

1. ****CU25-00002 - Brevard Nursing Academy - Treeland Property Owner, LLC, Eric M. Levitt, Manager (Kelly Delmonico, Land Development Strategies, Rep.) - A Conditional Use to allow a proposed educational institution in an LI, Light Industrial and Warehousing District, in accordance with Section 173.021 of the Palm Bay Code of Ordinances. Lot 5, Block 3042, Port Malabar Unit 56, Section 9, Township 29, Range 37, Brevard County, Florida, containing approximately 3.7 acres. Located south of and adjacent to Treeland Boulevard SE, specifically at 1470 Treeland Boulevard SE**



MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Tania Ramos, Principal Planner

THRU: Lisa Frazier, AICP, Growth Management Director

DATE: March 5, 2025

RE: ****CU25-00002 - Brevard Nursing Academy - Treeland Property Owner, LLC, Eric M. Levitt, Manager (Kelly Delmonico, Land Development Strategies, Rep.) - A Conditional Use to allow a proposed educational institution in an LI, Light Industrial and Warehousing District, in accordance with Section 173.021 of the Palm Bay Code of Ordinances. Lot 5, Block 3042, Port Malabar Unit 56, Section 9, Township 29, Range 37, Brevard County, Florida, containing approximately 3.7 acres. Located south of and adjacent to Treeland Boulevard SE, specifically at 1470 Treeland Boulevard SE**

**Quasi-Judicial Proceeding.

ATTACHMENTS:

1. CU25-00002 Staff Report
2. CU25-00002 Survey
3. CU25-00002 Citizen Participation Plan Report
4. CU25-00002 Application
5. CU25-00002 Letters of Authorization
6. CU25-00002 Legal Acknowledgement

7. CU25-00002 Legal Ad



STAFF REPORT

LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042

landdevelopmentweb@palmabayflorida.org

Prepared by

Tania Ramos, Principal Planner

CASE

CU25-00002 – Brevard Nursing Academy

PLANNING & ZONING BOARD HEARING DATE

February 5, 2025

PROPERTY OWNER & APPLICANT

Treeland Property Owner, LLC (Kelly Delmonico and John Euliano, Reps.)

PROPERTY LOCATION/ADDRESS

Lot 5, Block 3042, Port Malabar Unit 56, Section 09, Township 29, Range 37, Brevard County, Florida, containing approximately 3.7 acres. Located at 1470 Treeland Boulevard SE. Tax Account 2931090

SUMMARY OF REQUEST

A **Conditional Use** to allow an educational institution in the LI, Light Industrial and Warehousing District, in accordance with Section 173.021 of the Palm Bay Code of Ordinances.

Current Zoning

LI, Light Industrial District

Current Land Use

IND, Industrial

Site Improvements

Existing Commercial Building

Site Acreage

Approximately 3.7 acres

SURROUNDING ZONING & USE OF LAND

North

LI, Light Industrial District; Eastern Florida State College

East

LI, Light Industrial; Existing Commercial Building

South

RM-10, Single-, Two-, Multi-Family Residential; Drainage Tract

West

LI, Light Industrial; Existing Commercial Building

COMPREHENSIVE PLAN COMPATIBILITY

Yes, the Comprehensive Plan includes institutional activities as typical uses in the industrial future land use.

BACKGROUND:

Brevard Nursing Academy has submitted a conditional use application to allow an educational institution to locate in vacant tenant space at 1470 Treeland Boulevard SE in a Light Industrial and Warehousing district. The subject property is a 3.7-acre site with a 35,793 square foot commercial building. The site was originally developed as the Florida Education and Research Foundation, Brevard Lab Site in 1994-95.

Brevard Nursing Academy has been operating at 1581 Robert J. Conlan Boulevard NE, in a Light Industrial and Warehousing district. Now under new management, the academy would like to relocate to allow room for expansion in hopes of including additional technical and trade school programs. They would like to stay within Palm Bay and have selected 1470 Treeland Boulevard SE.

ANALYSIS:

Prior to the code change in September 2024, vocational and trade schools were a permitted use in Light Industrial and Warehousing districts. If Brevard Nursing Academy was to remain at 1581 Robert J. Conlan Boulevard NE, the use would be allowed to continue in compliance with Section 173.103, Nonconforming Uses of Land, without a conditional use approval. Under the new Land Development Code, all educational facilities have been defined as “educational institutions” and classified as a conditional use in Light Industrial and Warehousing districts. The relocation to a new facility has now triggered the requirement for a conditional use review for Brevard Nursing Academy.

CODE REQUIREMENTS:

Table 173-3, Uses in Industrial and Other Districts, in the Code of Ordinances establishes educational institutions as a conditional use in the Light Industrial and Warehousing district. To be granted conditional use approval, requests are evaluated upon review criteria items (1) through (8) of Section 172.024(F) of the Code of Ordinances. A review of these items is as follows:

Item (1): Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergencies.

