

Ad Preview

Ad#10581366: 9/19/24

CITY OF PALM BAY, FLORIDA
NOTICE OF PUBLIC HEARING
Notice is hereby given that a public hearing will be held by the Planning and Zoning Board/Local Planning Agency on October 2, 2024, and by the City Council on October 17, 2024, both to be held at 6:00 p.m., in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida, for the purpose of considering the following case(s):

1. **CU23-00015 - Richard Pribell and Joyce Lochan-Pribell (Stephen L. Castejano de Nason Yeager Gerson Harris & Fumero Law Firm, Rep.)

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

A portion of Tax Parcel 755, Section 26, Township 28, Range 37, Brevard County, Florida, containing approximately 10 acres. Located north of and adjacent to Port Malabar Boulevard NE, specifically at 1803 Port Malabar Boulevard NE

2. **T24-00002 - Royal Wash PSL LLC (Chelsea Anderson, Mangrove Title and Legal PLLC, Rep.)

A Zoning Change from a GC, General Commercial District to a CC, Community Commercial District.

Lots 1 Through 6, Block 2211, Port Malabar Unit 38, Section 3, Township 29, Range 37, Brevard County, Florida, containing approximately 1.15 acres. Located at the southeast corner of Babcock Street SE and Malabar Road SE, specifically at 1300 Malabar Road SE

3. **CU24-00006 - Royal Wash PSL LLC (Chelsea Anderson, Mangrove Title and Legal PLLC, Rep.)

A Conditional Use to allow for retail automotive gasfuel sales in a CC, Community Commercial District, in accordance with Section 173.021 and Table 173-2 (reference formerly known as Section 185.043(D)(3)) of the Palm Bay Code of Ordinances.

Lots 1 Through 6, Block 2211, Port Malabar Unit 38, Section 3, Township 29, Range 37, Brevard County, Florida, containing approximately 1.15 acres. Located at the southeast corner of Babcock Street SE and Malabar Road SE, specifically at 1300 Malabar Road SE

4. **CU24-00004 - Ascot Palm Bay Holdings, LLC, Chris Heine (Ana Saunders, P.E., BSE Consultants, Inc. and Nathan Landers, Blackfin Partners Investments, Inc., Reps.)

A Conditional Use to allow a self-storage facility in a CC, Community Commercial District, in accordance with Section 173.021 and Table 173-2 (reference formerly known as Section 185.043(D)(9)) of the Palm Bay Code of Ordinances.

Tax Parcel 507, Section 21, Township 28, Range 36, Brevard County, Florida, containing approximately 3.57 acres. Located south of and adjacent to Emerson Drive NW, in the vicinity east of St. Johns Heritage Parkway NW

5. **CU24-00007 - Ascot Palm Bay Holdings, LLC, Chris Heine (Nathan Landers, Blackfin Partners Investments, Inc. and Derek Ransburg, P.E., Kimsley-Horn & Associates, Inc., Reps.)

A Conditional Use to allow retail automotive gasfuel sales in a CC, Community Commercial District, in accordance with Section 173.021 and Table 173-2 (reference formerly known as Section 185.043(D)(3)) of the Palm Bay Code of Ordinances.

Tax Parcel 750, Section 20, Township 28, Range 36, Brevard County, Florida, containing 2 acres. Located west of and adjacent to St. Johns Heritage Parkway NW, in the vicinity west of Emerson Drive NW

**Indicates quasi-judicial request(s).

If an individual decides to appeal any decision made by the Planning and Zoning Board/Local Planning 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 which the appeal is based (FS 286.016). Such person must provide a method for recording the proceedings verbatim.

Please contact the Palm Bay Land Development Division at (221) 733-3641 should you have any questions regarding the referenced cases.

Chandra Powell
Planning Specialist