

**From:** Carol Gerundo  
**To:** Terri J. Lefler  
**Cc:** Lisa Frazier; Chandra Powell  
**Subject:** Correspondence - Cases CP23-00020 & PD23-00008 - Palm Bay Suites & Residences  
**Date:** Friday, March 1, 2024 3:37:07 PM  
**Attachments:** image001.png

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Terri,

Here is another email/correspondence for Cases CP23-00020 and PD23-00008, Palm Bay Suites & Residences that will need to be added to the Council Agenda.

Thank you!  
Carol

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**From:** Joan Junkala <Joan.Junkala@palmbayflorida.org>  
**Sent:** Friday, March 1, 2024 1:11 PM  
**To:** Chandra Powell <Chandra.Powell@palmbayflorida.org>; Carol Gerundo <Carol.Gerundo@palmbayflorida.org>  
**Cc:** Lisa Frazier <Lisa.Frazier@palmbayflorida.org>  
**Subject:** FW: DML construction new improvement at Robert j Conlan Blvd

FYI



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**From:** Maria Morel <morel.maria06@gmail.com>  
**Sent:** Friday, March 1, 2024 11:42 AM  
**To:** Rob Medina <Rob.Medina@palmbayflorida.org>; Donny Felix <Donny.Felix@palmbayflorida.org>; Kenny Johnson <Kenny.Johnson@palmbayflorida.org>; Randy Foster <Randy.Foster@palmbayflorida.org>; Suzanne Sherman <Suzanne.Sherman@palmbayflorida.org>; Joan Junkala <Joan.Junkala@palmbayflorida.org>; Juliet Misconi <Juliet.Misconi@palmbayflorida.org>; jamesg@ecipsa.com  
**Subject:** DML construction new improvement at Robert j Conlan Blvd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

**Morel's Bar & Grill Restaurant**  
1921 Robert J. Conlan Blvd.  
Palm Bay, FL 32905

February 28, 2024

*SENT VIA EMAIL ONLY:*

[MayorRobMedina@pbfl.org](mailto:MayorRobMedina@pbfl.org); [seat2@pbfl.org](mailto:seat2@pbfl.org); [seat3@pbfl.org](mailto:seat3@pbfl.org);  
[seat4@pbfl.org](mailto:seat4@pbfl.org); [Suzanne.Sherman@palmbayflorida.org](mailto:Suzanne.Sherman@palmbayflorida.org);  
[Joan.Junkala@palmbayflorida.org](mailto:Joan.Junkala@palmbayflorida.org);  
[Juliet.Misconi@palmbayflorida.org](mailto:Juliet.Misconi@palmbayflorida.org)

City of Palm Bay  
120 Malabar Road  
Palm Bay, FL 32907

ATTN: Mayor, City Council, City Manager, Deputy City Managers

Dear Mayor, City Council, and staff:

I am writing to express my support for the Palm Bay Suites & Residences. This mixed-use project located on the west side of Robert J. Conlan Blvd., plans to consist of a modern hotel and a

multi-family apartment complex.

Our local business, Morel's Restaurant Bar & Grill, located directly across from Palm Bay Suites & Residences prides itself in offering Latino inspired fare, a variety of cold beverages and hosts various entertainment events ranging from karaoke, live music, to fiestas filled with dancing. We opened our doors here in Palm Bay in 2019 and have benefited from the tremendous and continued growth of the City.

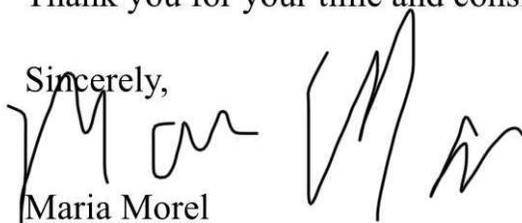
The Palm Bay Suites & Residences as planned will help transform the surrounding area, taking it from a drab, vacant and undeveloped space to a welcoming, vibrant functional mix of residential and commercial spaces allowing for thriving community. Morel's Bar and Grill Restaurant will most certainly benefit from this development with varied uses.

As a neighboring business, we urge the City of Palm Bay to support this significant investment in a nearby vacant property as currently proposed, which will undoubtedly strengthen our local economy and help elevate the surrounding community.

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Thank you for your time and consideration.