The site has an ingress and egress driveway on Treeland Boulevard SE. There is also a driveway in the rear which connects to the adjacent property at 1450 Treeland Boulevard SE, providing a horseshoe shape driveway around the two properties. This would allow two access points in the event of a fire or other emergency. Although there are no sidewalks on Treeland Boulevard SE, there is a one hundred (100) foot right-of-way which provides space for pedestrians to walk, and there is a Space Coast Area Transit bus stop located directly across

the street from the subject site.

Item (2): Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

Currently, the site appears to have one hundred and five (105) parking spaces, with five (5) ADA accessible spaces. There is also a loading area at the rear of the building. The parking and loading areas meet all required setbacks and should not have any detrimental effects on adjoining properties.

Item (3): Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

The Utilities Department stated they have no objections to the proposed project. Any upgrades, if necessary, are required to be designed, permitted, installed, and inspected at the owner's expense.

Item (4): Adequate screening or buffering will be provided to protect and provide compatibility with adjoining properties.

The site has adequate screening and buffering provided by mature landscaping which appears well maintained. The subject property, along with the adjacent 1450 Treeland Boulevard SE, is fenced with a six (6) foot tall aluminum fence facing Treeland Boulevard and six (6) foot tall chain link along the side and to the rear. This is compatible with the adjoining properties.

Item (5): Signs, if any, and proposed exterior lighting will be so designed and arranged to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties.

There is an existing monument sign at the front of the property which does not interfere with traffic safety. It shall be noted that City codes require any lighting to be shielded and/or directed downward to avoid creating a nuisance to adjacent properties.

Item (6): Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

The existing structures meet all setback requirements leaving room for the appropriate yards and open spaces.

Item (7): The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of vehicular movement, noise, fume generation, or type of physical activity. The use as proposed for development will be compatible with the existing or permitted uses of adjacent properties.

There appears to be adequate vehicular, public transportation and pedestrian access to the site. The surrounding area is light industrial development which includes similar commercial structures to the east and west, and the Eastern Florida State College Palm Bay Campus to the north. To the south is a drainage tract backing up to additional light industrial areas on Foundation Park Boulevard. The proposed use is compatible with the existing uses in the area.

Item (8): Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including, but not limited to, a reasonable time limit within which the action for which special approval is requested shall begin or be completed, or both.

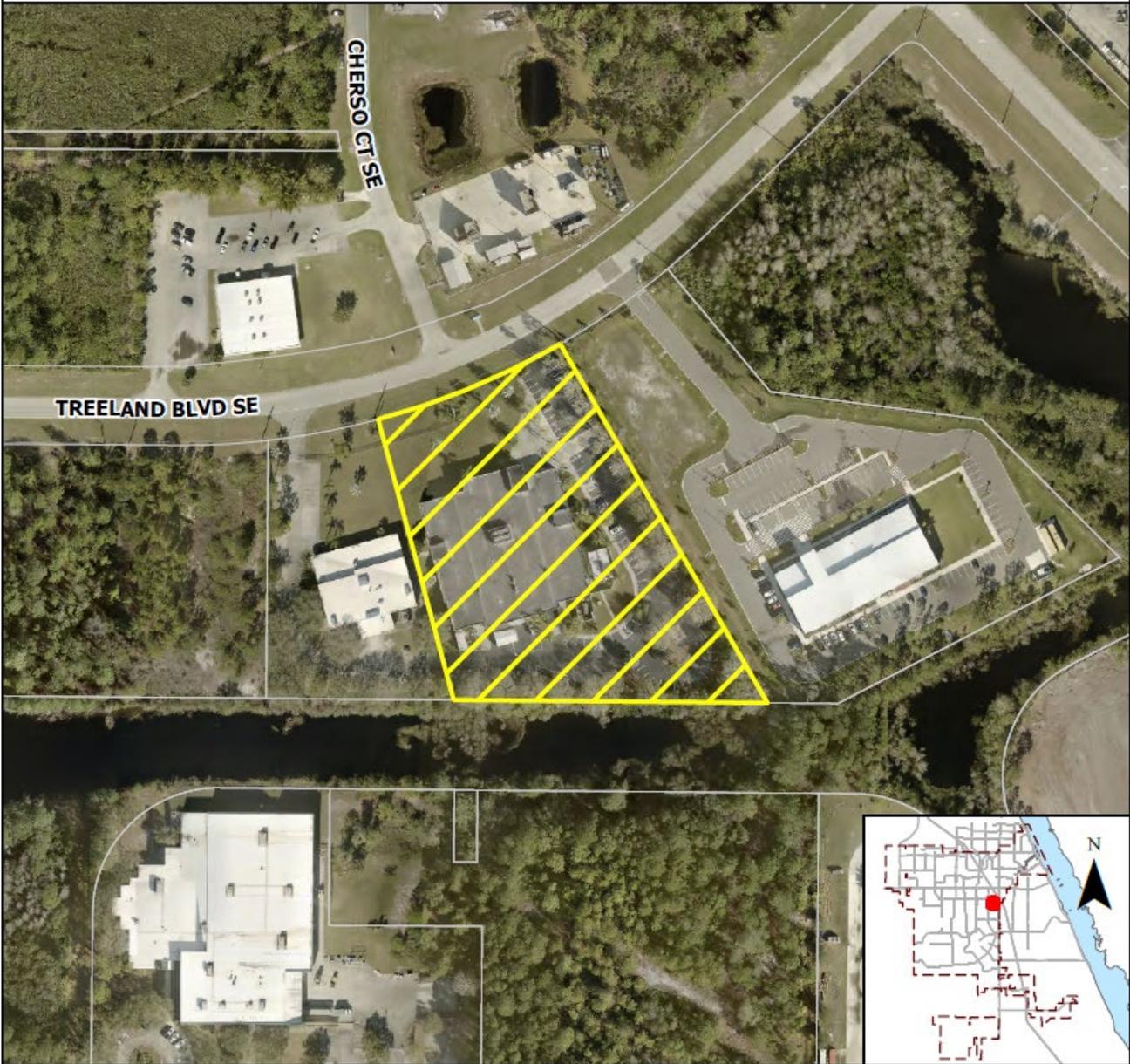
The Board and Council have the authority and right to impose any additional and justifiable safeguards, and/or conditions, to ensure that the facility operates safely and harmoniously with its surroundings.

