

CITIZEN PARTICIATION REPORT

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

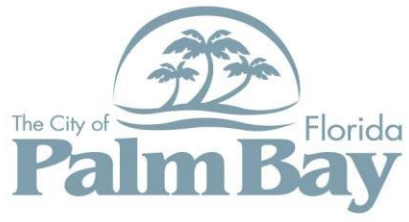
CASE DETAILS

Applicant Name	Kelly Delmonico, AICP
Case Number	TBD by city upon application submittal
Project Name	EYP Holdings
Date of Submission	TBD, this report is required prior to submittal of applications

INFORMATION ON THE PUBLIC HEARING

Notice to the Public (Date)	September 25, 2024
Date of CPP	October 7, 2024
Location of the Meeting	Holiday Inn Express & Suites, 1206 Malabar Rd SE, Palm Bay, FL
Method of CPP	In person
Number of Attendees	None

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:



Immediately following this page, attach the documents below in the order listed:

- Copy of notice sent (attached)
- Sign-In Sheets (no attendees other than the applicant)
- Material distributed or presented at the meeting (attached)
- Minutes of the meeting (no minutes taken, no attendees)
- Copy of correspondence from property owners within a 500-foot radius (if any).
(see attached screenshots from text correspondence)

*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.

A handwritten signature in blue ink that reads "Kelly Delmonico".

Signature,

Kelly Delmonico, AICP, Principal Planner

Typed Name and Title:

Date : 10/11/2024



September 25, 2024

RE: Community Informational Meeting on **Monday, October 7, 2024 at 3pm**

Dear Neighbor:

The property owner of the 2.14+/- acre vacant/unimproved property located at the northeast corner of Clearmont Street and Franklin Drive in Palm Bay, FL (tax accounts 2832154, 2832155, 2832156, and 2832144) desires to make application to change the future land use and zoning to allow for light industrial uses and to match the zoning of the properties to the north, west, and south. See the current zoning map on page 2 with the subject property outlined in yellow. The property is wholly located within the Port Malabar Industrial Park subdivision.

We intend to make application for the following:

- Comprehensive Plan map amendment from Commercial (COM) to Industrial (IND)
- Rezoning from CC (Community Commercial) to LI (Light Industrial and Warehousing)

Before submitting applications, we hope you will join us for an informational meeting to discuss the request and conceptual plan in more detail, answer your questions or concerns, and have a useful dialogue on how the proposed use may better meet the community's needs. We will then continue through the review and public hearing process for these requests.

COMMUNITY INFORMATIONAL MEETING

DATE: Monday, October 7, 2024

TIME: 3:00pm

PLACE: Holiday Inn Express & Suites
1206 Malabar Rd SE
Palm Bay FL 32907

Feel free to contact me with questions at 612-710-9296 or via email at kelly.hyvonen@gmail.com.

Sincerely,

Kelly (Hyvonen) Delmonico, AICP
Principal Planner



Subject Property Location Map

The map displays a residential neighborhood with the following details:

- Streets:** Harris Ave NE, Julian Ave NE, Franklin Dr NE, Clearmont St NE, and Troutman Blvd NE.
- Zoning Designations:**
 - CC Zoning (Red):** Includes lots 2174, 2180, 2182, 2186, 2191, 2197, 2198, 2200, 2280, 1465, 1450, 1464, 1436, 1422, 1408, 1400, 1401, 2249, 1409, 1421, 1390, 2192, 2173, 2179, 2186, 2191, 2197, 2198, 2200, 2280, 1465, 1450, 1464, 1436, 1422, 1408, 1400, 1401, 2249, 1409, 1421, 1390, 2192, 2173, 2179, 2186, 2191, 2197, 2198.
 - LI Zoning (Purple):** Includes lots 2197, 2198, 2180, 2186, 2198, 2250, 2400, 2400, 2400, 2400, 2470.
- Highlighted Lot:** A yellow box highlights a lot at the intersection of Clearmont St NE and Troutman Blvd NE, which is currently zoned CC and proposed for LI zoning.



