



STEPHEN LUIS (“Steve”) CONTEAGÜERO

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sconteaguero@nasonyeager.com

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

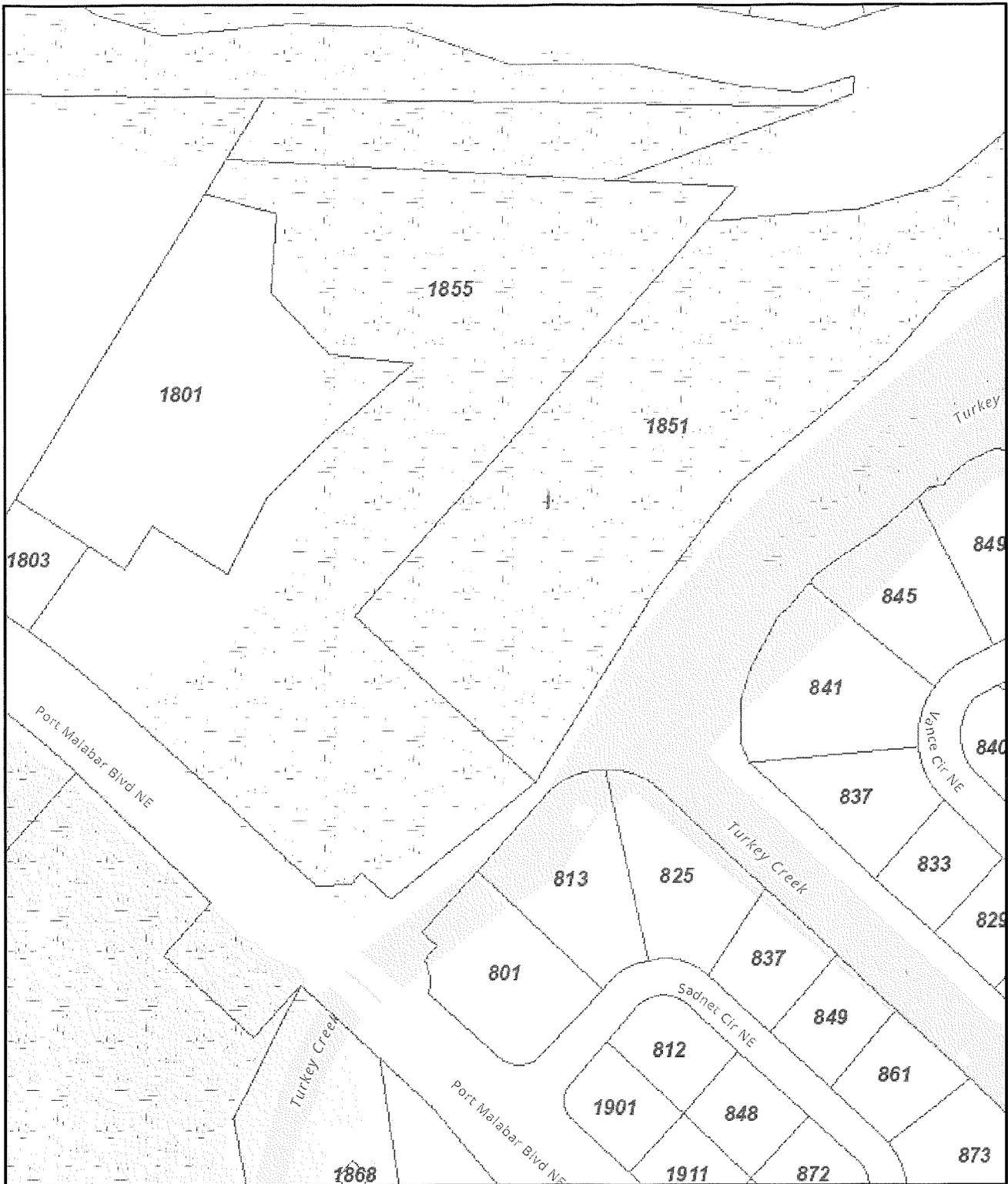
TIME: 6:00PM

PLACE: Pribell Residence, 1803 Port Malabar Blvd NE

