

**Ad Preview**

Ad#10581366; 2/19/24

CITY OF PALM BEACH, FLORIDA  
NOTICE OF PUBLIC HEARING

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Notice is hereby given that a public hearing will be held by the Planning and Zoning Board/Local Planning Agency on October 2, 2024, at 6:00 p.m. at the City Council on October 17, 2024, at 6:00 p.m. in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida, for the purpose of consider-

1. \*\*CU23-00015 - Richard Pribell and Joyce Lechan-Pribell (Stephen L. Conteaguro of Nasor Yeager Gerson Harris & Fumero Law

**Firm, Rep.)** A. Conditional Use to allow the construction of a dock within a Conservation District, in accordance with Section 173.021 [reference formerly known as Section 185.043(C)(3), Floodway Conservation District (FC.) of the Palm Bay

Codes and Ordinances.

2. \*\*Z24-00002 - Royal Wash PSL LLC (Chelsea Anderson, Mangrove Title and Legal PLLC, Rep.)  
A Zoning Change from a GC, General Commercial District to a

CCC, Community District  
 Lots 1 Through 6, Block 2211, Port  
 Maitland, Unit 38, Section 3, Town-  
 ship 29, Range 37, Brevard County,  
 Florida, containing approximately  
 1.15 acres. Located at the southeast  
 corner of Babcock Street SE and  
 Babcock Street SE, approximately at  
 the intersection of Babcock Street SE  
 and Babcock Street SE.

33. \*\*CU24-00006 - Royal Wash PSL LLC (Chelsea Ardersen, Mangrove Title and Legal FLCC, Rep.)

A Chairman used to allow for "extra" automotive gasfuel sales in c CC, Community Commercial District, in accordance with Section 173.02 and Table 173-2 (reference formerly known as Section 185.343(D)(3)) of the Palm Bay Code of Ordinances.

4. <sup>see</sup>CU24-00004 - Ascot Palm Bay Holdings, LLC, Chris Heine (Ang

Saunders, P.E., BSE Consultants, Inc. and Nathan Londers, Blackfin Partners Investments, Inc., Reps.)

Section 185.043(D)(9)] of the Palm Bay Code of Ordinances.

5. <sup>and</sup> CUD24-00007 - Ascot Palm Bay Holdings, LLC, Chris Heine (Nathan Landers, Blackfin Partners Investments, Inc. and Derek Ramsburg, P.E., Kimley-Horn & Associates, Inc., Reps.)

in accordance with Section 173.02 and Table 173-2 [reference formerly known as Section 185.34(C)(3)] of the Palm Bay Code of Ordinances, Tcx Parcel 750, Section 20, Township 28 Range 36, Brevard County, Florida, containing 2 acres.

quasi-judicial requests).

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

For which the appeal is based (FS 288.105). Such person must provide a method for recording the proceedings verbatim. Please contact the Pam Bay Land Development Division at (321) 733-3041 should you have any questions regarding the referenced case.

**Chandra Powell**  
Planning Specialist