STAFF FINDINGS:

Staff recommends Case CU25-00002 for approval.



Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



AERIAL LOCATION MAP

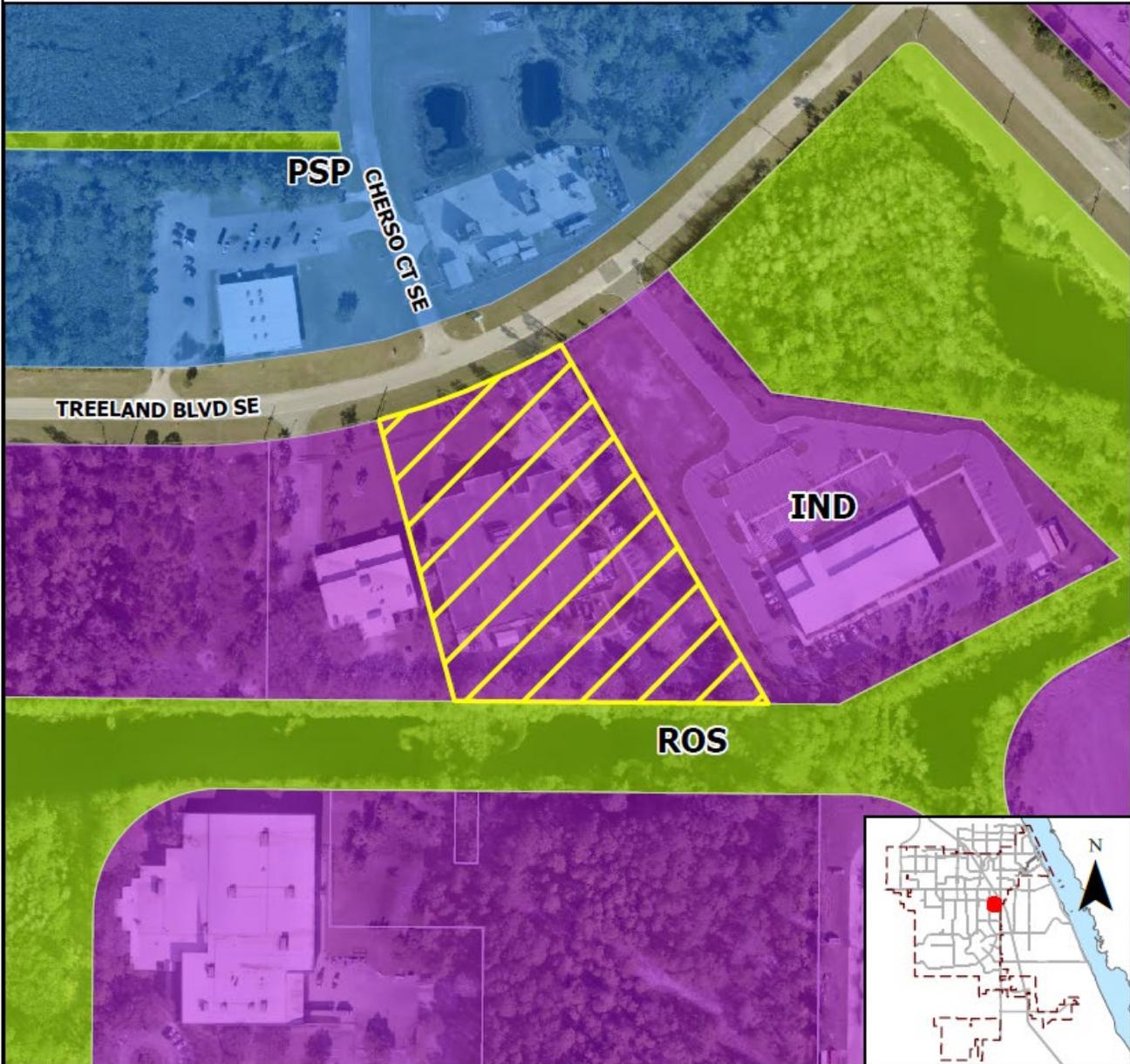
CASE: CU25-00002

Subject Property

Located at 1470 Treeland Boulevard SE



Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



FUTURE LAND USE MAP

CASE: CU25-00002

Subject Property

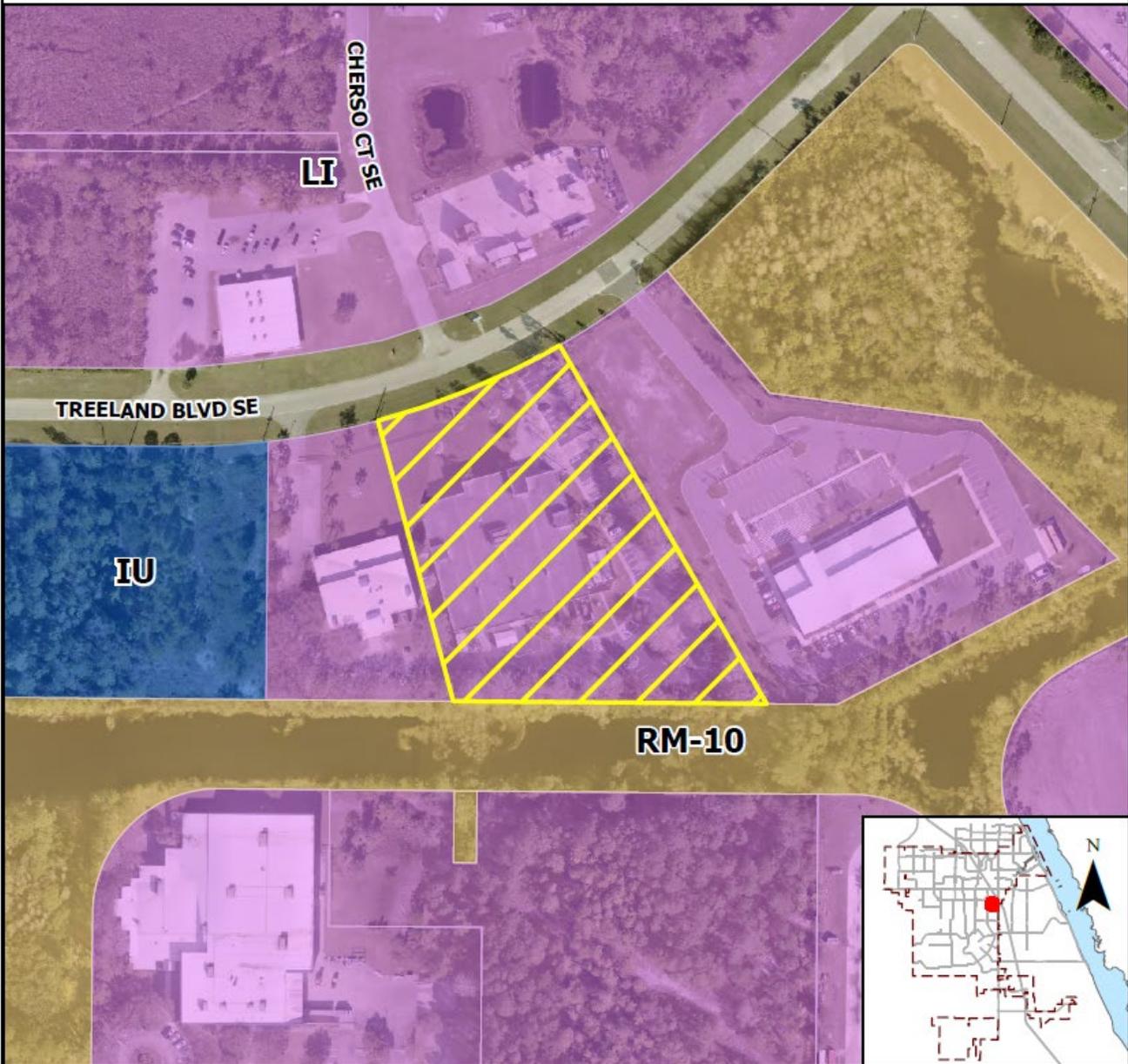
Located at 1470 Treeland Boulevard SE

Future Land Use Classification

IND, Industrial



Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



ZONING MAP

CASE: CU25-00002

Subject Property
Located at 1470 Treeland Boulevard SE

Zoning District
LI- Light Industrial

ITEMS CORRESPONDING TO SCHEDULE B-1

1. through 8. Not a matter of survey.
9. Restrictions, adaptations, conditions, reservations, easements and other matters shown on the plat of Post Millikan Unit Fifty Six, according to plat thereof as recorded in Plat Book 26, Page 60 through page as defined in Affidavit recorded in O.R. Book 2512, Page 363, as affected by Assignment of Plat and Other Factors essential in O.R. Book 3275, Page 1017, of the Public Records of Brevard County, Florida. (PLOTTED HEREON)
10. Terms, conditions, restrictions, easements, assessments and possible liens entered to and set forth in the Declaration of Covenants and Restrictions recorded in O.R. Book 2512, Page 1607, O.R. Book 2512, Page 1608, and O.R. Book 3214, Page 1091; O.R. Book 2512, Page 1707; O.R. Book 2513, Page 29; O.R. Book 2575, Page 142; O.R. Book 2574, Page 1183; Public Records of Brevard County, Florida, as amended, including, but not limited to one or more of the following provisions for a private charge or assessment, lien for liquidated damages and/or option, right of first refusal or prior approval of a future purchaser or occupant, but excluding any covenants or restrictions of any backdrops, easements, utility, water, sewer, natural resources, financial status, marital status, disability, handicap, marital origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that such covenant or restriction is permitted by applicable law. (BLANKET IN NATURE)