DEVELOPER:

CONTACT: EYAL PASTERNAK & YARON PASTERNAK
EMAIL: EYAL@LIBERTYHBG.COM & YARON@LIBERTYHBG.COM

GENERAL NOTES:

JURISDICTION: CITY OF PALM BAY
CURRENT ZONING: CC - COMMUNITY COMMERCIAL
PROPOSED ZONING: LI - LIGHT INDUSTRIAL
SITE AREA: ± 93,137.94 SF (± 2.14 AC)
TOTAL BUILDING FOOTPRINT: ± 29,900 SF (± 0.69 AC)

PROPERTY NOTES:

PARCEL ID: 28-37-23-FN-1-7 (LOT 7), 8-37-23-FN-1-8 (LOT 8), 28-37-23-FN-1-9 (LOT 9)
ADDRESS: LOT 7, 8 & 9 CLEARMONT ST NE, PALM BAY, FLORIDA 32905
SOILS ON SITE: 100% MYAKKA SAND, 0-2% SLOPES (WEB SOIL SURVEY)

ENGINEER DESIGNER:

NAME: V BALLARD CONSULTING LLC
CONTACT: VANESSA BALLARD
EMAIL: VANESSA@VBALLARDCONSULTING.COM
PHONE: (864) 376-1495

LEGEND

PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE
PROPOSED LANDSCAPE

SS PROPOSED SANITARY SEWER
W PROPOSED WATERLINE
STM PROPOSED STORM DRAIN
LOD LIMITS OF DISTURBANCE

PROPERTY LINE
ADJACENT PROPERTY LINE
BUILDING SETBACK
ROAD CENTERLINE

PROPOSED SHRUBS
PROPOSED TREES

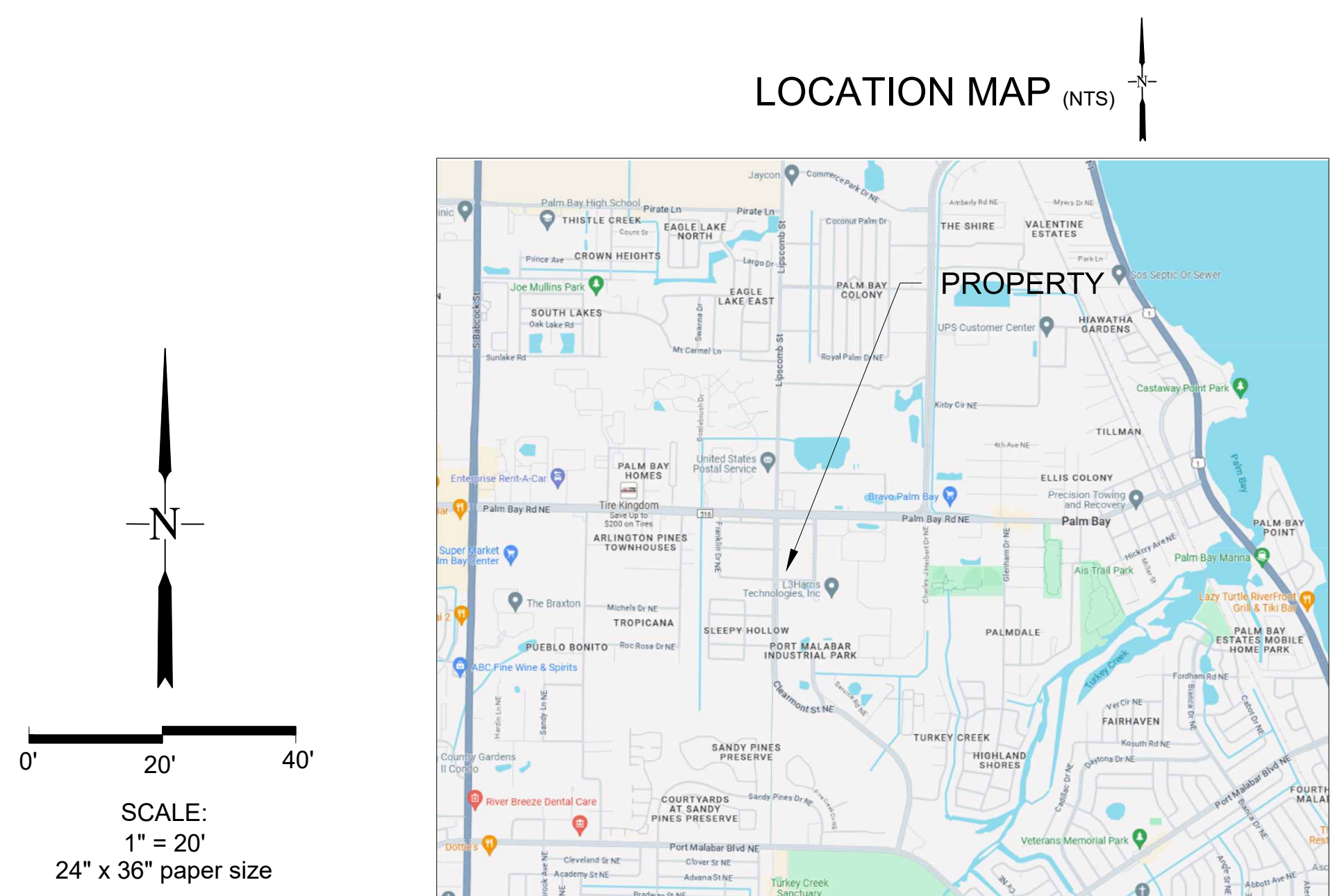
ZONE: LIGHT INDUSTRIAL (LI)	REQUIRED	PROPOSED	VARIANCE NEEDED
MIN. LOT AREA	20,000 SF	93,137 SF	NO
MIN. LOT WIDTH	100 FT	311 FT	NO
MIN. LOT DEPTH	200 FT	300 FT	NO
MAX. BUILDING COVERAGE	50%	32.1%	NO
MIN. FLOOR AREA	N/A	1:3	NO
MAX. BUILDING HEIGHT	100 FT	35 FT	NO
FRONT SETBACK	40 FT	40 FT	NO
SIDE SETBACK	20 FT	20 FT	NO
REAR SETBACK	25 FT	25 FT	NO
PARKING	see parking calc.	64	NO

