



## CITIZEN PARTICIPATION PLAN REPORT

Applicant should follow established Citizen Participation Plan as specified in §172.012 CITIZEN PARTICIPATION PLANS.

### CASE DETAILS

|                               |                                       |
|-------------------------------|---------------------------------------|
| Applicant Name:               | <del>XXXXXXXXXX</del> Marina martinez |
| Project Name:                 | Martinez Gum                          |
| Case Type:                    | Special Conditions Permit             |
| Case Description:             | SCP for operation of Boxing Club      |
| Intended Month of Submission: | January                               |

### INFORMATION ON THE CITIZEN PARTICIPATION PLAN MEETING

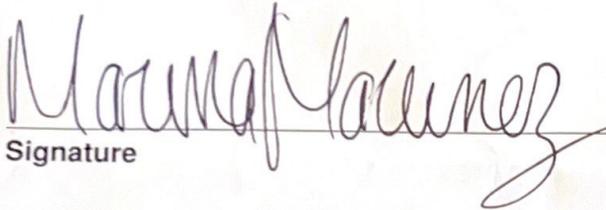
|                              |   |
|------------------------------|---|
| Notice to the Public (Date): | 12/19/24                                  |
| Date CPP was Held:           | 12/27/24                                  |
| Location of the Meeting:     | Palm Bay Public Library 1520 Port Malabar |
| Number of Attendees:         | 0   |



**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.**

  
Signature

Marina Martinez  
Typed Name and Title

January 2, 2025  
Date



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 |
|----------|------------|--|
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LIST OF ATTENDEES

| Number | Name of attendee | Number | Name of attendee |
|--------|------------------|--------|------------------|
| 1.     |                  | 2.     |                  |
| 3.     |                  | 4.     |                  |
| 5.     |                  | 6.     |                  |
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| 49.    |                  | 50.    |                  |



# NOTICE OF CITIZEN PARTICIPATION MEETING

**APPLICANT:** Marina Martinez

**PROPERTY ADDRESS:** 3565 Jupiter Blvd SE Ste 2 & 3 Palm Bay FL 32909

**REQUEST:** Conditional Use to Operate a Boxing Gym

Dear Resident, Property Owner, or Interested Party:

Marina Martinez, owner of Martinez Gym, intends to file an application for Conditional Use to operate a boxing gym from the property located at 3565 Jupiter Blvd SE. This location currently operates as a law office. The total acreage is 2.12 for the property with Martinez Gym proposed to be 2,266 sq ft. The future land designation is commercial, with a zoning designation of neighborhood commercial. Gyms and fitness centers are a conditional use in this zoning district.

Pursuant to section 172.012(B)(1) of the Land Development Code, every application for development which requires a public hearing must include a citizen participation plan and report.

Please allow this correspondence to serve as notice of a Citizen Participation Meeting scheduled for the following date, time, and location:

**Friday, December 27, 2024**

**9:30 am**

**Palm Bay Public Library**

**1520 Port Malabar Blvd NE**

**Palm Bay FL 32905**

Any interested parties are encouraged to attend this meeting to discuss the proposed application, actively participate in the town's development procedures and provide public comments.

Sincerely,

Marina Martinez

# Martinez Gym Concept Plan

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## 1. Vision & Mission

- **Vision:** To become a community hub for fitness, empowerment, and personal growth, where people of all abilities and backgrounds can experience the transformative power of boxing.
  - **Mission:** To provide accessible and high-quality boxing programs for individuals of all ages and abilities, focusing on fitness, self-defense, mental resilience, and community building. We believe that boxing is not just a sport, but a tool for personal development, empowerment, and positive change.
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## 2. Target Audience & Programs

### A. Special Needs Boxing Classes

- **Goal:** Empower individuals with special needs through boxing training, offering an inclusive environment where physical, mental, and emotional development can flourish.
- **Key Features:**
  - Adaptive techniques and equipment.
  - Focus on motor skills, coordination, social interaction, and self-confidence.
  - Tailored to the unique needs of each individual, with one-on-one or small group instruction.
  - Emphasis on positive reinforcement, mental clarity, and physical fitness.
  - Integration of caregivers and families into the gym environment for added support.
- **Age Range:** All ages, with individual assessments for different levels of ability.

### B. Free Youth Boxing & Fitness Classes

- **Goal:** Provide youth with the tools to stay active, build discipline, and grow through the sport of boxing, all while learning the importance of physical fitness, teamwork, and resilience.
- **Key Features:**
  - Free classes to ensure accessibility for all youth, especially in underprivileged areas.
  - Focus on foundational boxing skills, agility, strength, and fitness.
  - Mentorship and positive role models from experienced boxers and coaches.
  - Fun and interactive activities that teach boxing basics while promoting fitness and self-discipline.
  - Community engagement through tournaments or “Fight Nights” to showcase progress and celebrate achievements.

