



## **CITIZEN PARTICIATION REPORT**

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

### **CASE DETAILS**

Applicant Name	Royal Wash PSL, LLC
Project Name	Royal Wash Conditional Use
Case Type	Rezoning with Conditional Use
Case Description	Retail Automotive Gas/Fuel Sales
Intended Month of Submission	June 2024

### **INFORMATION ON THE CITIZEN PARTICIPATION MEETING**

Notice to the Public (Date)	May 7, 2024
Date of CPP	May 21, 2024
Location of the Meeting	Franklin T. DeGroodt Memorial Library, Meeting Room, 6475 Minton Rd., Palm Bay, FL 32909
Number of Attendees	0

3 attendees who are agents for Royal Wash PSL, LLC



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



Immediately following this page, attach the documents below:

Copy of notice sent (separate attachment)

Material distributed or presented at the meeting (separate attachment)

Sign-In Sheets

\*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.

Chelsea Anderson  
Signature,

Chelsea Anderson, Attorney & Agent  
Typed Name and Title: for Royal Wash PSL, LLC

Date : 5/21/2024



May 7, 2024

To Whom It May Concern:

Royal Wash PSL, LLC, a Florida limited liability company, owned and managed by Daniele Family Companies, is the owner of the following property:

Address	Acreage	Current Use	Current Future Land Use designation	Current Zoning designation	Improved or Unimproved
1300 Malabar Rd. SE. Palm Bay, FL 32907	1.15	Vacant	Commercial	General Commercial	Improved

We are preparing to submit an application to the City of Palm Bay for a Rezoning to Community Commercial (CC) with Conditional Use approval to allow development of the properties as a gas station (retail automotive gas/fuel sales, excluding car wash) with convenience store. The improvements include construction of an approximately 4,000 SF convenience store and 6 pump fueling station. This letter shall serve as notice pursuant to Sec. 169.005, Palm Bay Code of Ordinances, of the upcoming Citizen Participation Plan meeting.

Date: Tuesday May 21, 2024

Time: 3:30 PM

Location: Franklin T. DeGroodt Memorial Library, Meeting Room, 6475 Minton Rd, Palm Bay, FL 32909

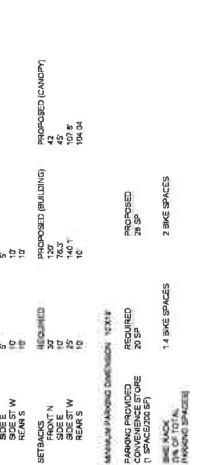
Sincerely,

Anthony Daniele, Manager

Royal Wash PSL, LLC

According to requirements of the American Disability Act (ADA), organizations using library meeting rooms may be required to provide special accommodations for those citizens requesting assistance within 48 hours of the scheduled meeting time. Organizations are required to provide hearing devices and/or make special arrangements at the citizens' request.





SIDE E  
 SIDE ST W  
 REAR S  
  
 SETBACKS  
 FRONT N  
 SIDE E  
 SIDE ST W  
 REAR S  
  
 SIDE BACK  
 (% OF TOTAL  
 PARKING SPACES)

[illegible]

**ALL HANDICAPPED PARADISE GARDENS AND ACCESS ARE AVAILABLE TO THE HANDICAPPED. THERE ARE NO CHARGES FOR THE USE OF THE PARADISE GARDENS. THERE ARE NO CHARGES FOR THE USE OF THE PARADISE GARDENS. THERE ARE NO CHARGES FOR THE USE OF THE PARADISE GARDENS.**

THE PARCEL DESCRIBED HEREIN IS IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #2509C 0686 G DATED 3-17-14 COMMUNITY #12042 CITY OF PALM BAY.

THE BEARING BASIS FOR THIS SURVEY IS THE NORTH LINE OF BLOCK 2211, PORT MACABAR UNIT  
QUARTY EIGHT, AS RECORDED IN PLAT BOOK 20, PAGE 117 OF THE PUBLIC RECORDS OF BREVARD  
COUNTY, FLORIDA PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH  
AMERICAN DATUM 1983, WHICH BEARS S89°27'25"E AND AS SHOWN HEREON.