11. Development Order recorded in O.R. Book 2419, Page 2441, O.R. Book 2912, Page 1729 and O.R. Book 3371, Page 2364, of the Public Records of Brevard County, Florida. (BLANKET IN NATURE)
12. The mineral property lies within the boundaries of the McIlwain Tillman Drainage District, as recorded in O.R. Book 3018, Page 2317, of the Public Records of Brevard County, Florida, and as such is subject to the rights of said district. (BLANKET IN NATURE)
13. Florida Power and Light Company Easement recorded in O.R. Book 3105, Page 3133, of the Public Records of Brevard County, Florida. (PARTIALLY PLOTTED HEREON; DOCUMENT IS MOTELY RECORDED)
14. Not a matter of survey.

ZONING INFORMATION

Zoning Information taken from Zoning Report prepared by Bock & Clark Corporation, an NV5 Company, Project No. 202206395, dated December 9, 2022.

Zoning Designation: LI, Light Industrial Warehousing

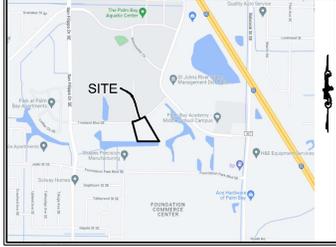
Building Setbacks:
 Front= 40' min
 Side= 10 feet; 20' min; Corner= 25' min
 Rear= 25' min

Building Height= 10'

Max Lot Coverage= 50%
Floor Area Ratio= NO Requirement Noted

Parking= 37 spaces min

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- 1) Survey prepared by ALN Surveying, LLC, 530 Hillside Drive, Altamonte, Florida, under the direct supervision of Alan J. Krasny, Registered Professional Surveyor and Mapper No. 6688. Contact: alan@alnsurveying.com; Phone: 813-252-9483.
- 2) This survey is limited to above-ground visible improvements along and near the boundary lines, except as shown herein, and that nothing below the ground was located including, but not limited to, foundations (footings), utilities, etc.
- 3) Parking Tabulation: 100 Regular Spaces, 5 Handicapped Spaces for a total of 105 Stipled Spaces.
- 4) Surveyed portion contains 3,668 acres of land, or 159,768 square feet, more or less.
- 5) The property address of 1470 Treeland Boulevard SE, Palm Bay, Florida was verified with the County Property Appraiser's website.
- 6) The property has direct access to Treeland Boulevard, a public street right-of-way.
