 www.zsgengineering.com



# 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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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