



STEPHEN LUIS (“Steve”) CONTEAGÜERO

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DIRECT DIAL:  
(561) 227-4586

FAX NUMBER:  
(561) 982-7116

August 22, 2023

**CITIZEN PARTICIPATION REPORT**

Richard Pribell, Joyce Lochan-Pribell  
1855 Port Malabar Blvd NE, Parcel ID 28-37-26-00-756  
Conditional Use Approval Request: Construction of dock and slip.

Pursuant to §169.005(C)(1), City of Palm Bay Code of Ordinances (“Code”), a Citizen Participation Plan Meeting (“Meeting”) was held on August 18, 2023 at 6:00pm at the home of Richard Pribell and Joyce Lochan-Pribell, 1803 Port Malabar Blvd NE, Palm Bay, Florida 32905.

The documentation required by §169.005(D) of the Code is attached hereto in three Exhibits: Exhibit A, the Meeting notice and the mailing list produced by Brevard County; Exhibit B, the sign-in sheet for the Meeting; and Exhibit C, the materials distributed or presented at the Meeting.

Thirteen residents attended the meeting. Mr. Pribell explained that the dock is a conditional use because the parcel is zoned Floodway Conservation. A printed dock construction plan was made available for review. This plan was also projected on a large screen TV. An aerial of the affected parcel from the Brevard County Property Appraiser was also projected on the large screen TV.

Residents asked if the proposed dock would be used for commercial purposes. Mr. Pribell clarified that it was for residential use. One resident asked if a neighboring property owners association had received written notice. I advised that Mr. Pribell relied on a 500-foot radius list prepared by Brevard County for the Meeting notice. Another resident asked whether the proposed dock might create a “jetty effect” at the nearby overpass. Mr. Pribell advised that the plans had been reviewed by

the Department of Environmental Protection, the St. Johns River Water Management District, and the U.S. Army Corps of Engineers. At least one resident asked the length of the dock, and another resident asked for the distance the dock would extend perpendicularly into Turkey Creek. Mr. Pribell's answers were 28 feet, and 16 feet, respectively. All issues discussed were resolved during the meeting.

If you have any questions, feel free to contact me.

Respectfully,

/s/ Stephen L. Conteagüero  
Stephen L. Conteagüero, Esq.  
For the firm



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August 9, 2023

**Notice of Citizen Informational Meeting**

Applicants: Richard Pribell, Joyce Lochan-Pribell

Project Site Address: 1855 Port Malabar Blvd NE, Parcel ID 28-37-26-00-756

Conditional Use Approval Request: Construction of dock and slip.

Dear Neighbor,

This firm has submitted an application for a conditional use approval of the construction of a dock and boat slip. In the attached overhead view, the parcel on which the dock is to be constructed is marked "1855".

You are invited to attend an informational meeting, pursuant to City of Palm Bay Code of Ordinances § 169.005, to discuss this application, answer any questions that you may have, and provide any feedback you may have to offer. We will then present your feedback to the City Staff, the planning and Zoning Board, and City Commission as we move through the review process for our requests.

DATE: Friday, August 18, 2023

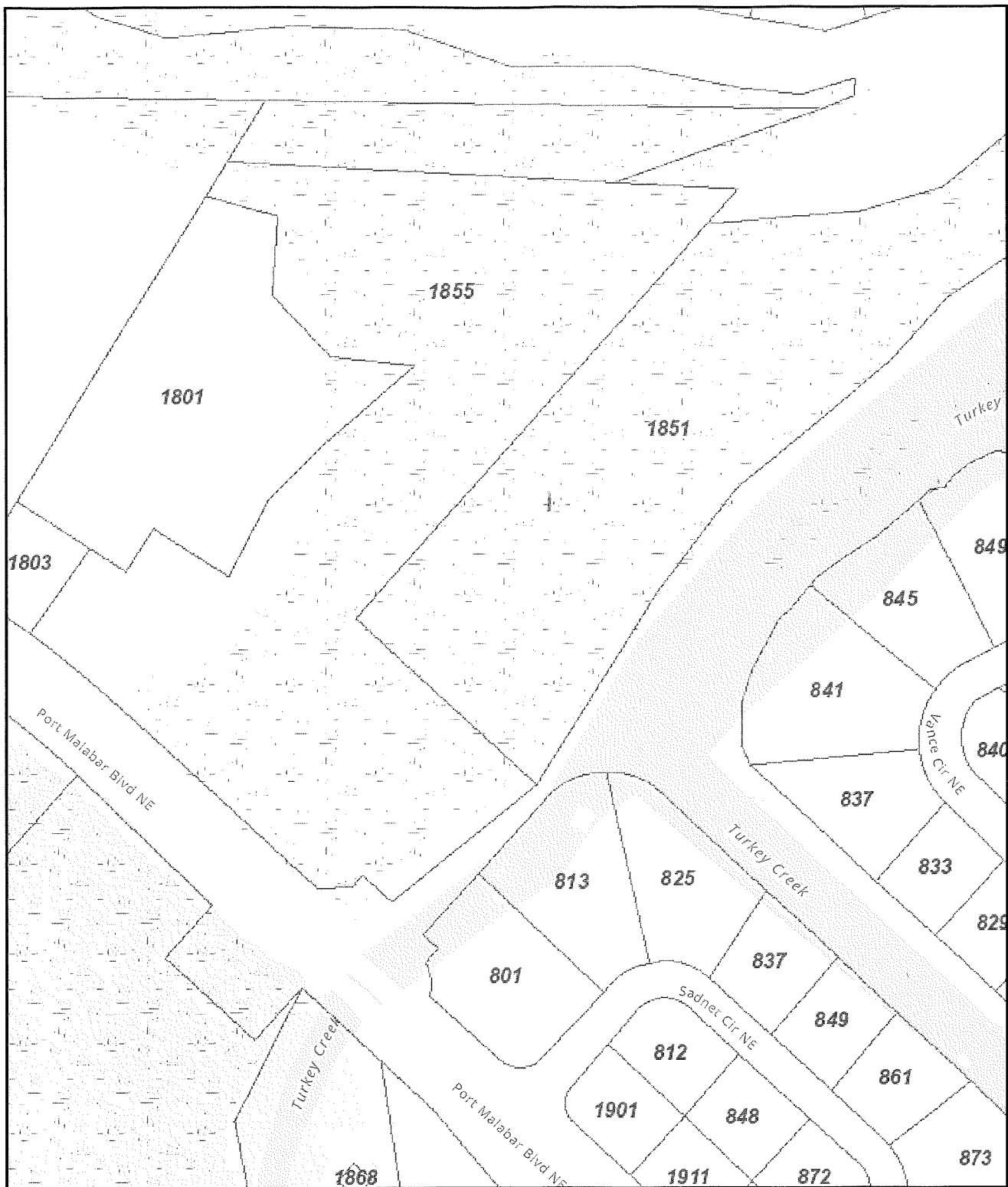
TIME: 6:00PM

PLACE: Pribell Residence, 1803 Port Malabar Blvd NE

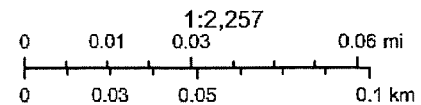
We hope to see you there.  
Respectfully,