- 7) Bearings are based on the Southern Right-of-Way line of Treeland Boulevard, said line being an assumed closed bearing of S 87° 53' 45.76".
- 8) At time of survey, there was no evidence of current earth moving work, building construction or building additions.
- 9) There is no evidence of changes in street rights of way on site at time of survey. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- 10) The closest intersection street is Charles Court SE and is 50 feet North from property as shown hereon.
- 11) There are no gaps, gores, overlaps or hiatus inbetween to the surveyed property.
- 12) There was no evidence of cemeteries, graveyards, and/or burial grounds located on the surveyed site at time of survey.
- 13) This survey or copies thereof are not valid without the original signature and seal of the Florida licensed surveyor and mapper.

RECORD DESCRIPTION

The Land is described as follows:
 Lot 5, Block 3042, Post Millikan Unit Fifty Six, according to the plat thereof, as recorded in Plat Book 26, Page(s) 60, of the Public Records of Brevard County, Florida.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY ALLIANT NATIONAL TITLE USA, KANCA COMPANY, COMMITMENT NO. 20201577, DATED OCTOBER 9, 2022 AT 6:00 AM.

FLOOD NOTE

The subject property lies in Flood Zone "C", according to Flood Insurance Rate Map, Map No. 12020639500 for Brevard County, Florida. Community designated as "City of Palm Bay", Community No. 120404, dated March 17, 2014 and issued by the Federal Emergency Management Agency, and is not in a special flood hazard area.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
12-01-22	COMMENTS		
12-15-22	ADD ZONING		
12-20-22	UPDATE CERTS		

SIGNIFICANT OBSERVATIONS

- ▲ CONCRETE WALK CROSSES PROPERTY LINE AND CONTINUES AN INDETERMINATE DISTANCE ONTO ADJOINING PROPERTY.
- ▲ ASPHALT DRIVE CROSSES PROPERTY LINE AND CONTINUES AN INDETERMINATE DISTANCE ONTO ADJOINING PROPERTY.
- ▲ CONCRETE SLAB CROSSES PROPERTY LINE, NORTH END OF SLAB IS 5.2' WEST OF LINE, SOUTH END OF SLAB IS 11.3' WEST OF LINE.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THESE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

