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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 Govt Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

11/16/2023

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Legal Clerk

Notary, State of WI, County of Brown

5.15.27

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NANCY HEYRMAN
Notary Public
State of Wisconsin

Ad#9523848 11/16/2023
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 December 6, 2023, and by the City Council on December 7, 2023, 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. **CU23-00003 - Sunrise Plaza Enterprise, Inc., Nazim Ali, President, (Richard Franzblau, Esq., Rep.)
A Conditional Use to allow retail automotive gas/fuel sales in an NC, Neighborhood Commercial District, in accordance with Section 185.042(D)(1) of the Palm Bay Code of Ordinances
A portion of Tract 1, Part Malabar Unit 44, Section 22, Township 26, Range 36, Brevard County, Florida, containing approximately 3 acres. Located at the southwest corner of Glen Cove Avenue NW and Emerson Drive NW.
2. **CU23-00014 - AZAD Business Corp, Azror Ashrapov (Kevin Arbour, Boston & Bailey Corp, Rep.)
A Conditional Use to allow alcohol service at a proposed dining establishment in a BMUV, Bayfront Mixed Use Village District, in accordance with Section 185.053(D)(2) of the Palm Bay Code of Ordinances
Part of Lot 10, Hopsons Subdivision, Section 24, Township 28, Range 37, Brevard County, Florida, containing approximately 0.3 acres. Located east of and adjacent to Dixie Highway NE, in the vicinity south of the intersection of Dixie Highway NE and Anglers Drive NE, specifically at 4391 Dixie Highway NE.
3. **CU23-00016 - AZAD Business Corp, Azror Ashrapov (Kevin Arbour, Boston & Bailey Corp, Rep.)
A Conditional Use to allow outdoor seating at a proposed dining establishment in a BMUV, Bayfront Mixed Use Village District, in accordance with Section 185.053(D)(3) of the Palm Bay Code of Ordinances
Part of Lot 10, Hopsons Subdivision, Section 24, Township 28, Range 37, Brevard County, Florida, containing approximately 0.3 acres. Located east of and adjacent to Dixie Highway NE, in the vicinity south of the intersection of Dixie Highway NE and Anglers Drive NE, specifically at 4391 Dixie Highway NE.
**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

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City of Palm Bay
Accounting Division