/s/ Stephen L. Conteagüero  
Stephen L. Conteagüero, Esq.  
For the firm

# ArcGIS Web Map



8/3/2023, 12:27:19 PM



HTE Addresses

Parcels

City Limits

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ArcGIS Web AppBuilder

Esri Community Maps Contributors, Brevard County, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census

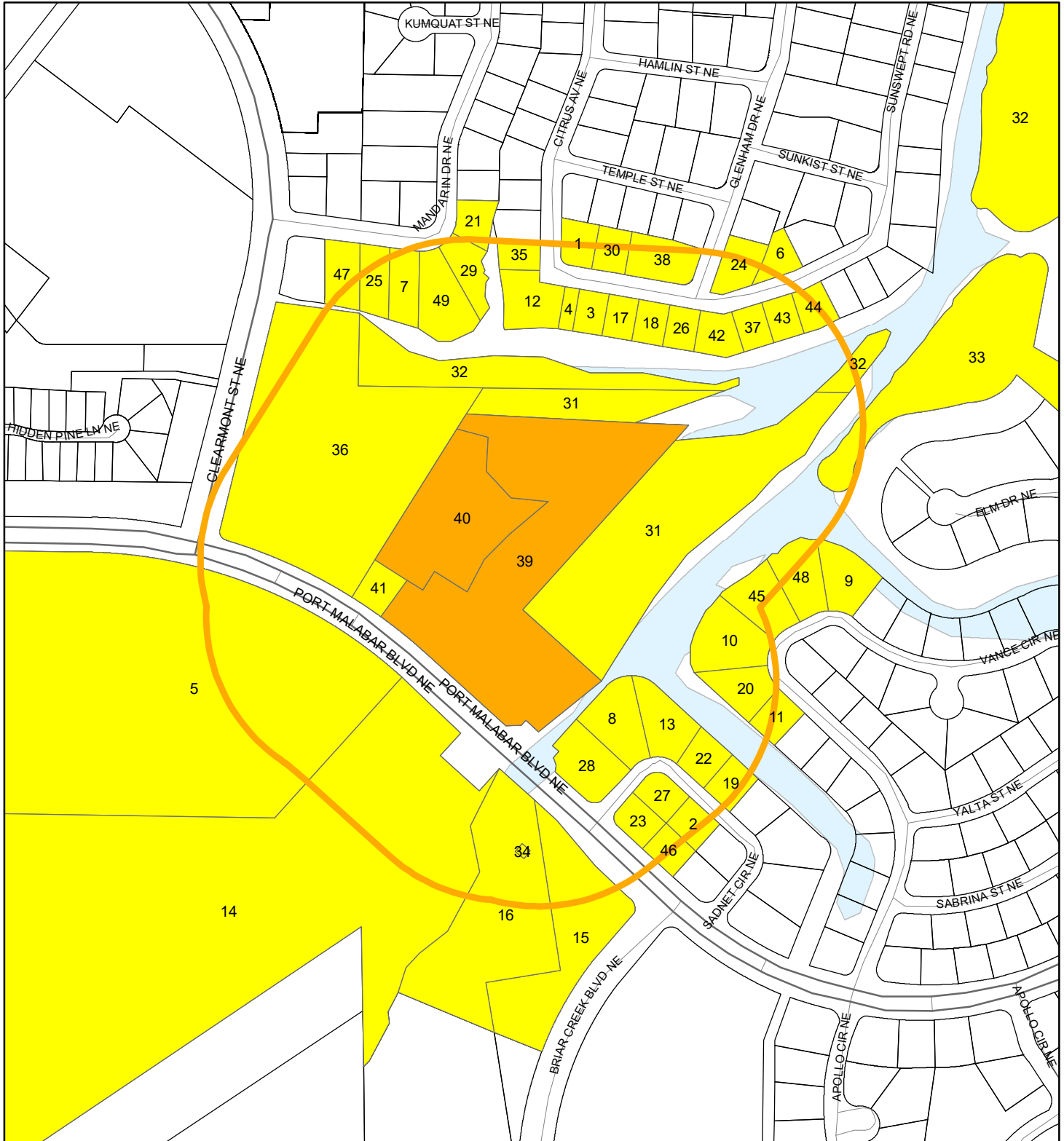
EXHIBIT A



# RADIUS MAP

PRIBELL, RICHARD

pribel2500



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: 2/9/2022

- Buffer
- Subject Property
- Notify Property
- Parcels

PRIBELL, Rick

ACQUAVIVA GAGNE', CARLY A  
931 CITRUS AVE NE  
PALM BAY FL 32905-4841

AMATRUDI, CHARITY LEE  
848 SADNET NE CIR NE  
PALM BAY FL 32905-5414

ANGELA BONARRIGO REVOCABLE TRUST  
835 SUNSWEPT RD NE  
PALM BAY FL 32905-4825

ANGELA BONARRIGO REVOCABLE TRUST  
835 SUNSWEPT NE RD NE  
PALM BAY FL 32905-4825

BREWER, CHET A  
BREWER, CAROL J  
963 HUTCHINS SE ST SE  
PALM BAY FL 32909-4544

CAPRITTA, THOMAS A  
CAPRITTA, MICHELE M  
921 MANDARIN DR NE  
PALM BAY FL 32905-

COTTON, STEPHEN D  
COTTON, ROSITA D  
813 SADNET CIR NE  
PALM BAY FL 32905-

DAVID AYERS REVOCABLE LIVING  
TRUST  
853 VANCE CIR NE  
PALM BAY FL 32905-5415

DAVIS, PAUL B  
DAVIS, MARY L LIFE ESTATE  
841 VANCE CIR NE  
PALM BAY FL 32905-

DEVET, JAMES F  
DEVET, SUSAN M  
833 VANCE CIR NE  
PALM BAY FL 32905-5415

DOGAER, NINA M  
902 CITRUS AVE NE  
PALM BAY FL 32905-

FAGAN, MICHAEL  
FAGAN, ANA MARIE  
825 SADNET CIRCLE NE  
PALM BAY FL 32905-

FLORIDA AUDUBON SOCIETY INC  
1101 AUDUBON WAY  
MAITLAND FL 32751-

FLORIDA, STATE OF (IITF)  
3900 COMMONWEALTH BLVD, STOP 108  
C/O DEP, DIVISION OF STATELANDS  
TALLAHASSEE FL 32399-6575