Sincerely,



Maria Morel  
President

cc: James Garbarsky, [jamesg@ecipsa.com](mailto:jamesg@ecipsa.com)

Duane Watson  
Watson Commercial Real Estate, Inc.  
335 S Plumosa Street, Suite J  
Merritt Island, FL 32952

March 1, 2024

City of Palm Bay  
120 Malabar Road  
Palm Bay, FL 32907  
ATTN: Mayor, City Council, City Manager, Deputy City Managers

Dear Mayor, City Council, and staff:

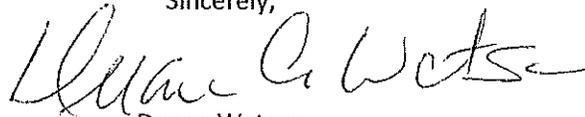
I am writing to express my support for the Palm Bay Suites & Residences project before you for consideration. The proposed project plans to develop four parcels consisting of 26.5 vacant acres on the west side of Robert J. Conlan Blvd. NE. The site will be home to a commercial hotel donned with a restaurant, pool, meeting space and large capacity ballroom. A hotel ballroom with the capacity to host 500 persons for various events will be the first of its kind to this area of south Brevard County. The multi-family residential apartments located in the central and north sections of the site will offer various shared amenities, open spaces and maintain the existing natural wetlands.

I have been in the real estate business as a licensed broker in the area for over 35 years. My commercial real estate company, Watson Commercial Real Estate, Inc., was an agent involved in the transaction of this specific site. Relying on my professional experience, it is my opinion that the proposed plan for a mixed-use project of this kind will allow for a welcoming neighborhood feel providing for connectivity to surrounding infrastructure, expanded commercial and residential growth with enhanced and maintained aesthetics which all lend to an improved quality of life for the surrounding area.

The offering of varied residential options in a growing corridor of this kind that support various industries and business sizes is a sound and beneficial investment. With the commercial vacancies increasing in numbers across the nation and even locally, hosting a mixed-use parcel of this kind ensures the viability of the project and helps anchor the economy in the surrounding area.

I encourage the City of Palm Bay to support the proposed Palm Bay Suites and Residences development project as presented. My sincerest thanks for your attention and consideration.

Sincerely,



Duane Watson

Commercial Broker and Owner

Sent to:

[MayorRobMedina@pbfl.org](mailto:MayorRobMedina@pbfl.org)

[seat4@pbfl.org](mailto:seat4@pbfl.org)

[seat3@pbfl.org](mailto:seat3@pbfl.org)

[Suzanne.Sherman@palmbayflorida.org](mailto:Suzanne.Sherman@palmbayflorida.org)

[Joan.Junkala@palmbayflorida.org](mailto:Joan.Junkala@palmbayflorida.org)

[Juliet.Misconi@palmbayflorida.org](mailto:Juliet.Misconi@palmbayflorida.org)

[jamesg@ecipsa.com](mailto:jamesg@ecipsa.com)

March 5, 2024

Palm Bay Colony Homeowners Association  
2379 Ersoff Blvd. NE  
Palm Bay, FL 32905

City of Palm Bay  
120 Malabar Road  
Palm Bay, FL 32907  
ATTN: Mayor, City Council, City Manager, Deputy City Managers

Dear Mayor, City Council, and staff:

On behalf of the Palm Bay Colony Homeowners Association Board of Directors, I am writing to express our support for the Palm Bay Suites & Residences. The project plans to develop 26.5 acres of vacant land along Robert J. Conlan Blvd. NE, which is adjacent to our deed-restricted 55 plus mobile home residential community. The proposed plan for development includes a modern hotel and multi-family apartment complex with shared amenities all while preserving the existing wetlands, which will provide a natural buffer between our community and the new development.

Candidly many of our Palm Bay Colony community members were initially concerned by the thought of potentially increased vehicle traffic from the new developments residents and hotel guests cutting through our neighborhood using either Ersoff Blvd or Guava Lane for easier access to the main thoroughfares. However, after meeting with and openly communicating these initial points of interest with the developer's team, they have assured us of their plan to incorporate traffic calming devices in the development to slow and temper existing and future traffic.

As you might already be aware, we have had a very serious issue with transients, squatters and drug dealings on this property. This has been an ongoing problem for years. Thankfully, after we reached out to James Garbarsky, from the Palm Bay Development team, he immediately rectified the situation, posted No Trespassing Signage and as a result resulted in several arrests, of which I personally witnessed with my board of directors around March of 2023. We are very pleased with their diligence in handling the matter with the city of Palm Bay police department.

The Palm Bay Suites & Residences as planned will help uplift the surrounding area, by transforming this large, vacant, and undeveloped stretch of land into a welcoming and functional mix of residential and commercial space. As a neighboring community lying to the west of this parcel, we look forward to this investment as currently proposed. We encourage the City of Palm Bay to support the proposed Palm Bay Suites and Residences project as presented.