ALTA/NSPS LAND TITLE SURVEY

for
Treeland Blvd
 NV5 Project No. 202206395, 001
 1470 Treeland Boulevard SE, Palm Bay, FL 32909

BASED UPON TITLE COMMITMENT NO. 20201577
 OF ALLIANT NATIONAL TITLE INSURANCE COMPANY
 BEARING AN EFFECTIVE DATE OF OCTOBER 9, 2012 at 6:00 AM

Surveyor's Certification
 To: Kapp Morrison, LLP; EML Realty Partners, LLC; Krasny and Detmer; Alliant National Title Insurance Company; Treeland Property Owner, LLC, a Florida limited liability company; Fluiger Bank; and Bock & Clark Corporation, an NV5 Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, FINALLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/23/2022.

Survey Performed By:
 ALN Surveying, LLC
 530 Hillside Drive
 Altamonte, FL 32703
 Phone: 813-252-9483
 Email: alan@alnsurveying.com

REGISTRATION EXPIRES AND MUST BE RENEWED IN THE STATE OF FLORIDA ON 12-31-2022
 DATE OF FIELD SURVEY: November 23, 2022
 DATE OF LAST REVISION: December 20, 2022
 NETWORK PROJECT NO. 202206395, 001 RLS SHEET 1 OF 2

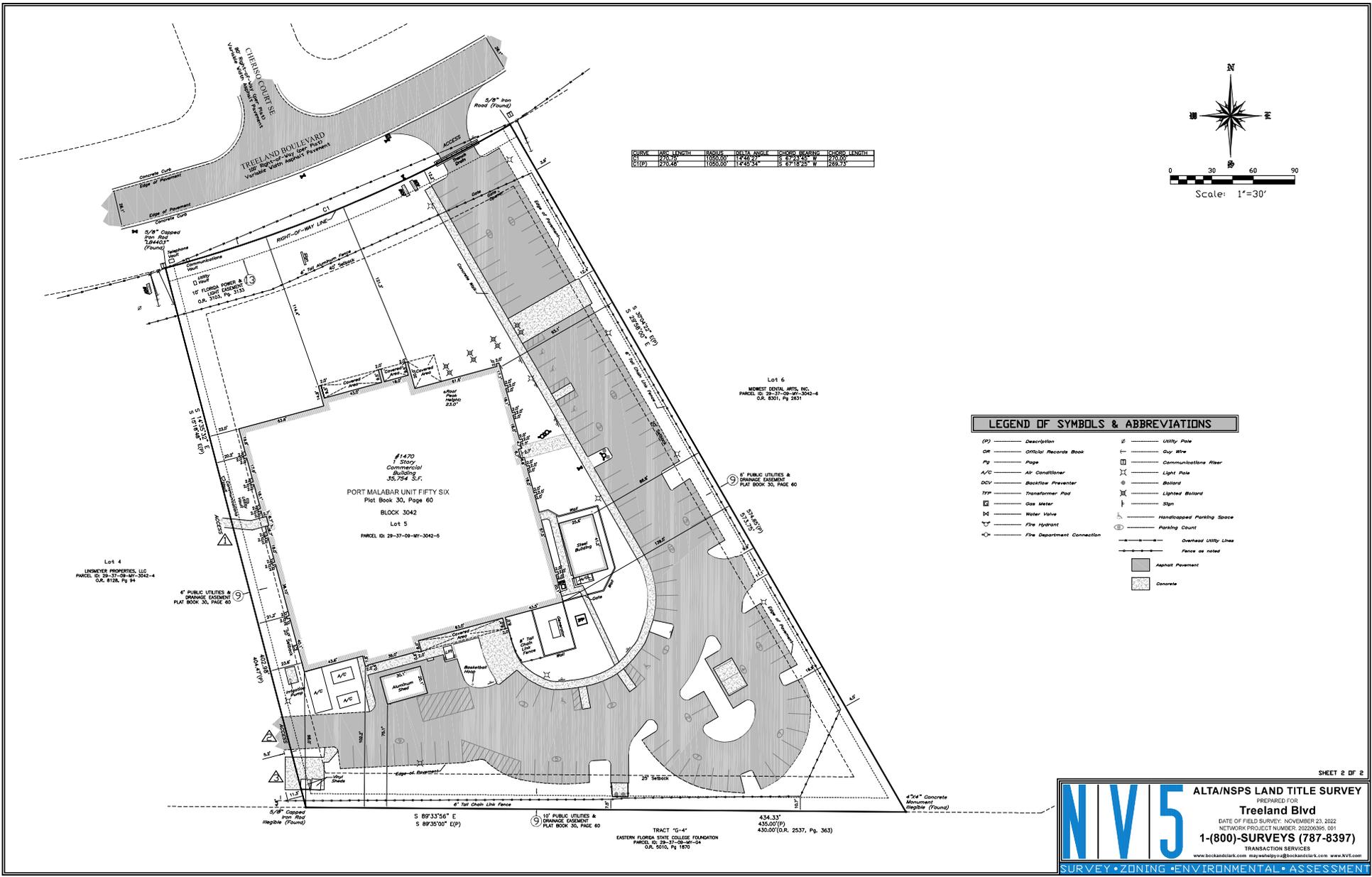
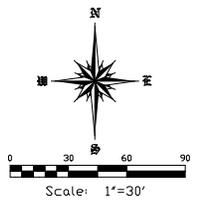
Bock & Clark Corporation
 an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)
 3550 W. Market Street, Suite 200, Akron, Ohio 44333
 www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