FORRY, DAVID L  
FORRY, DEBRA L  
865 SUNSWEPT RD NE  
PALM BAY FL 32905-

FULLER, TIM  
FULLER, MARCY HARTLE  
895 SUNSWEPT NE RD NE  
PALM BAY FL 32905-4825

HILE, GLORIA  
HILE, RICHARD  
849 SADNET CIR NE  
PALM BAY FL 32905-

HINTON, DAVID P  
HINTON, ELLYN R  
837 VANCE CIR NE  
PALM BAY FL 32905-

HOWELL, GLENN  
CONWAY, ERIN  
981 MANDARIN NE DR NE  
PALM BAY FL 32905-4732

JENNETTE, JACQUELINE F  
837 SADNET CIR NE  
PALM BAY FL 32905-

JOHNSON, FAITH  
1901 PORT MALABAR NE BLVD NE  
PALM BAY FL 32905-5405

LARSON, RICHARD  
LARSON, MARY  
905 GLENHAM DR NE  
PALM BAY FL 32905-4809

LIGHT, JAPHETH JAMES  
LIGHT, MONICA MULLIS  
901 MANDARIN DR NE  
PALM BAY FL 32905-

LUDEMAN, CHRISTOPHER  
LUDEMAN, KAREN A CO-TRUSTEES  
911 SUNSWEPT RD NE  
PALM BAY FL 32905-

MAHONEY, LYNN ATKINSON  
812 SADNET CIR NE  
PALM BAY FL 32905-5414

MOULTON, JOHN M  
MOULTON, KYONGSIL  
801 SADNET CIRCLE NE  
PALM BAY FL 32905-

NARAKORN FAMILY TRUST  
961 MANDARIN DR NE  
PALM BAY FL 32905-4732

NEUMANN, HILLAR, JR  
NEUMANN, FRANCES  
836 SUNSWEPT RD NE  
PALM BAY FL 32905-4824

PALM BAY, CITY OF  
120 MALABAR RD SE  
PALM BAY FL 32907-

PALM BAY, CITY OF  
120 MALABAR RD SE  
PALM BAY FL 32909-

PALM BAY, CITY OF  
120 MALABAR ROAD SE  
PALM BAY FL 32905-

PATRICIA A LEFFINGWELL REVOCABLE  
TRUST  
926 CITRUS AVE NE  
PALM BAY FL 32905-4842

PEACE LUTHERAN CHURCH OF PALM  
BAY INC  
1801 PORT MALABAR BLVD NE  
PALM BAY FL 32905-5438

PELKEY, ELLA LOUISE TRUSTEE  
931 SUNSWEPT RD NE  
PALM BAY FL 32905-

PERREIRA, DEREK  
PERREIRA, JERUSHA  
906 GLENHAM DR NE  
PALM BAY FL 32905-4810

PRIBELL, RICHARD  
1545 SW 4TH CIR  
BOCA RATON FL 33486-4414

PRIBELL, RICHARD  
LOCHAN-PRIBELL, JOYCE  
1545 SW 4TH CIR  
BOCA RATON FL 33486-4414

RABINE, GARY L TRUSTEE  
921 SUNSWEPT RD NE  
PALM BAY FL 32905-4820

REIS, JAMES R  
REIS, TAMARA TRUSTEES  
951 SUNSWEPT RD NE  
PALM BAY FL 32905-4820

RICHARDSON, LISA M  
845 VANCE CIR NE  
PALM BAY FL 32905-

ROSE, BEVERLY  
1911 PORT MALABAR BLVD NE  
PALM BAY FL 32905-5405

SCALISE, FRANK W  
SCALISE, ABBEY E  
881 MANDARIN DR NE  
PALM BAY FL 32905-4700

SELVAG, TROND I  
SELVAG, LENA MORI  
849 VANCE CIR NE  
PALM BAY FL 32905-

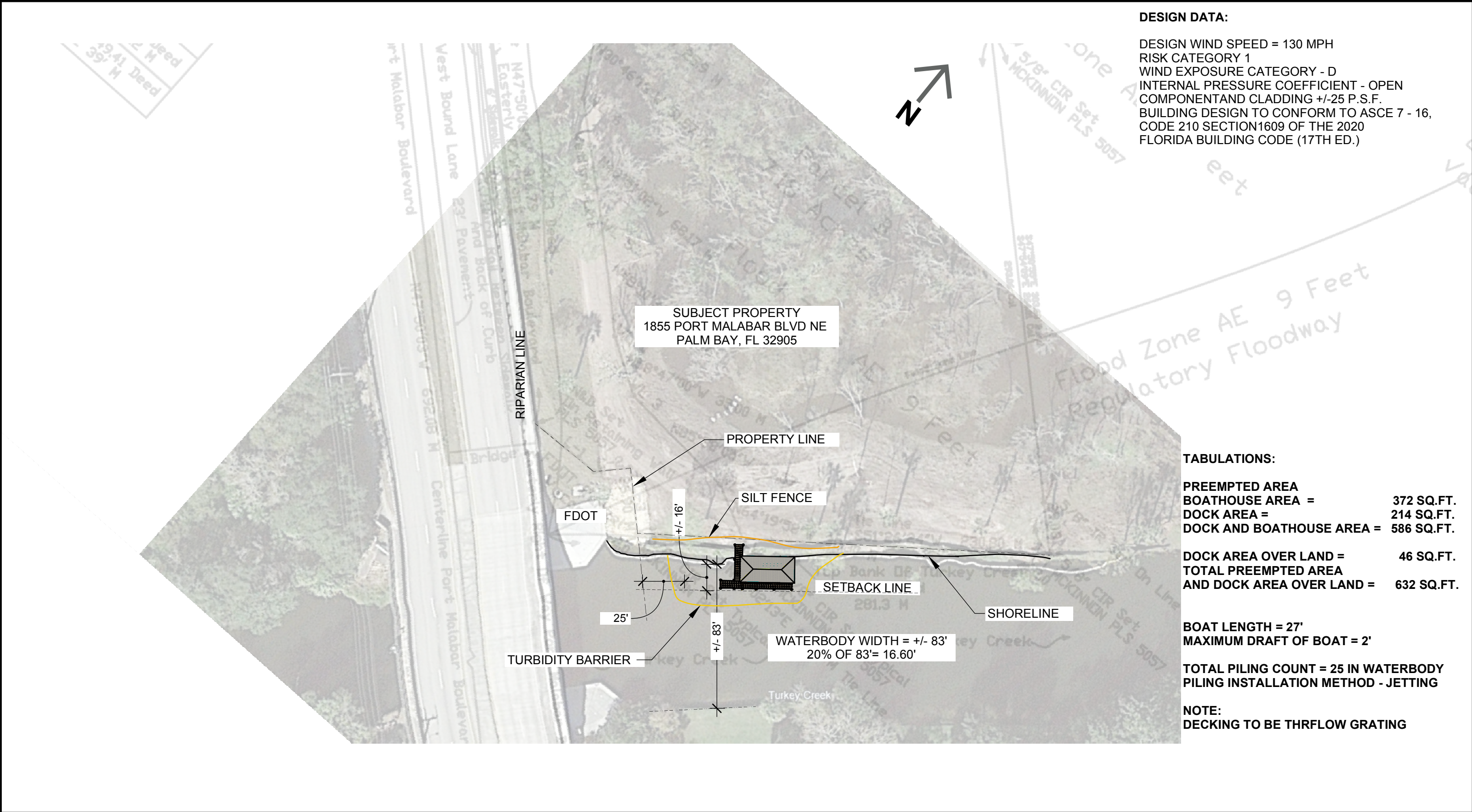
URBAN, MARK J  
TORREABLA, MICHELLE  
700 BROOKSIDE DR  
INDIALANTIC FL 32903-3603