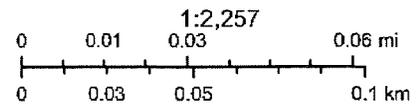
We hope to see you there.
Respectfully,

/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 App Builder

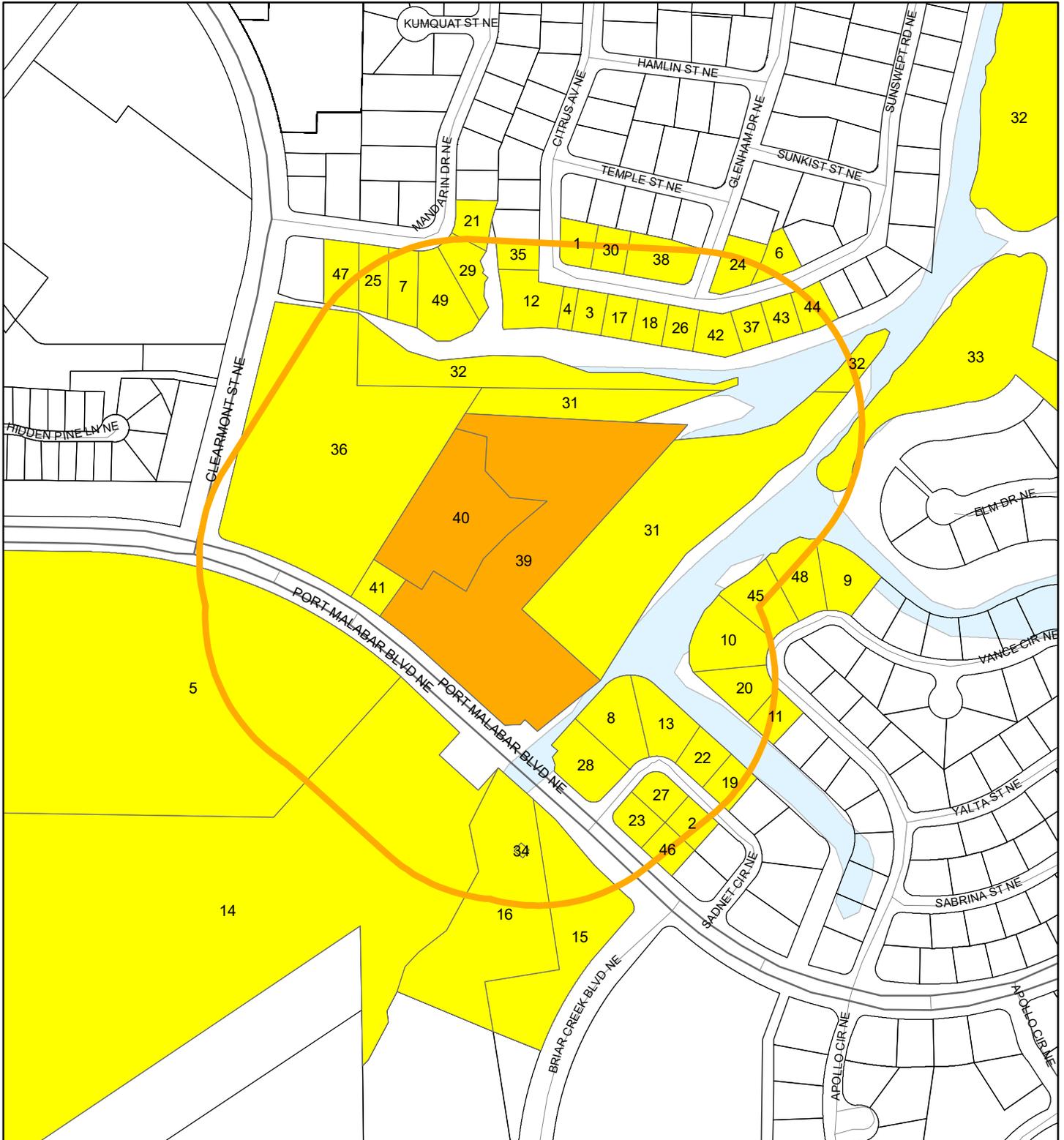
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EXHIBIT A