CODE	LINE LENGTH	RADIUS	CHORD ANGLE	CHORD BEARING	CHORD LENGTH
C1P	220.76	1050.00	172.62°	S 57°13'52" W	220.76



LEGEND OF SYMBOLS & ABBREVIATIONS	
(P)	Description
OR	Official Record Book
Pg	Page
A/C	Air Conditioner
OCV	Overhead Cable
TFP	Transformer Pad
GM	Gas Meter
WV	Water Valve
PH	Fire Hydrant
FC	Fire Department Connection
U	Utility Pole
GW	Gas Wire
CCR	Communications Riser
LP	Light Pole
B	Ballast
LR	Lighted Rotund
STN	Sign
MS	Handicapped Parking Space
PC	Parking Count
UL	Overhead Utility Lines
---	Fence as noted
[Hatched Box]	Asphalt Pavement
[Dotted Box]	Concrete

SHEET 2 OF 2

NIV5

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR
Treeland Blvd

DATE OF FIELD SURVEY: NOVEMBER 23, 2022
 NETWORK PROJECT NUMBER: 20220365_001
1-(800)-SURVEYS (787-8397)
 TRANSACTION SERVICES
www.bockandclark.com info@bockandclark.com www.NIV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

S 89°33'56" E
 S 89°30'00" E(P)

10' PUBLIC UTILITIES & DRAINAGE EASEMENT
 PLAT BOOK 30, PAGE 60

TRACT "G-4"
 EASTERN FLORIDA STATE COLLEGE FOUNDATION
 PARCEL ID: 29-37-09-W-3042-4
 O.R. 5010, Pg 1670

434.33'
 430.00'(P)
 430.00'(O.R. 2537, Pg. 363)



CITIZEN PARTICIPATION REPORT

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

CASE DETAILS

Applicant Name	Kelly Delmonico, AICP
Project Name	Brevard Nursing Academy Conditional Use
Case Type	Conditional Use
Case Description	Seeking conditional use for a vocational school
Intended Month of Submission	January 2025

INFORMATION ON THE CITIZEN PARTICIPATION MEETING

Notice to the Public (Date)	January 2, 2025
Date of CPP	January 16, 2025
Location of the Meeting	Franklin DeGroot Public Library, Palm Bay
Number of Attendees	1



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:

	Comments	Resolution	Justification if the applicant is unable or unwilling to address the issue
	The attendee joined the meeting to better understand	n/a	n/a
	what types of education the school was proposing to offer		
	No comments/complaints/concerns or issues received		



LIST OF ATTENDEES

Number	Name of attendee	Number	Name of attendee
1.	Loretta Beorlegni	2.	
3.		4.	
5.		6.	
7.		8.	
9.		10.	
11.		12.	
13.		14.	
15.		16.	
17.		18.	
19.		20.	
21.		22.	
23.		24.	
25.		26.	
27.		28.	
29.		30.	
31.		32.	
33.		34.	
35.		36.	



ADDITIONAL DOCUMENTS REQUIRED WITH CITIZEN PARTICIPATION PLAN REPORT SUBMISSION

1. Copy of notice sent (separate attachment)
2. Material distributed or presented at the meeting (separate attachment)
 - 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, Applicant's Representative

Typed Name and Title:

1/16/2025

Date :



January 2, 2025

RE: Community Informational Meeting on **Thursday, January 16, 2025 at 4pm**

Dear Neighbor:

The property owner and lessee of the 3.7+/- acre property located at 1470 Treeland Boulevard, Palm Bay, FL (tax account 2931090) desires to make application for a conditional use to allow a vocational school (Brevard Nursing Academy) on the property which is zoned LI – Light Industrial and Warehousing. The school will be located within the existing building.

Before submitting an application for conditional use, we hope you will join us for an informational meeting to discuss the request 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: Thursday, January 16, 2025
TIME: 4:00pm
PLACE: Franklin T. DeGroot Public Library
Conference Room
6475 Minton Road SE
Palm Bay FL 32908

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

Sincerely,

Kelly Delmonico, AICP
Principal Planner



Subject Property Location Map

Project Details: CU25-00002

Project Type: Conditional Use

Project Location: 1470 TREELAND BLVD SE # LAB Palm Bay, FL 32909
Milestone: Under Review
Created: 12/23/2024
Description: Brevard Nursing Academy
Assigned Planner: Tania Ramos