**SIGN- IN SHEET**

		phone	Email Address
Number	Name of attendee	Number	Name of attendee
	HENRY MORIN	321-725-9234	
	LISA RICHARDSON	henryoga@yahoo.com	
	CHRIS LUDENMAN	PRICETZ71@AOL.COM	
	Gl. Johnson	CHRISLUDENMAN@GMAIL.COM	
	Sandi Finch	nanjoh99@gmail.com	
	Jim Finch	Sandimfinch@gmail.com	
	Rosita Cotton	"	
	Stephen Cotton	rosita@yourfeg.com	
	ANA FAGAN	cotton88@cfl.rr.com.	
	MICHAEL FAGAN	AFAGAN1962@GMAIL.COM	
	KAREN LUDENMAN	k-ludeman@hotmail.com	
	Erin Conway	ehconway123@gmail.com	
	Glenn Howell	g-howell@comcast.net	





DESIGN DATA:


DESIGN WIND SPEED = 130 MPH  
RISK CATEGORY 1  
WIND EXPOSURE CATEGORY - D  
INTERNAL PRESSURE COEFFICIENT - OPEN  
COMPONENT AND CLADDING +/-25 P.S.F.  
BUILDING DESIGN TO CONFORM TO ASCE 7 - 16,  
CODE 210 SECTION 1609 OF THE 2020  
FLORIDA BUILDING CODE (17TH ED.)

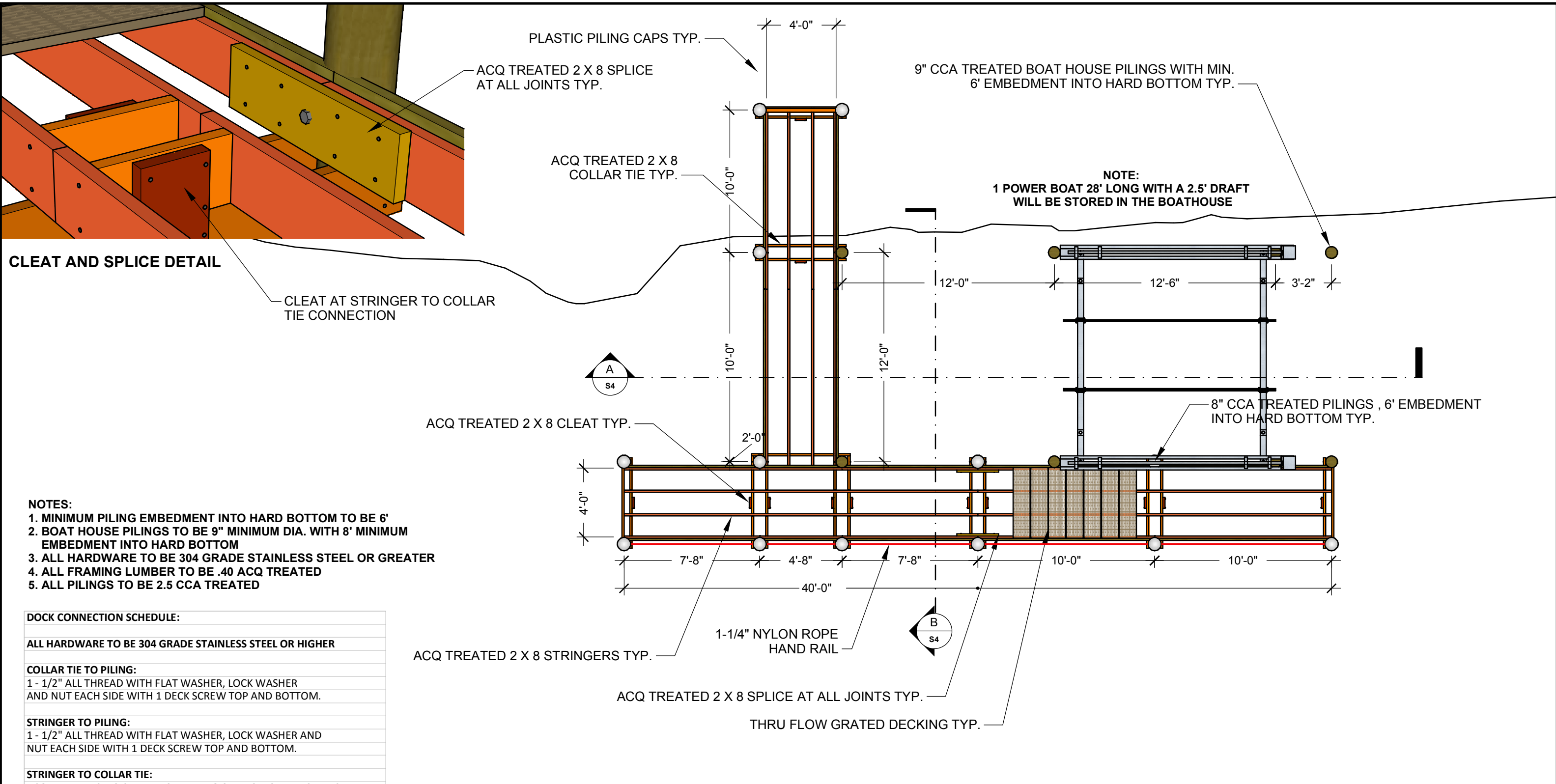
TABULATIONS:

