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**PROOF OF PUBLICATION**

attn: Accounts Payable  
City Of Palm Bay  
120 Malabar Rd Se  
Palm Bay FL 32907-3009

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

02/22/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/22/2024

Legal Clerk

Notary, State of WI, County of Brown

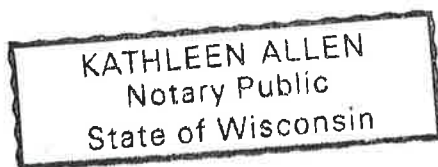
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**FINANCE**

**FEB 26 2024**

**ADMINISTRATION**

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**FEB 26 2024**

**City of Palm Bay  
Accounting Div**

**CITY OF PALM BAY, FLORIDA**

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held by the Planning and Zoning Board/Local Planning Agency on March 6, 2024, and by the City Council on March 21, 2024, both to be held at 6:00 p.m., in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida, for the purpose of considering the following case(s):

**1. \*\*V23-00001 - John J. Pechulis and Colleen Pechulis**

A Variance to allow an existing shed to encroach 5.3 feet into the 10-foot rear setback for an accessory structure, as established by Section 185.118 of the Palm Bay Code of Ordinances.

Lot 15, Block 2124, Port Malabar Unit 42, Section 27, Township 28, Range 36, Brevard County, Florida, containing approximately .22 acres. Located at the northeast corner of Camden Avenue NW and Lynbrook Street NW, specifically at 937 Camden Avenue NW

**2. \*\*FS23-00015 - DRP FL 6, LLC, Brian Clauson (BSE Consultants, Inc., Rep.)**

A Final Subdivision Plat to allow for a proposed 114-lot single-family residential subdivision to be known as Riverwood at Everlands Phase 2.

Portions of Tax Parcel 1, Section 21, Township 28, Range 36, Brevard County, Florida, containing approximately 33.42 acres. Located in the vicinity east of St. Johns Heritage Parkway NW, north of Emerson Drive NW

**3. \*\*PS23-00009 - Suresh Gupta, Klmaya, LLC (Jake Wise, P.E., Construction Engineering Group, LLC, Rep.)**

A Preliminary Subdivision Plan to allow for a proposed 14-lot commercial subdivision to be known as Palm Bay Pointe East.

Portions of Lots 12 through 21, Cape Kennedy Groves Unit 9, Section 10, Township 30, Range 37 along with portions of Tracts 500, 501, and 752, Section 3, Township 30, Range 37, Brevard County, Florida, containing approximately 42.95 acres. Located east of and adjacent to Babcock Street SE, north and south of St. Johns Heritage Parkway SE

**4. \*\*PS23-00011 - Vishal Gupta, Klmaya, LLC (Jake Wise, P.E., Construction Engineering Group, LLC, Rep.)**

A Preliminary Subdivision Plan to allow for a mixed-use subdivision containing 668 multiple-family residential units and 16 commercial parcels to be known as Palm Bay Pointe West.

Tax Parcels 1, 500, 4, 750, 751, and 5, along with Tracts SM-2 and OS1 of Waterstone Plat One P.U.D., all in Sections 3 and 4, Township 30, Range 37, Brevard County, Florida, containing approximately 84.75 acres. Located west of and adjacent to Babcock Street SE, north and south of St. Johns Heritage Parkway SE

**5. T24-00002 - City of Palm Bay (Growth Management Department)**

A Textual Amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, Section 185.044, Highway Commercial District (HC), removing restrictions on permitted uses pertaining to the Bayfront Community Redevelopment District.

**\*\*Indicates** quasi-judicial request(s).

If an individual decides to appeal any decision made by the Planning and Zoning Board/Local Planning Agency or the City Council with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim.

Please contact the Palm Bay Land Development Division at (321) 733-3041 should you have any questions regarding the referenced cases.

Chandra Powell  
Planning Specialist



Florida

PO Box 631244 Cincinnati, OH 45263-1244

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Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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KATHLEEN ALLEN  
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**FINANCE**

**FEB 26 2024**

**ADMINISTRATION**

Ad#9865539 2/22/2024

**CITY OF PALM BAY, FLORIDA  
NOTICE OF PUBLIC HEARING**

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1. **\*\*CU23-00017 - Sunshine Petro, Inc., Summit Shah, President (Carmine Ferraro, President, Crossover Commercial Group, Inc., Rep.)**

A Conditional Use to allow retail automotive gas/fuel sales in a CC, Community Commercial District, in accordance with Section 185.043(D) (3) of the Palm Bay Code of Ordinances.

Tax Parcel 603, Section 15, Township 29, Range 37, Brevard County, Florida, containing approximately 1.5 acres. Located at the northeast corner of the intersection at Babcock Street SE and Valkaria Road

**\*\*Indicates quasi-judicial request(s).**

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