THE LEGAL DESCRIPTION SHOWN HEREON IS AS PER TITLE COMMITMENT DATED MARCH 28, 2022 AT 11:00 AM, COMMITMENT NUMBER 126671, ISSUING OF RCE FILE NUMBER 73-046 AND HAS NOT BEEN EXTRACTED BY THE UNDERSEIGNED FOR EASEMENTS, RIGHTS OF WAY OR RESERVATIONS OF RECORD.



SIGN- IN SHEET

Number	Name of attendee	Number	Name of attendee
1	Chelsea Anderson (Attorney/Agent for Royal Wash PSL LLC)		
* 2	Eddie McDonald (project engineer)		
* 3	Alex Benoit (Rep. for Royal Wash PSL LLC)		

\* Attended virtually via Zoom

BUFF_ID	TAXID	PARCELID	OWNER1	OWNER2	MAIL1	MAIL2	CITY_STATE_ZIP5_ZIP4
1	2922804	29 3703-25-2211-16	1332 MALABAR RD LLC		429 SEABREEZE BLVD		FORT LAUDERDALE FL 33316-1621
2	2922805	29 3703-25-2211-17	1332 MALABAR RD LLC		429 SEABREEZE BLVD		FORT LAUDERDALE FL 33316-1621
3	2922811	29 3703-25-2211-23	1789 CANOVA ST INC		1789 CANOVA SE ST SE		PALM BAY FL 32909-4207
4	3022693	28 3734-50-* -2	A SQUARED MANAGEMENT LLC		190 E STACY RD, # 306-323		ALLEN TX 75002-8734
5	2922822	29 3703-25-2211-34	ABBOTT, STEVEN	ABBOTT, LINDA	1725 CANOVA ST SE		PALM BAY FL 32909-
6	2922878	29 3703-25-2213-6	BAIJNATH, ROY	BALKARAN, CINDY SHIREEN	1730 CANOVA ST SE		PALM BAY FL 32909-
7	2922879	29 3703-25-2213-7	BAIJNATH, ROY	BALKARAN, CINDY SHIREEN	1730 CANOVA ST SE		PALM BAY FL 32909-
8	2922877	29 3703-25-2213-5	BALKARAN, CINDY S		260 CLEARBROOK NE TER NE		PALM BAY FL 32907-5580
9	2922959	29 3703-26-1982-17	BREVARD INDUS INVESTMENTS LLC		1185 TALON WAY		MELBOURNE FL 32934-3257
10	2923409	29 3704-00-11	BUCALO, CHARLES E	BUCALO, LYNN A TRUSTEES	3505 S TROPICAL TRL		MERRITT ISLAND FL 32952-6120
11	2922792	29 3703-25-2211-7	BUTLER, ELIZABETH M		822 POTOMAC DR		MELBOURNE FL 32904-1806
12	2922798	29 3703-25-2211-11	BUTLER, ROBERT	BUTLER, ELIZABETH	822 POTOMAC DR		W MELBOURNE FL 32904-
13	2922797	29 3703-25-2211-10	BUTLER, ROBERT	BUTLER, ELIZABETH	822 POTOMAC DR		W MELBOURNE FL 32904-
14	2922812	29 3703-25-2211-24	DAVID AYERS REVOCABLE LIVING	TRUST	853 VANCE NE CIR NE		PALM BAY FL 32905-5415
15	2922813	29 3703-25-2211-25	DAVID AYERS REVOCABLE LIVING	TRUST	853 VANCE NE CIR NE		PALM BAY FL 32905-5415
16	2844644	28 3733-75-2206-1	ELMORE, JAMES C	WEISS, FRANK ET AL	1698 NORMAN ST NE		PALM BAY FL 32907-
17	2844336	28 3733-75-* -D	FLORIDA, STATE OF (DOT)		719 S WOODLAND BLVD		DELAND FL 32720-
18	2922883	29 3703-25-2213-11	HALL, NOEL R	HALL, VERA E	1238 HEBERLING ST NW		PALM BAY FL 32907-
19	2922882	29 3703-25-2213-10	HALL, NOEL R	HALL, VERA E	1238 HEBERLING ST NW		PALM BAY FL 32909-
20	2844671	28 3733-75-2206-28	INTERCHANGE PLAZA PARTNERSHIP		1663 GEORGIA ST NE, STE 700		PALM BAY FL 32907-2589
21	2922799	29 3703-25-2211-12	MALABAR ROAD PROFESSIONAL LLC		626 OLD DIXIE SW HWY SW		VERO BEACH FL 32962-4536
22	2922824	29 3703-25-2211-36	MOORE, PATIENCE TRUSTEE		3902 JUPITER BLVD SE		PALM BAY FL 32909-
23	2922823	29 3703-25-2211-35	NAST, JOHN S	NAST, ANNETTE	4050 HEILD RD NW		PALM BAY FL 32907-
24	2922817	29 3703-25-2211-29	NJ INVESTMENT PLUS LLC		9637 CAMPI DRIVE		LAKEWORTH FL 33467-
25	2922815	29 3703-25-2211-27	NJ INVESTMENT PLUS LLC		9637 CAMPI DRIVE		LAKEWORTH