PREEMPTED AREA  
BOATHOUSE AREA = 372 SQ.FT.  
DOCK AREA = 214 SQ.FT.  
DOCK AND BOATHOUSE AREA = 586 SQ.FT.  
  
DOCK AREA OVER LAND = 46 SQ.FT.  
TOTAL PREEMPTED AREA  
AND DOCK AREA OVER LAND = 632 SQ.FT.

BOAT LENGTH = 27'  
MAXIMUM DRAFT OF BOAT = 2'  
  
TOTAL PILING COUNT = 25 IN WATERBODY  
PILING INSTALLATION METHOD - JETTING

NOTE:  
DECKING TO BE THRFLOW GRATING

<div><h1>Continental Associates, Inc.</h1><p>Authorized dealer for</p><div>Docks    Neptune Boat Lifts    Seawalls</div><p>772-913-2520</p><p>doug@continentalassoc.com</p><p>State License No. CBC014130</p><p>P.O. BOX 731953</p><p>Ormond Beach, FL 32173</p></div>	<div><p>CUSTOM DOCK FOR</p><p><b>RICHARD PRIBELL</b></p><p>1855 PORT MALABAR BLVD NE</p><p>PALM BAY FL 32905</p><p>MAILING ADDRESS:</p><p>1803 PORT MALABAR BLVD NE</p><p>PALM BAY FL 32905</p></div>	<div><p><b>Jeffrey Sanon, P.E.</b></p><p><b>Camrey, LLC</b></p><p><b>7743 Sundew Drive</b></p><p><b>Boynton Beach, FL</b></p><p><b>33437</b></p><p><b>954-410-5665</b></p><p><b>P.E. Reg. No. 70946</b></p></div>	<div><p>Digitally signed by Jeffrey M Sanon DN: c=US, o=Florida, dnQualifier=A01410D0000017F941695B000058C2A, cn=Jeffrey M Sanon Date: 2023.01.11 21:30:49 -05'00' Adobe Acrobat version: 2022.003.20310</p></div>	DATE	05/13/2022	SHEET TITLE	PLOT PLAN
				DRAWN BY	DRL		
				SCALE	1"=50'	SHEET	JOB 22-110-PRIBELL
				REVISION	11/20/22 11/20/22		



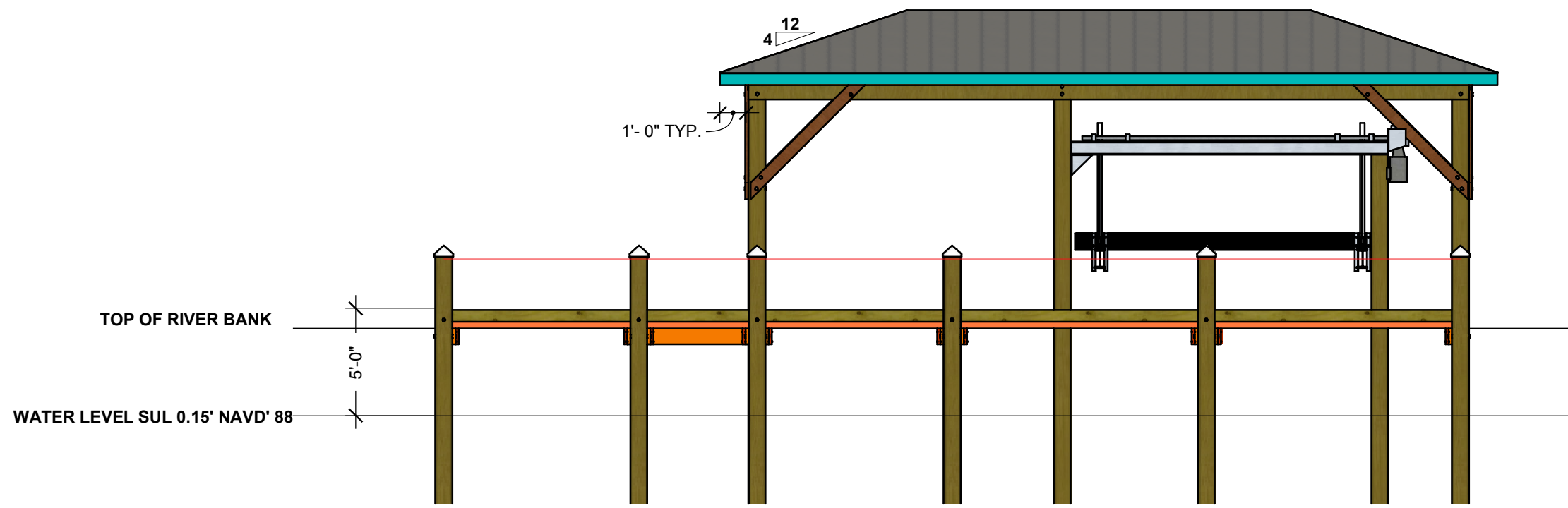
- NOTES:
- 1. MINIMUM PILING EMBEDMENT INTO HARD BOTTOM TO BE 6'
  - 2. BOAT HOUSE PILINGS TO BE 9" MINIMUM DIA. WITH 8' MINIMUM EMBEDMENT INTO HARD BOTTOM
  - 3. ALL HARDWARE TO BE 304 GRADE STAINLESS STEEL OR GREATER
  - 4. ALL FRAMING LUMBER TO BE .40 ACQ TREATED
  - 5. ALL PILINGS TO BE 2.5 CCA TREATED