Sincerely,

Mark Capozella  
President, Palm Bay Colony Homeowners Association

Sent to:

[MayorRobMedina@pbfl.org](mailto:MayorRobMedina@pbfl.org)

[Seat2@pbfl.org](mailto:Seat2@pbfl.org)

[seat4@pbfl.org](mailto:seat4@pbfl.org)

[seat3@pbfl.org](mailto:seat3@pbfl.org)

[Suzanne.Sherman@palmbayflorida.org](mailto:Suzanne.Sherman@palmbayflorida.org)

[Joan.Junkala@palmbayflorida.org](mailto:Joan.Junkala@palmbayflorida.org)

[Juliet.Misconi@palmbayflorida.org](mailto:Juliet.Misconi@palmbayflorida.org)

[jamesg@ecipsa.com](mailto:jamesg@ecipsa.com)

March 6, 2024

City Council of Palm Bay  
City of Palm Bay  
120 Malabar Road  
Palm Bay, FL 32907

RE: Palm Bay Suites & Residences

Dear Council Members

I am writing to request your support for the Palm Bay Suites & Residences. The project will develop 26.5 acres of vacant land along the west side of Robert J. Conlan Blvd. NE. It will consist of a hotel complete with ballroom and meeting space with a capacity for 500 guests and a multi-family apartment complex with nearly 300 units.

As the First Vice President of the Space Coast Home Builders and Contractors Association, Director of Operations for a Regional Home Builder, a licensed realtor, a small business owner, and Palm Bay resident, I see the immense value add that this proposed project stands to bring to this corridor. The varied use of these parcels to include a commercial hotel and residential apartments with shared amenities, and ease of access to adequate transportation modes all while preserving the natural state of existing wetlands is by far a positive addition to the surrounding area.

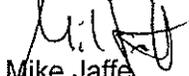
The Palm Bay Suites & Residences stands to bridge our diversified area off Robert J. Conlan Blvd by providing welcoming and functional uses that will support the nearby existing businesses and commercial industries while offering residential options for those in the neighboring workforce.

I encourage the City of Palm Bay to support this proposed development project as presented, which will provide expanded opportunities for growth, improved quality of life, and local jobs.

The City of Palm Bay can finally host the Palm Bay Mayor's Ball. The Palm Bay Chamber will not have to go to West Melbourne for event space.

Thank you for your time and consideration.

Sincerely,



Mike Jaffe

First Vice President

Space Coast Home Builders and Contractors Association  
1500 W. Eau Gallie Blvd., Suite A  
Melbourne, FL 32935

Copied to:

[MayorRobMedina@pbfl.org](mailto:MayorRobMedina@pbfl.org)

[seat2@pbgl.org](mailto:seat2@pbgl.org)

[seat3@pbfl.org](mailto:seat3@pbfl.org)

[seat4@pbfl.org](mailto:seat4@pbfl.org)

[Suzanne.Sherman@palmbayflorida.org](mailto:Suzanne.Sherman@palmbayflorida.org)

[Joan.Junkala@palmbayflorida.org](mailto:Joan.Junkala@palmbayflorida.org)

Summit Shah  
Southeast Petro Distributors, Inc.  
East Coast Petro, Inc.  
402-A High Point Drive  
Cocoa, FL 32926

April 23, 2024

City of Palm Bay  
120 Malabar Road  
Palm Bay, FL 32907  
ATTN: Mayor, City Council, City Manager, Deputy City Managers

Dear Mayor, City Council, and staff:

It is my pleasure to write this letter in support of the Palm Bay Suites & Residences project being presented to the Palm Bay City Council for consideration and approval. The Palm Bay Suites & Residences project will take 26.5 acres of vacant land on the west side of Robert J. Conlan Blvd. NE and transform it into a mixed-use development, which will include a multi-family apartment complex and a commercial hotel featuring a restaurant, pool, conference space and large capacity ballroom.

I see the proposed plan for a mixed-use project of this kind as an opportunity for the City to continue to diversify our community's commercial footprint and welcome continued residential growth. Allowing for the addition of a residential component on the project's expansive parcels helps provide additional workforce housing for growing businesses that call Palm Bay home all while providing a commercial component that will have a positive impact on the local economy. As a property and business owner within the City I see this as a true value-added opportunity.

The Palm Bay Suites and Residences project aims to create a welcoming neighborhood while providing connectivity to the surrounding infrastructure, providing easy access to nearby businesses and industries of various sizes and types, and ultimately enhancing the quality of life for this corridor. From my professional experience, this project stands to benefit us all with an increase to the overall tax base and provide purpose to long term vacant commercial parcels by creating an ideal urban environment by blending multiple uses.

I urge the City of Palm Bay to consider supporting the proposed Palm Bay Suites and Residences development project as presented. Thank you for your time, attention and consideration.