- SITE LAYOUT NOTES:**
- VERIFY WITH THE CITY OF THE FIRE CODE ORDINANCE FOR THE MAXIMUM ALLOWABLE SQUARE FOOTAGE FOR A BUILDING BEFORE THE MANDATORY INSTALLATION OF FIRE SUPPRESSION SYSTEMS.
 - NEED TO CONFIRM UTILITY LOCATIONS WITH THE UTILITY PROVIDER
 - FLEX SPACE BUILDABLE AREA IS 32.1%
 - FLEX SPACE BUILDING 1 & 2 MEASURES 6,480 SF WITH (4) 1,620 SF UNITS, FLEX SPACE BUILDING 3 & 4 MEASURES 8,470 SF WITH (4) ± 2,117.5 SF UNITS

POST-DEVELOPMENT PROPERTY COVERAGE					
BUILDING =	29,900 SF	0.69 AC	32.1 %	Impervious =	68.3 %
ASPHALT =	26840 SF	0.62 AC	28.8 %		
CONCRETE =	6842 SF	0.16 AC	7.3 %		
LANDSCAPING=				Pervious =	31.7 %
				100.0 %	

PARKING CALCULATIONS			
Building Use			
Warehousing and wholesaling	1 spaces per 1,000 sf		
	29,900/1,000 * 1 =	30 Spaces	
Manufacturing and industrial activities	1 spaces per 1,000 sf		
	29,900/1,000 * 1 =	30 Spaces	