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

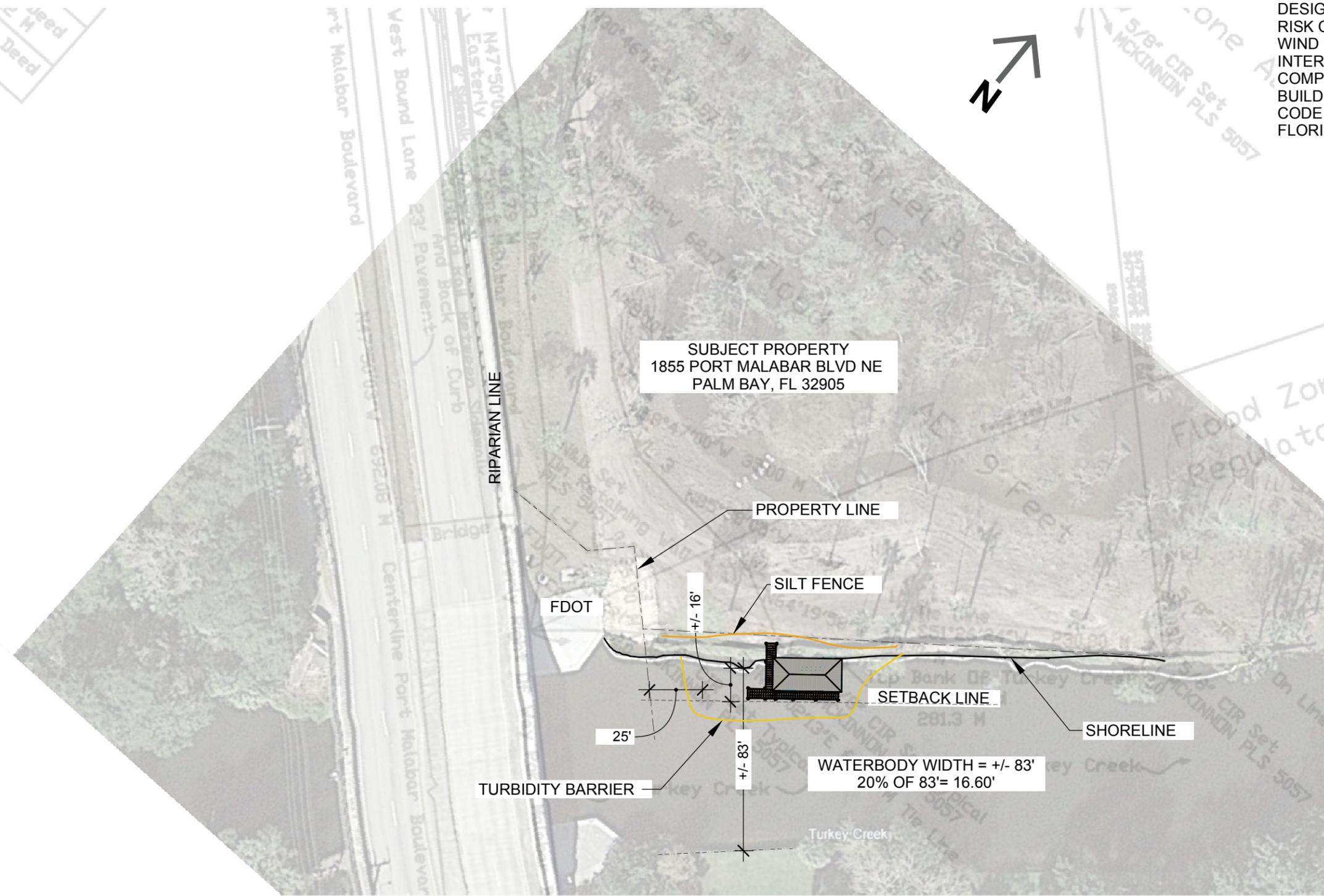


SIGN- IN SHEET

		phone	Email Address
Number	Name of attendee	Number	Name of attendee
	HENRY MORIN		321-725-9234
	LISA RICHARDSON	321-216-8753	henryoga@yahoo.com
	CHRIS LUDEMAN		PRICEZ71@AOL.COM
	Gl. Johnson		CHRISLUDEMAN@GMAIL.COM
	Sandi Finch		nanjoh99@gmail.com
	Jim Finch		Sandimfinch@gmail.com
	Rosita Cotton		"
	Stephen Cotton		rosita@yourfeg.com
	ANA FAGAN		cotton88@cfli.org.com
	MICHAEL FAGAN		AFAGAN1962@GMAIL.COM
	KAREN LUDEMAN		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

