



CITIZEN PARTICIPATION REPORT

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

CASE DETAILS

Applicant Name	SUNRISE PLAZA ENTERPRISE, INC.
Project Name	EMERSON PLAZA
Case Type	CONDITIONAL USE APPLICATION
Case Description	APPLICATION FOR SHOPS AND GAS STATION
Intended Month of Submission	JULY OR AUGUST 2023

INFORMATION ON THE CITIZEN PARTICIPATION MEETING

Notice to the Public (Date)	MAY 26, 2023
Date of CPP	JUNE 5, 2023
Location of the Meeting	HOLIDAY INN EXPRESS 1206 SE MALABAR RD, PALM BAY, FL 32907
Number of Attendees	30-35

[illegible]

Richard Franzblau LLC

ATTORNEY AT LAW

*Admitted in
DC, FL, NJ, NY & PA

3505 Lake Lynda Drive, Suite 200
Orlando, FL 32817
rick@franzblauesq.com

Richard D. Franzblau*

Tel: (407) 595-1826

Fax: (321) 413-0300

June 12, 2023

Land Development
City of Palm Bay
190 Malabar Road SE
Palm Bay, Florida 32907
landdevelopmentweb@palmbayflorida.org

Attn: Director of Growth Management

re: Prospective Conditional Use Application by Sunrise Plaza Enterprise, Inc.
for Commercial Plaza at SW intersection of Emerson Drive and Glencove Road

Dear Director:

On Monday June 5, 2023, starting at 6:00 pm at the Holiday Inn Express located at 1206 Malabar Road SE, Palm Bay, FL, the Citizen Participation Plan meeting took place. for the prospective commercial plaza at SW intersection of Emerson Drive and Glencove Road Attached to this report is a copy of the notice of the meeting sent to all citizens or residents within a 500' radius of the proposed commercial center, as required by the City of Palm Bay. A copy was also sent to you by e-mail.

On behalf of the developer, Nazim Ali, the principal of Sunrise Plaza Enterprise, Inc., Bruce Taylor, Project Engineer, and myself, as counsel, all were present to explain the project and respond to the questions and concerns of the individuals attending the meeting. There were approximately 40 people in attendance for the entire duration of the meeting (A sign in sheet was circulated so that we could continue to communicate with the attendees). Citizens attending the meeting included homeowners and residents from the immediate radius of the prospective development and beyond. Additionally, the president of the local homeowner's association attended the Citizen Participation Plan meeting.

Substance of Concerns, Issues and Problems Expressed During the Process

The mailing sent to the recipients included renderings which displayed the commercial center as having a number of fast-food shops, a convenience store and a gas station with eight gasoline pumps. Although the renderings included in the mailing were only ideas for the commercial center, a number of residents expressed concerns about safety and crime, if a gas station and convenience store were to be developed at the site in question. The following issues were raised with respect to the commercial center:

Director of Growth Management
Page 2 of 2
June 11, 2023

- Concern over any potential increase in criminal activity and undesirable elements being attracted to the neighborhood;
- An unwanted increase in vehicular traffic and commensurate increase in traffic jams, vehicle and pedestrian incidents;
- A feared decrease in real property values.
- several citizens expressed concern that the center would become a hangout for teen-agers and become a locus for taking or selling illegal drugs.

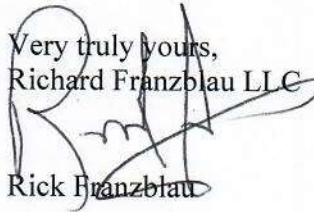
Also requests were made for traffic surveys and crime studies.

The President of the local homeowner's association stated that a proposed development in the same vicinity had been withdrawn due to the lack of a "connector". She asked if that issue had now been resolved. No one present knew the answer.

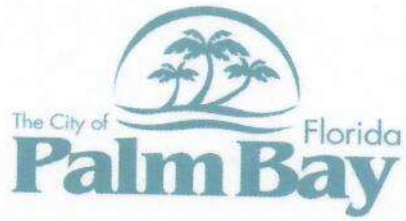
How the Applicant plans to address the Concerns, Issues and Problems Expressed During the Process

Mr. Ali, the President of Sunrise Plaza Enterprise, Inc. explained to the people in attendance that the renderings included in the mailing were only illustrative concepts, and no final decisions had been made regarding the tenant mix at the center. He stated that the center did not have to be all retail fast-food units and that he will proactively seek to include medical offices and other commercial tenants, such as real estate and/ or insurance agents. Additionally, he indicated that surveys, if needed, could be conducted for traffic impact, noise and criminal activity.

A number of those present expressed appreciation to Mr. Ali for his willingness to work with local residents to address their concerns and to avoid problems at the site in order to be a good neighbor.

Very truly yours,
Richard Franzblau LLC

Rick Franzblau

cc: Sunrise Plaza Enterprise, Inc.
Bruce Taylor



LIST OF ATTENDEES

Number	Name of attendee	Number	Name of attendee
1.	SEE ATTACHED SIGN-IN SHEET	2.	
3.		4.	
5.		6.	
7.		8.	
9.		10.	
11.		12.	
13.		14.	
15.		16.	
17.		18.	
19.		20.	
21.		22.	
23.		24.	
25.		26.	
27.		28.	
29.		30.	
31.		32.	
33.		34.	
35.		36.	