DOCK CONNECTION SCHEDULE:
ALL HARDWARE TO BE 304 GRADE STAINLESS STEEL OR HIGHER
COLLAR TIE TO PILING: 1 - 1/2" ALL THREAD WITH FLAT WASHER, LOCK WASHER AND NUT EACH SIDE WITH 1 DECK SCREW TOP AND BOTTOM.
STRINGER TO PILING: 1 - 1/2" ALL THREAD WITH FLAT WASHER, LOCK WASHER AND NUT EACH SIDE WITH 1 DECK SCREW TOP AND BOTTOM.
STRINGER TO COLLAR TIE: ACQ TREATED 2 X 8 CLEAT FASTENED TO STRINGERS WITH 2 - DECK SCREWS EACH SIDE AND FASTENED WITH 4 DECK SCREWS TO COLLAR TIE
DECKING TO STRINGERS: 316 GRADE 2 1/2" X #10 STAINLESS STEEL PAN HEAD SCREWS

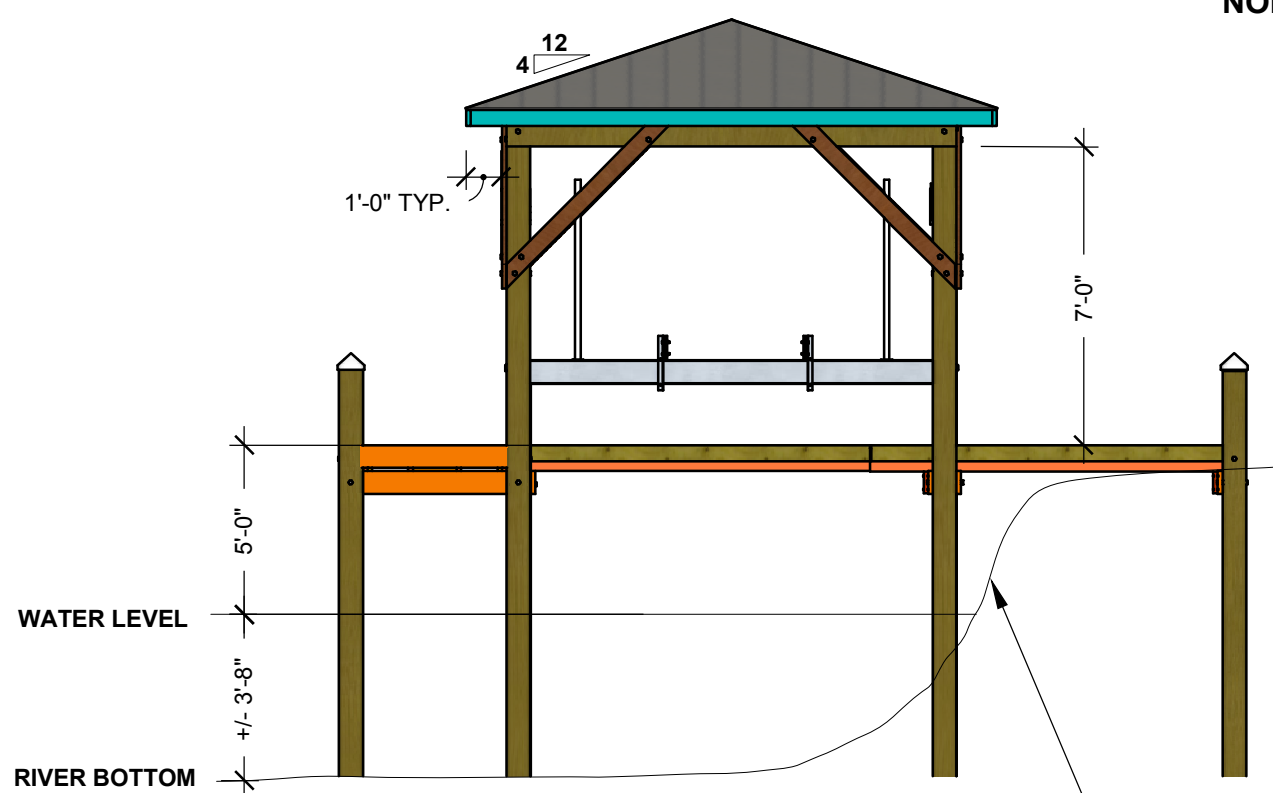
TOTAL PILING COUNT = 25 IN WATERBODY  
PILINGS ARE TO BE WRAPED WITH PLASTIC TO 1' ABOVE MHW

<div><h1>Continental Associates, Inc.</h1><p>Authorized dealer for</p><div>Docks    Neptune Boat Lifts    Seawalls</div><p>772-913-2520</p><p>doug@continentalassoc.com</p><p>State License No. CBC014130</p></div>	<div><p>CUSTOM DOCK FOR</p><p><b>RICHARD PRIBELL</b></p><p>1855 PORT MALABAR BLVD NE</p><p>PALM BAY FL 32905</p><p>MAILING ADDRESS:</p><p>1803 PORT MALABAR BLVD NE</p><p>PALM BAY FL 32905</p></div>	<div><p><b>Jeffrey Sanon, P.E.</b></p><p><b>Camrey, LLC</b></p><p><b>7743 Sundew Drive</b></p><p><b>Boynton Beach, FL 33437</b></p><p><b>954-410-5665</b></p><p><b>P.E. Reg. No. 70946</b></p></div>	<div></div>	<div><p>Digitally signed by Jeffrey M Sanon</p><p>DN: c=US, o=Florida, dnQualifier=A01410D0000017F941695B000058C2A, cn=Jeffrey M Sanon</p><p>Date: 2023.01.11 21:31:51 -05'00'</p><p>Adobe Acrobat version: 2022.003.20310</p></div>	DATE	05/13/2022	SHEET TITLE	FRAMING PLAN
					DRAWN BY	DRL		
					SCALE	3/16"=1'-0"	JOB 22-110-PRIBELL	
					REVISION	11/20/2211/20/22		SHEET





NORTHWEST VIEW



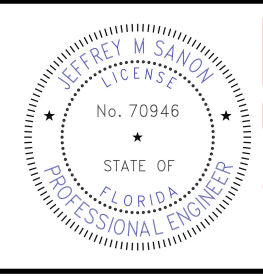
SOUTHWEST VIEW

- NOTES:
1. MINIMUM PILING EMBEDMENT INTO HARD BOTTOM TO BE 6'
  2. BOAT HOUSE PILINGS TO BE 9" MINIMUM DIA. WITH 8' MINIMUM EMBEDMENT INTO HARD BOTTOM
  3. ALL HARDWARE TO BE 304 GRADE STAINLESS STEEL OR GREATER
  4. ALL FRAMING LUMBER TO BE .40 ACQ TREATED
  5. ALL PILINGS TO BE 2.5 CCA TREATED
  6. 1' O.H TYP. ON BOATHOUSE ROOF
  7. AREA IS NON TIDAL. SAFE UPLAND ELEVATION IS - 0.15' NAVD' 88