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

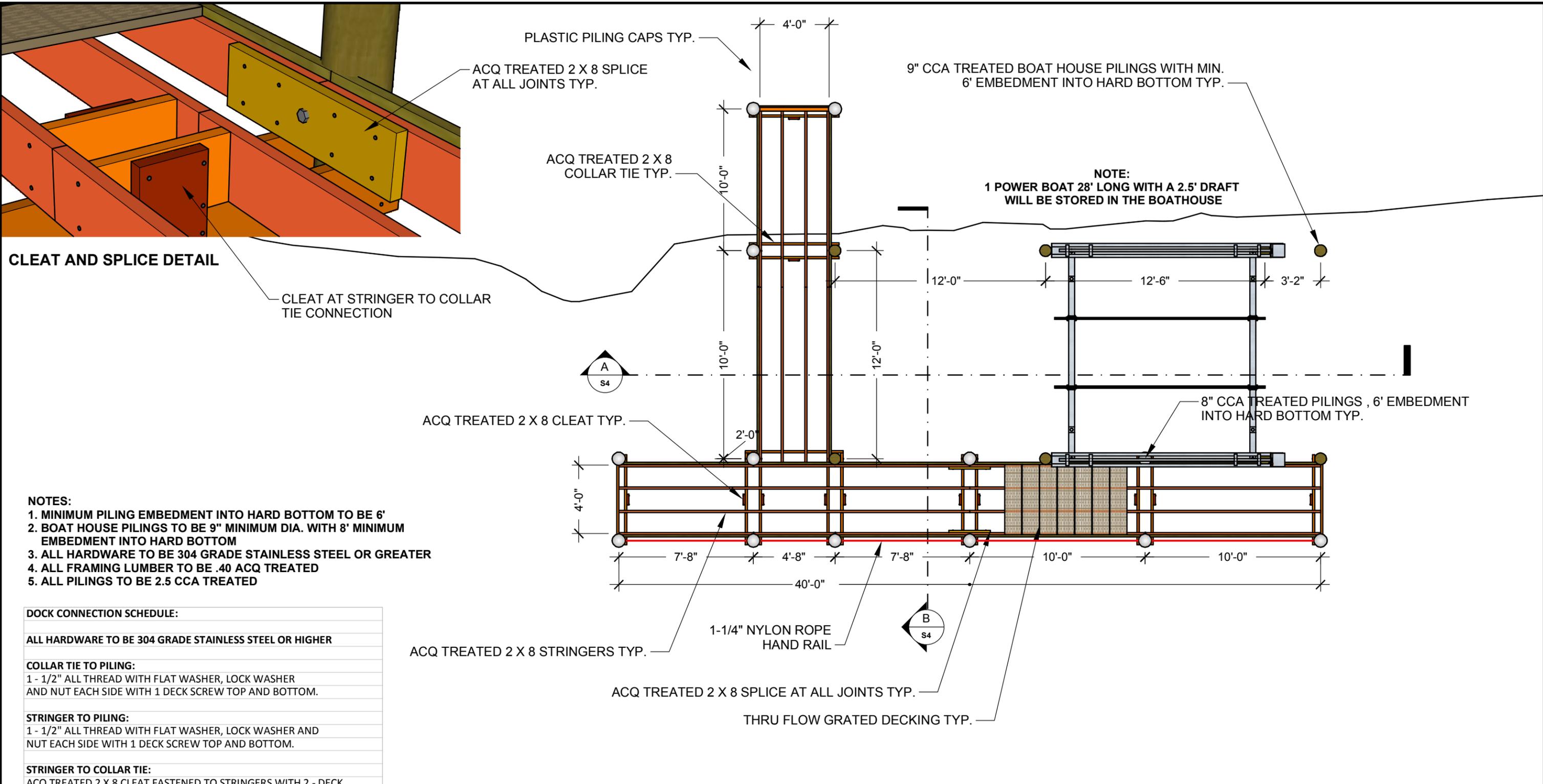
Jeffrey Sanon, P.E.
 Camrey, LLC
 7743 Sundew Drive
 Boynton Beach, FL
 33437
 954-410-5665
 P.E. Reg. No. 70946