NAME +

CONTACT INFO

Richard & Mary Webster	1373 Glencove Ave NW
Erica & Tom Graver	1437 Glencove Ave NW
PAUL & ALANA MARTIN	NAPANEE ST NW
Gerard & JoAnn Perez	321-302-5704 1401 Kaslo Circle NW Palm Bay FL 32909
Cindy Alba	1289 Glencove Ave NW
Bob & Suzanne Kurz	1463 JASPER AVE NW
SANDY McDONALD	1413 Glencove NW
Marcos Rob-Mc	1419 Kaslo Cir NW
Cheryl Roberts	1419 Kaslo Cir NW
Wes & Glanda JANTON	1407 Kaslo Cir NW
Joanne Maciejewski	1454 Napanee St NW
Becky Snorn	1140 Ipswich St NW
Carmine FERRARO	4265 QUEWICK RD COLOGNE, TX 75927
Arlene McCann	1452 Jasper Ave NW
Clint McCann	1452 Jasper Ave NW
Mona & John Stukonis	1537 Napanee St NW
Maria Mornin	1422 Kaslo Circle NW
PAT IZZIE R. TIGLAW	321 984-0938
Dominic Young	(321) 480-4850
Heidi Mullis	1429 Kaslo Cir NW
Denise Valcin	321-223-3999 - R2scholarships@gmail.com
TOM GRAVER PRESIDENT NEIGHBORHOOD ASSOCIATION	TOMGRAVER1437@GMAIL.COM



**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, **NAZIM ALI, PRESIDENT, SUNRISE PLAZA ENTERPRISE, INC.**

Date: _____

June 25, 2023

CITIZEN PARTICIPATION PLAN

Date: March 28, 2023

Applicant: Sunrise Plaza Enterprise, Inc.

Development: A Conditional Use approval to allow a planned commercial development

Site: PORT MALABAR UNIT 44 PART OF TRACT I

The following information reflects the plan of the Applicant to notify interested parties of its pending application with the City of Palm Bay for the proposed development of this site, as described above; and to facilitate an open dialogue with such parties and attempt to address their concerns.

Persons Notified Directly: Method:

All persons or businesses residing within a 500' radius of the corners of the property (as provided by the Brevard County Property Appraisers office) will be notified of the meeting by mail of the application for development. (See Attachment "A" for the complete list of property owners to be notified),

Public Meetings:

- One public meeting will be held, as scheduled below, where current copies of the proposed site plan will be made available to the attending public.
 - May 15, 2023 8:00 pm @ Quality Inn 890 Palm Bay Rd, Palm Bay, FL 32905
- A 500' radius list of property owners will be used for mail delivery of the meeting announcement. This notice will be mailed on May 1, 2023 to the list of property owners. A copy of this notification is attached, see Attachment "B". (See Attachment "A" for the complete list of notified property owners).
- The Director of the Growth Management Department will be sent an invitation to attend the meeting.
- All attendees will be required to provide their name and mailing address, in order to be notified the attendees of any material change in the development plan.
- Minutes of the meeting will be taken outlining the attendees' comments and concerns, and a copy will be sent to the Growth Management Department.
- A report of the meeting will be provided to the Growth Management department in accordance with the ordinance.

The applicant acknowledges that upon completion of the process described above, it is required to submit a Citizen Participation Plan Report to the Growth Management Department at least five days prior to the City's first public hearing or final administrative review.

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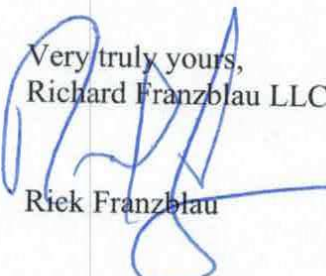
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cc: Sunrise Plaza Enterprise, Inc.
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Fax: (321) 413-0300

May 24, 2023

FIRST CLASS U.S. MAIL

Notice of Citizen Informational Meeting on June 5, 2023 at 6:00 p.m.

Applicant: Sunrise Plaza Enterprise, Inc.

Project Site Address: Intersection of Emerson Road and Glencove Avenue, Palm Bay, FL

Zoning Request: Conditional Use Application for Commercial Shopping Plaza

Dear Palm Bay Citizen:

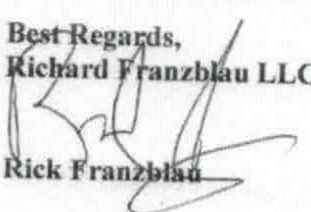
Sunrise Plaza Enterprise, Inc. ("Sunrise Plaza") will submit a conditional use application to the City of Palm Bay requesting approval for the development of a shopping plaza adjacent to the intersection of Emerson Drive NW and Glencove Avenue NW. Sunrise Plaza is inviting you to an informational meeting to discuss the zoning request, answer any questions you may have, and record any feedback you may have to offer which we will then present to City Staff, Planning and Zoning Board and City Commission as we move through the review and public hearing process for this request.

I have attached with letter, the site plan, some conceptual images of the Plaza, and additional documents for the project for your review prior to the informational meeting. We may 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 we bring appropriate information to answer any of your questions or address your concerns at the meeting. The meeting is scheduled as follows:

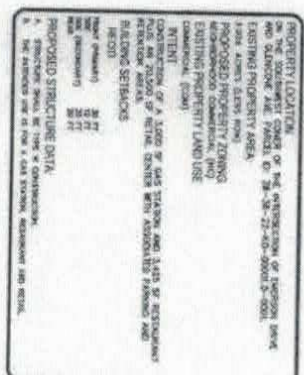
DATE: June 5, 2023
TIME: 6:00 – 7:00 p.m.
PLACE: Holiday Inn Express
1206 Malabar Road SE
Palm Bay, Florida

We hope to see you there. In the interim, please do not hesitate to contact me via email at rick@franzblauesq.com.

Best Regards,
Richard Franzblau LLC


Rick Franzblau

Enclosures

[illegible]



THE PLAZA



PLAZA SHOPS



GAS STATION STORE AND RESTAURANT



GAS STATION