**Continental Associates, Inc.**  
*Authorized dealer for*  
**Docks Neptune Boat Lifts Seawalls**  
 772-913-2520  
 doug@continentalassoc.com  
 State License No. CBC014130

CUSTOM DOCK FOR  
**RICHARD PRIBELL**  
 1855 PORT MALABAR BLVD NE  
 PALM BAY FL 32905  
 MAILING ADDRESS:  
 1803 PORT MALABAR BLVD NE  
 PALM BAY FL 32905

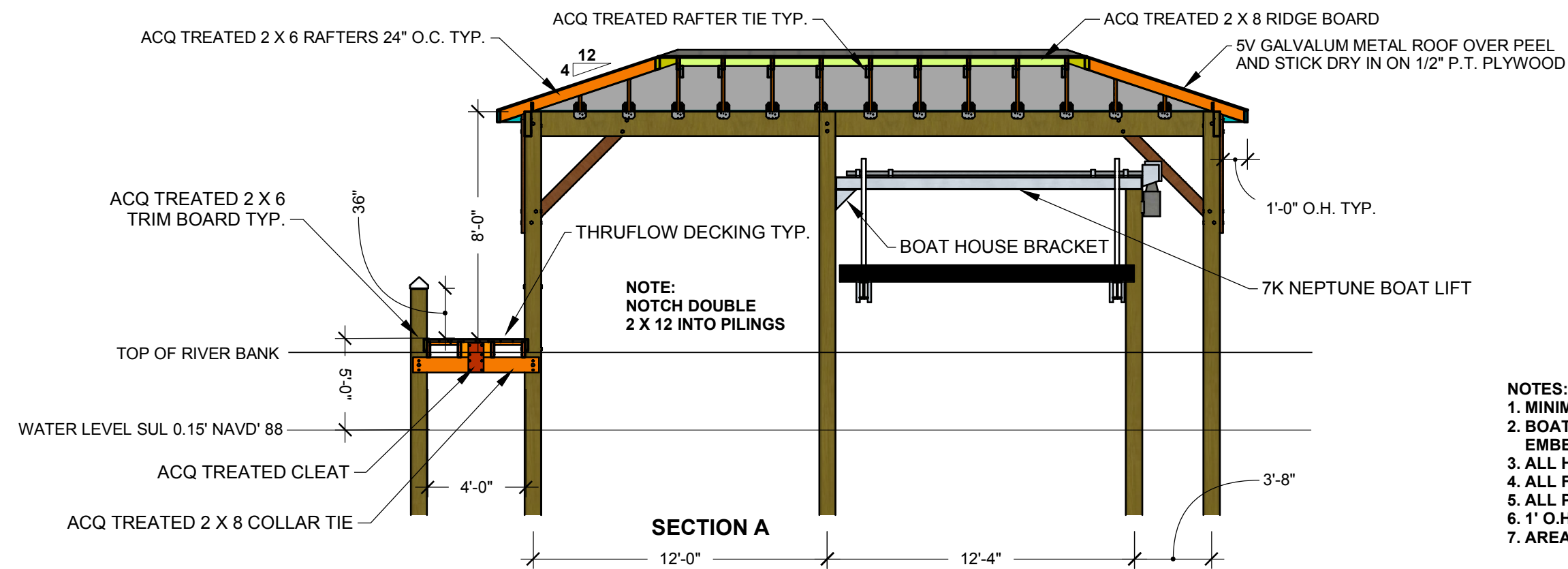
**Jeffrey Sanon, P.E.**  
 Camrey, LLC  
 7743 Sundew Drive  
 Boynton Beach, FL  
 33437  
 954-410-5665  
 P.E. Reg. No. 70946