FL 33467-  
26|2922814|29 3703-25-2211-26|NJ INVESTMENT PLUS LLC||9637 CAMPI DRIVE||LAKEWORTH  
FL 33467-  
27|2922816|29 3703-25-2211-28|NJ INVESTMENT PLUS LLC||9637 CAMPI DRIVE||LAKEWORTH  
FL 33467-  
28|3022697|28 3734-50-\*-B|PALM BAY PLACE PROPERTY OWNERS |ASSOCIATION, INC||601  
HERITAGE DR, # STE||JUPITER FL 33458-2777  
29|3022692|28 3734-50-\*-1|PALM PAY FINANCE COMPANY LLC||601 HERITAGE DR, #  
STE||JUPITER FL 33458-2777  
30|2922880|29 3703-25-2213-8|PRETE, PAUL|PRETE, EVE|1878 COGAN DR SE||PALM BAY FL  
32909-  
31|2866080|28 3734-00-515|RACETRAC INC||200 GALLERIA PKWY SE, STE 900|ATTN:  
PROPERTY TAX DEPT|ATLANTA GA 30339-5945  
32|2922786|29 3703-25-2211-1|ROYAL WASH PSL LLC||2851 MONROE AVE||ROCHESTER NY  
14618-4133  
33|2923415|29 3704-00-15|SHADY OAKS ENTERPRISES INC||225 W SOUTH BOULDER RD, STE  
100||LOUISVILLE CO 80027-1194  
34|2923395|29 3704-00-1|SHADY OAKS PLAZA LLC||7747 BRIDLE PATH LANE||MC LEAN VA  
22102-  
35|2844678|28 3733-75-2206-35|SURFSIDE REALTY GROUP LLC||929 BOSTON POST RD  
E||MARLBOROUGH MA 01752-3389  
36|2922876|29 3703-25-2213-4|T J'S HOUSE OF CABINETS INC||PO BOX 500292||MALABAR FL  
32950-0292  
37|2922872|29 3703-25-2213-1|THOMPCO INC||787 LOGGERHEAD ISLAND WAY||SATELLITE BCH  
FL 32937-  
38|2922942|29 3703-26-1982-1|TIMOTHY J STICKRATH DEVELOPER INC||6370 S HIGHWAY US  
1||ROCKLEDGE FL 32955-  
39|2922885|29 3703-25-2213-13|TREE SERVICE EXPRESS INC||1766 CANOVA ST SE||PALM BAY  
FL 32909-3915  
40|2922886|29 3703-25-2213-14|TREE SERVICE EXPRESS INC||1766 CANOVA ST SE||PALM BAY  
FL 32909-3915  
41|2922884|29 3703-25-2213-12|TREE SERVICE EXPRESS INC||1766 CANOVA ST SE||PALM BAY  
FL 32909-3915  
42|2922819|29 3703-25-2211-31|WILHELM, KENNETH||2098 MICHELS NE DR NE||PALM BAY FL  
32905-3980  
43|2922818|29 3703-25-2211-30|WILHELM, KENNETH||319 POINCIANA DR||MELBOURNE FL  
32935-6814  
44|2922820|29 3703-25-2211-32|WILHELM, KENNETH||2098 MICHELS NE DR NE||PALM BAY FL  
32905-3980  
45|2922887|29 3703-25-2213-15|WILHELM, KENNETH||319 POINCIANA DR||MELBOURNE FL  
32935-6814