- **Age Range:** 7-17 years old.

### C. Adult Boxing, Self-Defense, and Healthy Lifestyles Classes

- **Goal:** Equip adults with self-defense skills, physical fitness, and the mental fortitude to live healthier, more active lifestyles.
  - **Key Features:**
    - **Boxing for Fitness:** High-energy group classes focused on improving cardiovascular health, strength, endurance, and stress relief.
    - **Self-Defense Training:** Practical techniques for personal safety, including situational awareness, striking, and defensive moves.
    - **Healthy Lifestyle Workshops:** Classes on nutrition, mindfulness, and overall wellness.
    - Community-building events such as wellness challenges, social workouts, and group fitness classes.
    - Options for beginners, intermediate, and advanced boxers.
  - **Age Range:** 18+ years.
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## 3. Facility Design & Layout

- **Boxing Ring Area:** Central to the gym, with a professional-size boxing ring that can be used for training, events, and exhibitions.
  - **Training Zones:**
    - **Boxing Training Area:** Includes punching bags, speed bags, heavy bags, and shadow boxing zones. Focused on high-intensity workouts, drills, and technique.
    - **Fitness and Strength Zone:** For circuit training, functional fitness, and bodyweight exercises. Includes free weights, kettlebells, and resistance bands.
    - **Youth Corner:** A designated space for youth classes, with age-appropriate equipment (lighter bags, agility ladders, fun drills).
    - **Special Needs Zone:** A quiet, sensory-friendly area with adaptive equipment and space for focused, individualized training.
  - **Classroom/Wellness Space:** For group classes, workshops, and seminars on nutrition, mental wellness, and health education.
  - **Community Lounge Area:** A place where members can socialize, relax, and interact after classes. This fosters a sense of community and belonging.
  - **Locker Rooms:** With accessible amenities and a clean, comfortable environment.
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## 4. Staffing & Training

- **Experienced Coaches:** Certified boxing coaches with experience in training all age groups, fitness levels, and abilities. A special focus on coaches trained in adaptive sports for special needs classes.

- **Support Staff:** Trainers with backgrounds in self-defense, fitness, youth coaching, and wellness.
  - **Community Engagement Team:** Volunteers and mentors from the local area who can act as role models for youth and provide additional support to special needs clients.
  - **Ongoing Education:** Staff will undergo regular training on adaptive coaching, de-escalation techniques, and the latest fitness trends to ensure they provide the highest standard of service.
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## 5. Marketing & Community Outreach

- **Brand Identity:**
    - Use a logo and color scheme that conveys strength, community, and inclusivity.
    - Create a strong social media presence, sharing success stories, testimonials, and training tips.
    - Promote the gym as a welcoming place for all abilities and backgrounds, showcasing diverse members.
  - **Programs and Events:**
    - Host community events such as free youth boxing clinics, health fairs, and self-defense workshops.
    - Organize amateur boxing tournaments or showcases for youth and adults.
    - Offer periodic open houses and trial classes to bring new members into the gym.
  - **Partnerships:**
    - Partner with local schools, community organizations, and businesses to provide outreach and create awareness of your free youth classes and special needs programs.
    - Collaborate with local health providers to promote overall wellness.
  - **Membership Tiers:**
    - Offer different membership levels: Pay-as-you-go, monthly, and annual subscriptions.
    - Provide family or group discounts, especially for families with special needs members or multiple children involved in youth programs.
    - Offer financial assistance or scholarships for underprivileged families to access free youth boxing classes.
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## 6. Budget & Funding

- **Initial Setup Costs:** Gym equipment (boxing rings, bags, weights, special needs adaptive equipment), renovations for accessibility, and marketing materials.
- **Revenue Streams:**
  - Membership fees.
  - Private coaching and personal training sessions.
  - Fundraising through community events.