Digitally signed by Jeffrey M Sanon
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DATE	05/13/2022
DRAWN BY	DRL
SCALE	1"=50'
REVISION	11/20/22 11/20/22

SHEET TITLE	PLOT PLAN
SHEET	S-1



CLEAT AND SPLICE DETAIL

CLEAT AT STRINGER TO COLLAR TIE CONNECTION

- 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

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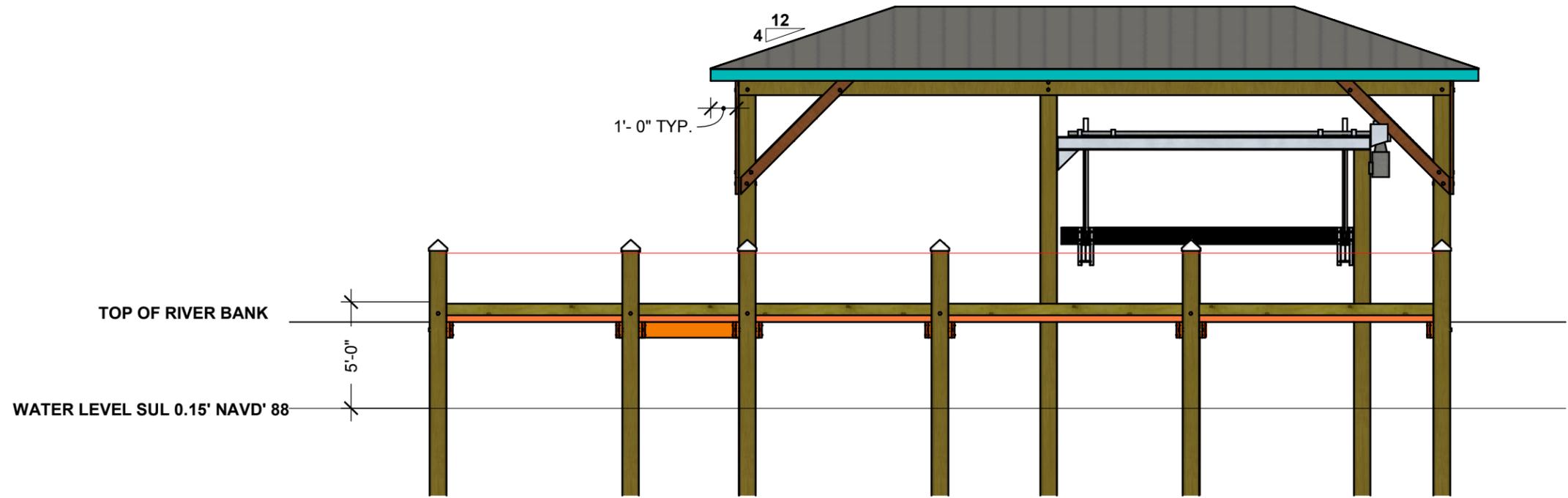
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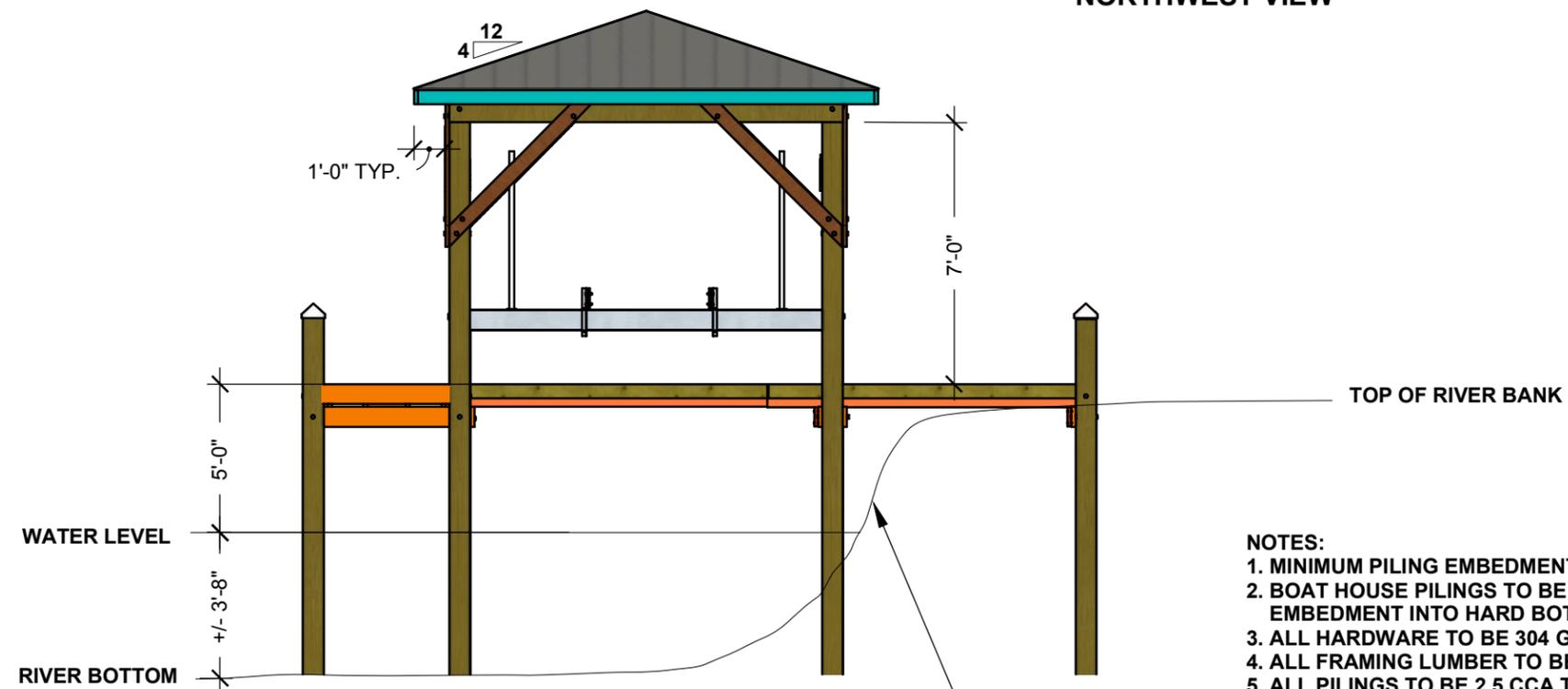
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DRAWN BY	DRL
SCALE	3/16"=1'-0"
REVISION	11/20/22 11/20/22