- PARKING NOTES:**
- WAREHOUSING AND WHOLESALING INCLUDES:** ONE (1) SPACE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF GROSS FLOOR AREA FOR BUILDINGS UP TO TEN THOUSAND (10,000) SQUARE FEET OF GROSS FLOOR AREA. FOR BUILDINGS IN EXCESS OF TEN THOUSAND (10,000) SQUARE FEET, ONE (1) SPACE SHALL BE PROVIDED FOR EACH TWO THOUSAND (2,000) SQUARE FEET, PLUS ONE (1) SPACE FOR EACH COMPANY VEHICLE OPERATING FROM THE PREMISES.
 - MANUFACTURING AND INDUSTRIAL ACTIVITIES:** ONE (1) SPACE FOR EVERY EMPLOYEE ON THE LARGEST WORKING SHIFT, OR ONE (1) SPACE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF GROSS FLOOR AREA, WHICHEVER IS GREATER, PLUS ONE (1) SPACE FOR EACH COMPANY VEHICLE OPERATING FROM THE PREMISES.



V BALLARD CONSULTING LLC

2640 Lyonsstone Drive
Chesapeake, VA 23321
(864) 376-1495
www.vballardconsultingllc.com

PROGRESS DRAWINGS
DO NOT USE FOR CONSTRUCTION

Revisions	No.	Name	Date
Drawing Information	Project No.	24-033	
	Drawn By	VKB	6/18/2024
	Date		
	Checked By	VKB	
	Approved By	VKB	

LIGHT INDUSTRIAL DEVELOPMENT

CONCEPTUAL SITE PLAN

LOT 7, 8 & 9 CLEARMONT ST.
PALM BAY, FLORIDA 32905

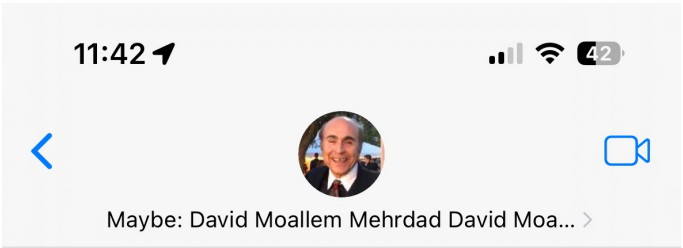
Drawing No.

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OF 1







iMessage
Mon, Sep 30 at 11:54 AM

Join us for an informational meeting to discuss answer your questions or concerns, and have a tter meet the community's needs. We will then ocess for these requests.

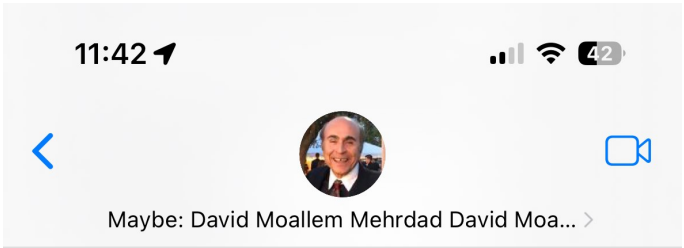


Hi Kelly, hope all is fine with you.
who will and what is planned for this parcel?
Thank you
David Moallem

Hi David. The property owner desires to construct flex space



iMessage



Hi David. The property owner desires to construct flex space that can be customized to meet the tenants needs. Each unit would have office space and a large roll up door for access to their space.



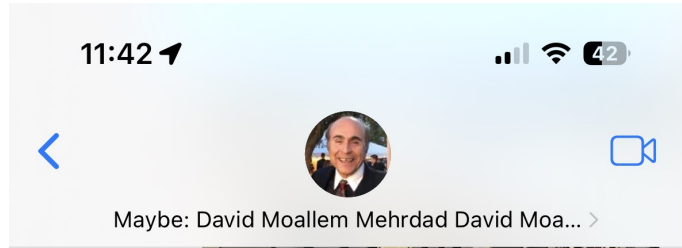
Here's a rendering showing the office front with the roll up doors

Looks great. Land is in Brevard county name! Who is doing this project?

The property was purchased from Brevard county by EYP Holdings Inc on September 6



iMessage



Here's a rendering showing the office front with the roll up doors

Looks great. Land is in Brevard county name! Who is doing this project?

The property was purchased from Brevard county by EYP Holdings Inc on September 6, 2024

The property appraisers website has not yet been updated to reflect the purchase

Read 9/30/24

Mon, Sep 30 at 1:21PM

Alright. Thank you



iMessage