- Merchandise sales (gym apparel, equipment).
  - Donations or grants for community outreach programs.
  - **Funding Strategy:**
    - Apply for grants that support fitness, youth programs, and special needs initiatives.
    - Host fundraising events such as charity boxing tournaments or fun runs.
    - Crowdfunding campaigns or local business sponsorships.
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## 7. Success Metrics

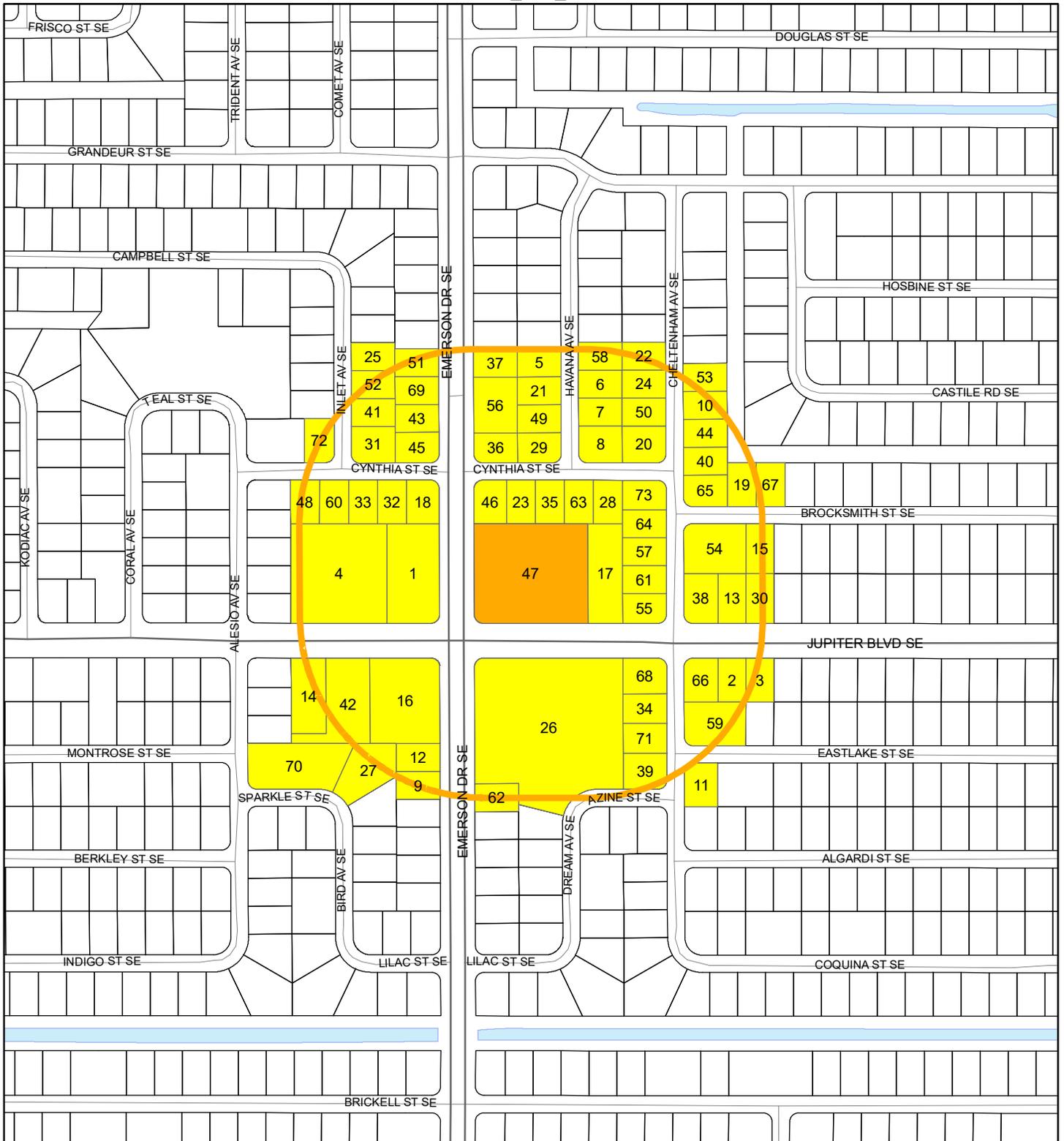
- **Retention Rates:** Track how many members renew their memberships, especially for free youth programs and special needs classes.
  - **Community Impact:** Measure the number of youth served, positive feedback from parents and caregivers, and any progress in the well-being of participants.
  - **Health and Fitness Outcomes:** Evaluate improvements in fitness levels, boxing technique, and self-defense capabilities.
  - **Growth & Reach:** Measure the number of new sign-ups, social media engagement, and the gym's visibility in the community.
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## Conclusion

Martinez Gym's concept focuses on inclusivity, community, and personal growth through boxing. With programs catering to special needs, free youth classes, and adult fitness/self-defense, your gym can serve as a cornerstone of empowerment, health, and connection for everyone in your community.

# RADIUS MAP

M & R UNITED INC  
Christina\_Hall\_2923467



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: 1/6/2025

-  Buffer
-  Subject Property
-  Notify Property
-  Parcels