SHEET TITLE	FRAMING PLAN
	JOB 22-110-PRIBELL
SHEET	S-2



NORTHWEST VIEW



SOUTHWEST VIEW

NOTES:

1. MINIMUM PILING EMBEDMENT INTO HARD BOTTOM TO BE 6'
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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

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PALM BAY FL 32905

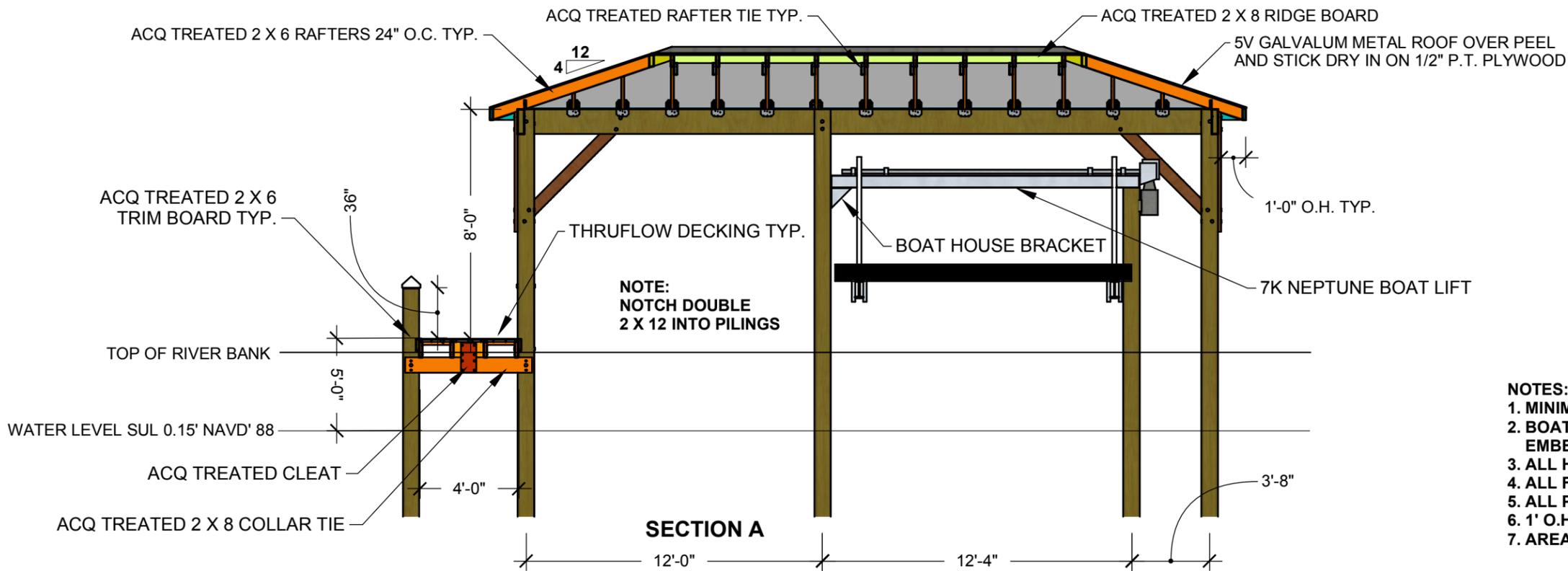
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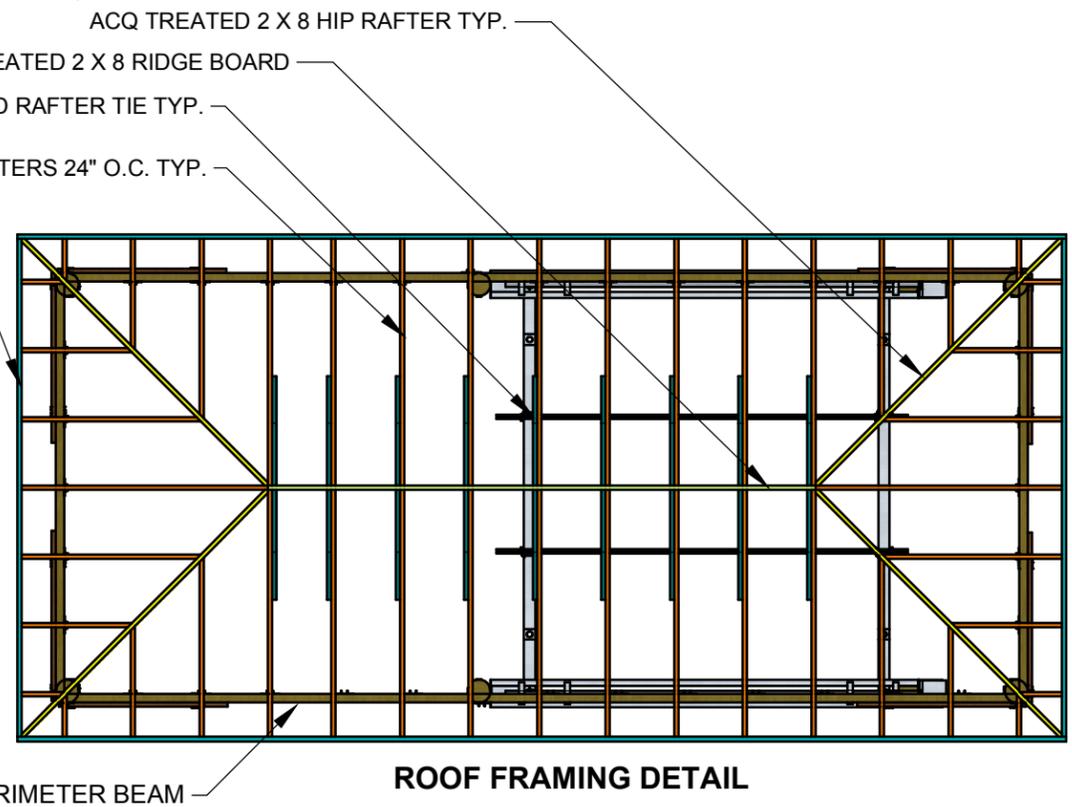
