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STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

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Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/03/2024

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5.15.27

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NANCY HEYRMAN
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State of Wisconsin



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 July 16, 2024, and by the City Council on July 18, 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. ****PS23-00009** – Suresh Gupta, Kimaya, LLC (Jake Wise, P.E., Construction Engineering Group, LLC, Rep.)

A Preliminary Subdivision Plan to allow for a proposed 14-lot commercial subdivision to be known as Palm Bay Pointe East.

Portions of Lots 12 through 21, Cape Kennedy Groves Unit 9, Section 10, Township 30, Range 37 along with portions of Tracts 500, 501, and 752, Section 3, Township 30, Range 37, Brevard County, Florida, containing approximately 42.95 acres. Located east of and adjacent to Babcock Street SE, north and south of St. Johns Heritage Parkway SE.

2. ****PS23-00011** – Vishal Gupta, Kimaya, LLC (Jake Wise, P.E., Construction Engineering Group, LLC, Rep.)

A Preliminary Subdivision Plan to allow for a mixed-use subdivision containing 668 multiple-family residential units and 16 commercial parcels to be known as Palm Bay Pointe West.

Tax Parcels 1, 500, 4, 750, 751, and 5, along with Tracts SM-2 and OS1 of Waterstone Plat One P.U.D., all in Sections 3 and 4, Township 30, Range 37, Brevard County, Florida, containing approximately 84.75 acres. Located west of and adjacent to Babcock Street SE, north and south of St. Johns Heritage Parkway SE.

3. ****V24-00003** – Grapefruit League Land Group LLC, Gerard O'Halloran (Jake Wise, P.E., Construction Engineering Group, Rep.)

A Variance to allow a proposed parking area to encroach 9.5 feet into the 25-foot rear parking setback, as established by Section 185.042(F)(7)(d) of the Palm Bay Code of Ordinances.

Tract I, Port Malabar Unit 44, Section 22, Township 28, Range 36, Brevard County, Florida, containing approximately 9.18 acres. Located south of and adjacent to Emerson Drive NW, in the vicinity west of Glencove Avenue NW.

4. ****V24-00004** – Grapefruit League Land Group LLC, Gerard O'Halloran (Jake Wise, P.E., Construction Engineering Group, Rep.)

A Variance request to allow a proposed 30-foot-high structure to exceed the 25-foot maximum height requirement by 5 feet, as established by Section 185.042(F)(6) of the Palm Bay Code of Ordinances.

Tract I, Port Malabar Unit 44, Section 22, Township 28, Range 36, Brevard County, Florida, containing approximately 9.18 acres. Located south of and adjacent to Emerson Drive NW, in the vicinity west of Glencove Avenue NW.

5. ****CU24-00001** – 3085 Jupiter LLC, (Kasik Heritage Corp., Rep.)

A Conditional Use request to allow for proposed alcohol service at an eating establishment in accordance with Section 185.042(D)(6) of the Palm Bay Code of Ordinances.

Tract L, Port Malabar Unit 10, Section 6, Township 29, Range 37, Brevard County, Florida, containing approximately 2.44 acres. Located northwest of and adjacent to the intersection of Jupiter Boulevard SE and Elatron Boulevard SE, specifically at 3085 Jupiter Boulevard SE, Units 10 and 11.

6. ****PS24-00001** – Chaparral Properties, LLC (Jake Wise, P.E., Construction Engineering Group, LLC, Rep.)

A Preliminary Subdivision Plan for a proposed 522-lot residential subdivision to be known as Chaparral P.U.D. Phases 4A & B and 5A & B.

Tax Parcels 750, 751, 752, and 753 of Section 04, Township 29, Range 36, along with Tax Parcels 3 and 4 of Section 09, Township 29, Range 36, Brevard County, Florida, containing approximately 160.51 acres. Located south of Malabar Road SW, in the vicinity south of Abilene Drive SW.

7. ****FS23-00016** – Chaparral Properties, LLC (Jake Wise, P.E., Construction Engineering Group, LLC, Rep.)

A Final Plat approval for a proposed 167-lot residential subdivision to be known as Chaparral P.U.D. Phase Four A.

Tax Parcels 750, 751, 752, and 753 of Section 04, Township 29, Range 36, along with Tax Parcels 3 and 4 of Section 09, Township 29, Range 36, Brevard County, Florida, containing approximately 160.51 acres. Located south of Malabar Road SW, in the vicinity south of Abilene Drive SW.

****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 286.0105). Such person must provide a method for recording the proceedings verbatim.

Please contact the Palm Bay Land Development Division at (321) 733-3041 should you have any questions regarding the referenced cases.

Chandra Powell
Planning Specialist