Contacts

Contact	Information
Owner/Applicant	TREELAND PROPERTY OWNER LLC 2141 S ALT A1A, STE 440 JUPITER, FL 33477 (407) 617-4541 jeuliano@gkbinvestments.com
Legal Representative	Kelly Delmonico 355 Spoonbill Lane Melbourne Beach, FL 32951 (612) 710-9296 kelly.hyvonen@gmail.com
Submitter	Kelly Delmonico 355 Spoonbill Lane Melbourne Beach, FL 32951 kelly.hyvonen@gmail.com
Assigned Planner	Tania Ramos FL tania.ramos@palmbayflorida.org

Fields

Field Label	Value
Block	3042
Lot	5
Township Range Section	29-37-09
Subdivision	MY
Year Built	1995
Use Code	1700
Use Code Desc	OFFICE BUILDING - SINGLE TENANT - 1 STORY

Project Details: CU25-00002

Lot Size	
Building SqFt	
Homestead Exemption	
Taxable Value Exemption	
Assessed Value	
Market Value	
Land Value	
Tax ID	2931090
Flu Description	Industrial
Flu Code	IND
Zoning Description	Light Industrial and Warehousing
Zoning Code	LI
Size of Area (acres)	
Conditional Use Sought	Educational Institution
or Special Requirements Use	Not Applicable
Are You a Property Owner of Record?	False
Tax Account Number(s)	2931090
Parcel Number(s)	29-37-09-MY-3042-5
Pre-Application Meeting Date	12/20/2024
Pre-Application Meeting No.	n/a
Resolution Number	

January 2

, 20

25

Re: Letter of Authorization

As the property owner of the site legally described as:

Lot 5, Block 3042 of the Port Malabar Unit 56 subdivision
(parcel ID 29-37-09-MY-3042-5)

I, Owner Name: Eric M Levitt, as manager of Treeland Property Owner LLC

Address: 2141 S Alternate A1A, Suite 440, Jupiter, FL 33477

Telephone: 561-295-5917

Email: Eric@emlrealtypartners.com

hereby authorize:

Representative: Kelly Delmonico, AICP

Address: 355 Spoonbill Lane, Melbourne Beach, FL 32951

Telephone: 612-710-9296

Email: kelly.hyvonen@gmail.com

to represent the request(s) for:

conditional use

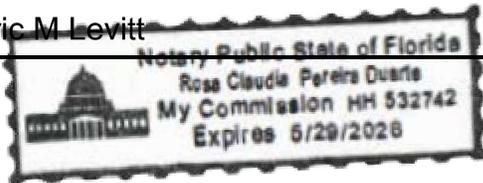
(Property Owner Signature)

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of January, 2025 by

Eric M Levitt, property owner.



Rosa Claudia Pereira, Notary Public

Personally Known or Produced the Following Type of Identification:

January 6

, 20 25

Re: Letter of Authorization

As the property owner of the site legally described as:

Lot 5, Block 3042 of the Port Malabar Unit 56 subdivision
(parcel ID 29-37-09-MY-3042-5)

I, Owner Name: Eric M Levitt, as manager of Treeland Property Owner LLC

Address: 2141 S Alternate A1A, Suite 440, Jupiter, FL 33477

Telephone: 561-295-5917

Email: eric@elmrealtypartners.com

hereby authorize:

Representative: John Euliano

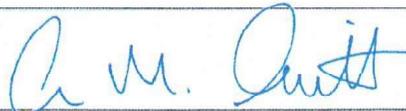
Address: 1152 Queen Anne Court, Winter Springs, FL 32708

Telephone: 407-617-4541

Email: jeuliano@gkbinvestments.com

to represent the request(s) for:

conditional use



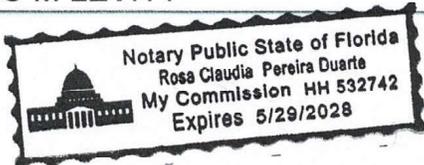
(Property Owner Signature)

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2ND day of JANUARY, 20 25 by

ERIC M LEVITT, property owner.



Rosa Claudia Pereira Duarte, Notary Public

Personally Known or Produced the Following Type of Identification:

Acknowledgement Log

Header:

Legal Acknowledgement

Text:

I, the submitter, understand that this application must be complete and accurate before consideration by the City of Palm Bay and certify that all the answers to the questions in said application, and all data and matter attached to and made part of said application are honest and true to the best of my knowledge and belief.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

Accepted By:

Kelly Delmonico

On:

1/4/2025 9:18:15 AM

CU25-00002

Select Language ▼



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

CITY OF PALM BAY
attn: Accounts Payable
City Of Palm Bay
120 Malabar Rd Se
Palm Bay FL 32907-3009

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:

01/23/2025

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**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 February 5, 2025, and by the City Council on February 6, 2025, 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. ****CU25-00002 - Treeland Property Owner, LLC, Eric M. Levitt, Manager (Kelly Delmonico, Land Development Strategies, Rep.)**

A Conditional Use to allow a proposed educational institution in an LI, Light Industrial and Warehousing District, in accordance with Section 173.021 of the Palm Bay Code of Ordinances.

Lot 5, Block 3042, Port Malabar Unit 56, Section 9, Township 29, Range 37, Brevard County, Florida, containing approximately 3.7 acres. Located south of and adjacent to Treeland Boulevard SE, specifically at 1470 Treeland Boulevard SE

**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