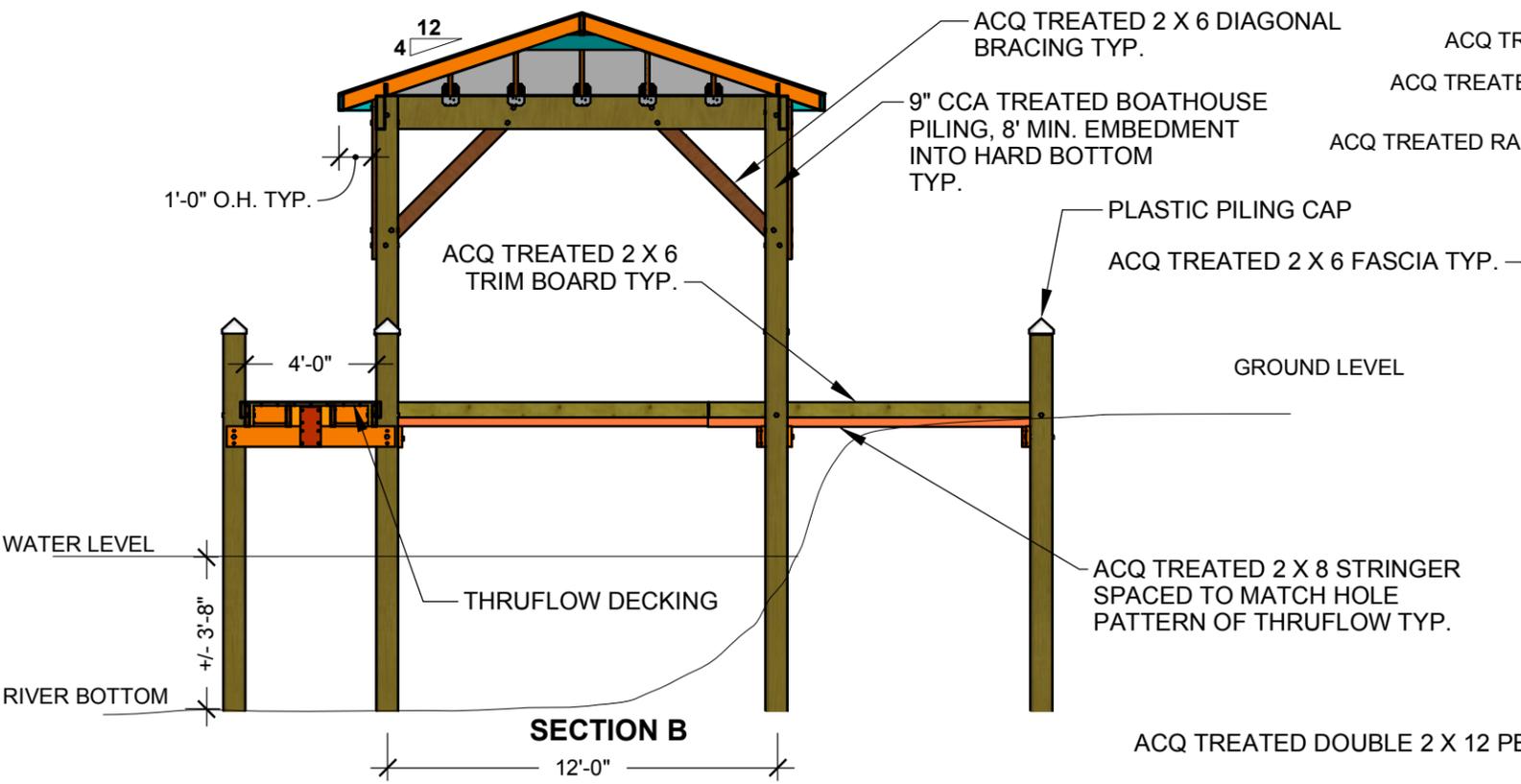
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SHEET TITLE	ELEVATIONS
	JOB 22-110-PRIBELL
SHEET	S-3



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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 Sanon
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DATE	05/13/2022
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REVISION	11/20/22 11/20/22

SHEET TITLE	SECTIONS
JOB	
SHEET	S-4



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