Sincerely,



Summit Shah  
President

Sent to:

[MayorRobMedina@pbfl.org](mailto:MayorRobMedina@pbfl.org)

[Seat2@pbfl.org](mailto:Seat2@pbfl.org)

[seat4@pbfl.org](mailto:seat4@pbfl.org)

[seat3@pbfl.org](mailto:seat3@pbfl.org)

[Suzanne.Sherman@palmbayflorida.org](mailto:Suzanne.Sherman@palmbayflorida.org)

[Joan.Junkala@palmbayflorida.org](mailto:Joan.Junkala@palmbayflorida.org)

[Juliet.Misconi@palmbayflorida.org](mailto:Juliet.Misconi@palmbayflorida.org)

[jamesg@ecipsa.com](mailto:jamesg@ecipsa.com)



April 24, 2024

City of Palm Bay  
120 Malabar Road  
Palm Bay, FL 32907

ATTN: Mayor, City Council, City Manager, Deputy City Managers

Dear Mayor, City Council, and staff:

On behalf of Florida Institute of Technology (Florida Tech), please know the Palm Bay Suites & Residences (Palm Bay Suites) project being presented to the Palm Bay City Council promises to provide a unique resource to university students, faculty, staff and business partners.

The Palm Bay Suites project, to be located off Robert J. Conlan Blvd. NE, is slated to be an innovative mixed-use development, offering multi-family apartments AND a commercial hotel featuring a restaurant, pool, conference center and large capacity ballroom. This type of project in the surrounding area of Florida Tech will assuredly provide a convenient Palm Bay option to help Florida Tech attract “the best of the best”.

As a worldwide, top-performing, technological and research-intensive STEM university, Florida Tech welcomes close to 5,000 students to its main campus location each academic year. Florida Tech students, faculty and staff have a continuous need for housing near the Melbourne main campus and to the Florida Tech CAMID facilities in Palm Bay.

Importantly, this type of multi-use development will also provide Florida Tech visiting friends and families with additional Palm Bay accommodations while visiting the Space Coast. Additionally, this project has the potential to provide timely access to conference space amenities currently not available in the City of Palm Bay for many business and government sectors of the local economy.

Florida Tech encourages continued consideration of the unique added value the Palm Bay Suites development project will potentially bring to the City of Palm Bay and its stakeholders.

Thank you for your time, attention, and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Salonen".

Robert Salonen  
Director, Government Affairs & Strategic Partnerships

Kevin Hoppingarner  
Renasas Electronics  
1650 Robert J. Conlan Blvd.  
Palm Bay, FL 32905

April 25, 2024

City of Palm Bay  
120 Malabar Road  
Palm Bay, FL 32907  
ATTN: Mayor, City Council, City Manager, Deputy City Managers

Dear Mayor, City Council, and staff:

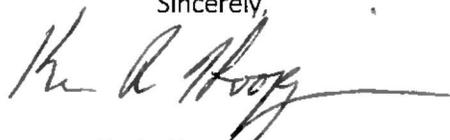
I write to you on behalf of Renesas Electronics to express our excitement for the Palm Bay Suites & Residences project being presented to the Palm Bay City Council for consideration and approval. It is my hope in writing to you that you consider their request favorably. The Palm Bay Suites & Residences development will take 26.5 acres of vacant land on the west side of Robert J. Conlan Blvd NE situated to the north of our Renesas Palm Bay location and will transform it into a mixed-use community. The project plans include a multi-family apartment complex, commercial hotel featuring a restaurant, pool, conference space and large capacity ballroom all with shared amenities.

I am delighted to see an effort to bring about a hotel and housing in a mixed-use fashion that is closer to our facility as it is beneficial for our business here at Renesas. This development will help facilitate temporary lodging for our employees, customers and suppliers who travel to our Palm Bay location from out of town. Additionally, the Palm Bay Suites & Residences apartments will provide a close housing option for our employee base.

The creation of a welcoming neighborhood environment along the Robert J. Conlan Blvd. corridor will uplift all the businesses, small and large, along this main thoroughfare. As a neighboring business, we support this initiative and encourage the City Council to do the same.

Thank you for your time and consideration.

Sincerely,



Kevin Hoppingarner  
Senior Director, Palm Bay Operations

Sent to:

[MayorRobMedina@pbfl.org](mailto:MayorRobMedina@pbfl.org)

[Seat2@pbfl.org](mailto:Seat2@pbfl.org)

[seat4@pbfl.org](mailto:seat4@pbfl.org)

[seat3@pbfl.org](mailto:seat3@pbfl.org)

[Suzanne.Sherman@palmbayflorida.org](mailto:Suzanne.Sherman@palmbayflorida.org)

[Joan.Junkala@palmbayflorida.org](mailto:Joan.Junkala@palmbayflorida.org)

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[jamesg@ecipsa.com](mailto:jamesg@ecipsa.com)