Digitally signed by Jeffrey M Sanon  
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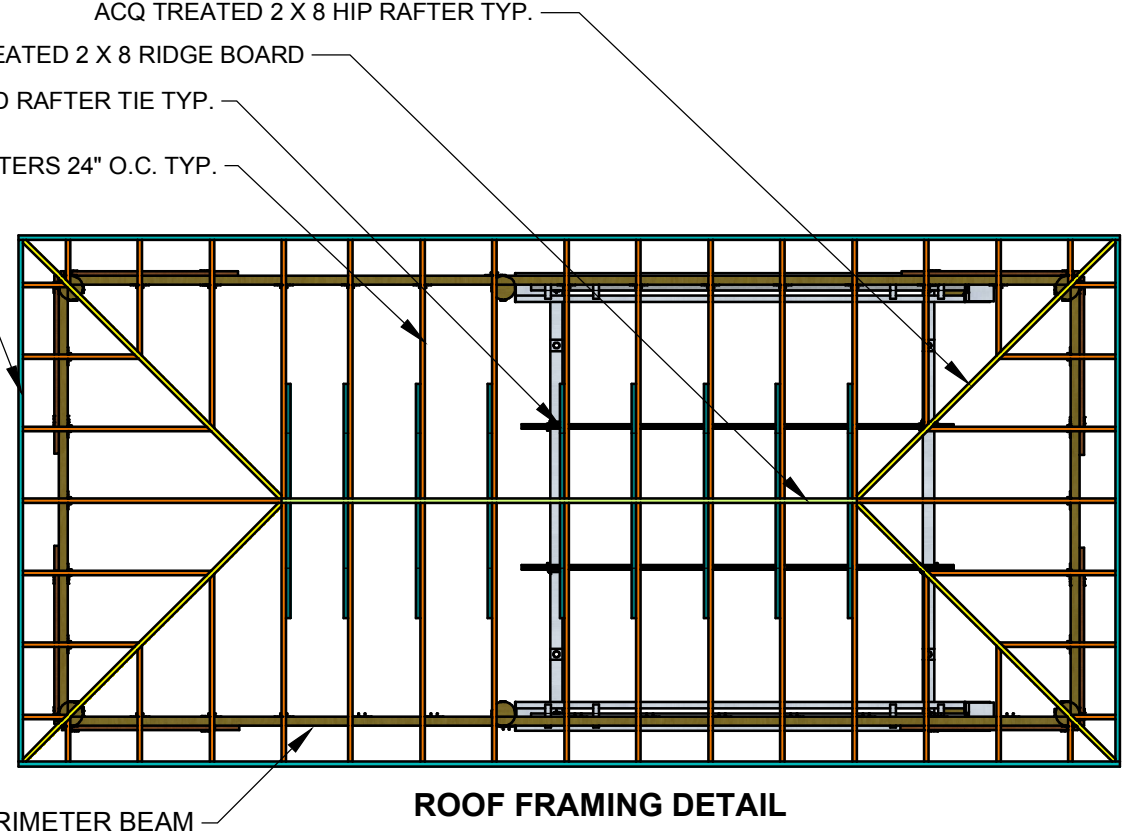
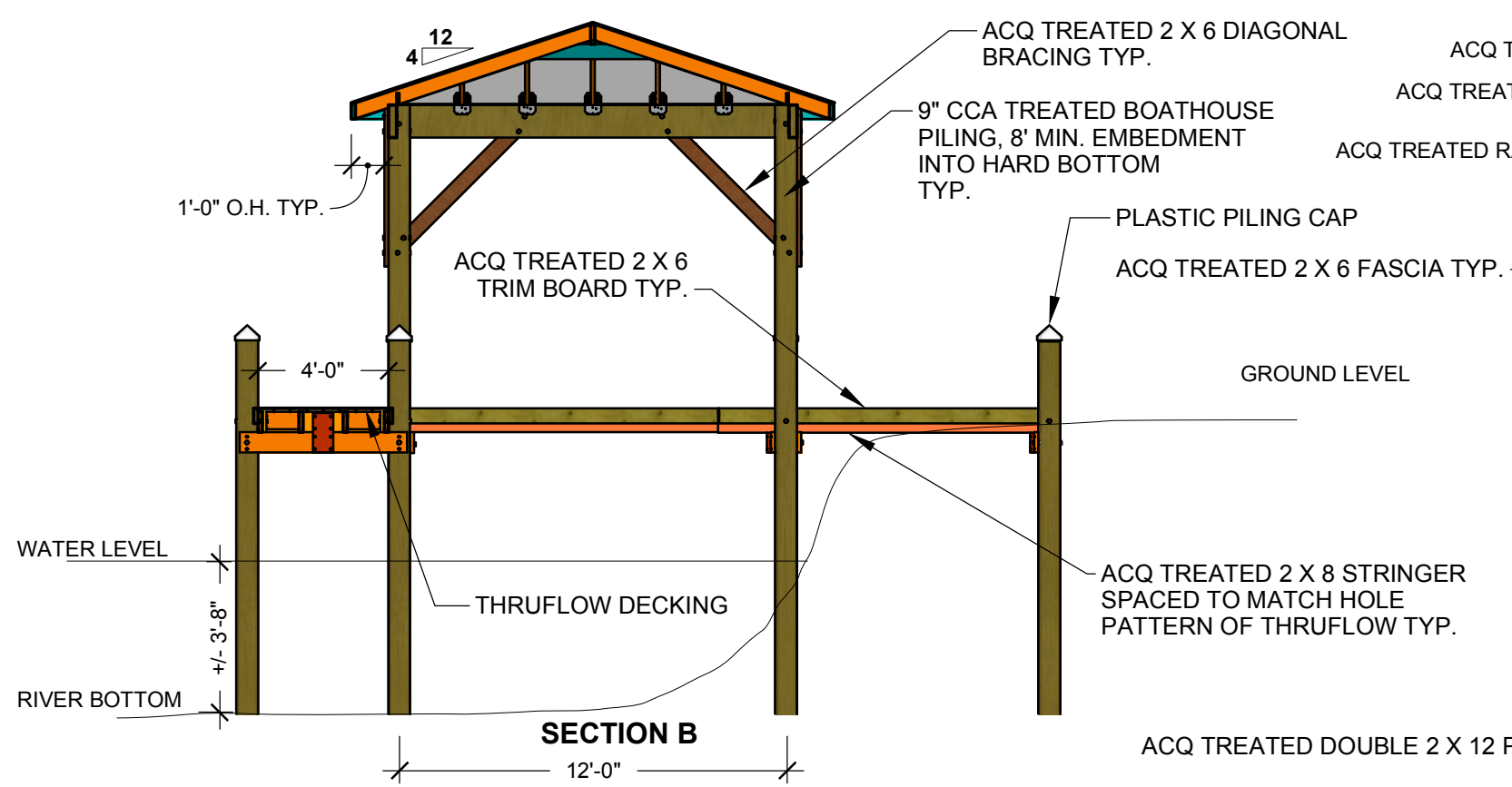
DATE	05/13/2022
DRAWN BY	DRL
SCALE	3/16" = 1'-0"
REVISION	11/20/22 11/20/22

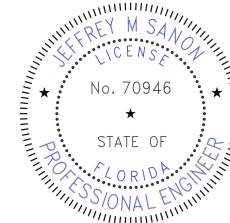
SHEET TITLE	
<b>ELEVATIONS</b>	
<b>JOB 22-110-PRIBELL</b>	
SHEET	<b>S-3</b>



ROOF CONNECTION SCHEDULE	
PERIMETER BEAM TO PILING:	2 - 3/8" THRU BOLTS WITH FLAT WASHER, LOCK WASHER AND NUT, EACH PILING
RAFTER AND HIP JACK TO BEAM:	H10A-SS OR EQUAL
HIP RAFTER TO BEAM:	MSTA24SS OR EQUAL
RAFTER TIE:	5 #10 X 3" S.S. DECK SCREWS AT EACH RAFTER
DIAGONAL BRACE TO BEAM AND PILING :	BEAM - 2 - 3/8" S.S. THRU BOLTS PILING - 2 - 3/8" S.S. THRU BOLTS

- NOTES:
1. MINIMUM PILING EMBEDMENT INTO HARD BOTTOM TO BE 6'
  2. BOAT HOUSE PILINGS TO BE 9" MINIMUM DIA. WITH 8' MINIMUM EMBEDMENT INTO HARD BOTTOM
  3. ALL HARDWARE TO BE 304 GRADE STAINLESS STEEL OR GREATER
  4. ALL FRAMING LUMBER TO BE .40 ACQ TREATED
  5. ALL PILINGS TO BE 2.5 CCA TREATED
  6. 1' O.H TYP. ON BOATHOUSE ROOF
  7. AREA IS NON TIDAL. SAFE UPLAND ELEVATION IS - 0.15' NAVD' 88



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				DRAWN BY	DRL	
				SCALE	3/16" = 1'-0"	JOB 22-110-PRIBELL
				REVISION	11/20/2211/20/22	



