



MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Lisa Frazier, AICP, Growth Management Director

DATE: October 17, 2024

RE: Resolution 2024-41, granting a conditional use for a self-storage facility in CC (Community Commercial District) zoning, on property located south of and adjacent to Emerson Drive, in the vicinity east of St. Johns Heritage Parkway (3.57 acres) (Case CU24-00004, Ascot Palm Bay Holdings, LLC). (Quasi-Judicial Proceeding)

SUMMARY:

The applicant has requested that the item be continued to November 7, 2024. Pursuant to Section 51.02 of the Palm Bay Code of Ordinances, once a matter has been advertised for public hearing, any request for continuance by an applicant shall be made in writing to the city.

Ascot Palm Bay Holdings, LLC (Ana Saunders, P.E., BSE Consultants, Inc. and Nathan Landers, Blackfin Partners Investments, Inc., Reps.) has submitted a Conditional Use request to allow the development of a self-storage facility within the Community Commercial District, in accordance with Section 173.021 and Table 173-2 [reference fka Section 185.043(D)(9)] of the Palm Bay Code of Ordinances. The undeveloped 3.57-acre parcel is located south of and adjacent to Emerson Drive NW, in the vicinity east of St. Johns Heritage Parkway.

Section 173.021 and Table 173-2 [reference fka Section 185.043(D)(9)] of the Code of Ordinances establishes a self-storage facility as a conditional use in the Community Commercial District and Section 174.047 [reference fka Section 185.088(F)] provides specific design standards and operational requirements to be ensured through the administrative site plan review process. The applicant has provided a conceptual site plan and renderings proposing a two-story self-storage building and addressing all requirements. Each floor is 54,393 square feet, and a 1,500 square foot office space has been included on the first floor to provide additional commercial area for goods, services, and employment opportunities. Operational requirements are to be addressed through the facility's rental agreement.

Conditional Use requests are evaluated upon items (1) through (8) of the Review Criteria of Section 174.024(F) [reference fka Section 185.087] of the Code of Ordinances. The proposed development meets the minimum requirements for approval of a conditional use. City Council has

the authority to request additional and reasonable conditions and safeguards associated with this conditional use.

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Approval

Planning & Zoning Board Recommendation:

Planning and Zoning Board minutes are not fully transcribed at this time; the following is an excerpt:

Motion by Ms. Jordan, **Seconded** by Mr. McLeod to submit Case CU24-00004 to the City Council for approval.

Result: Carried 3 to 2

Aye: Boerema, Jordan, McLeod

Nay: Olszewski, Warner

Abstain: None

ATTACHMENTS:

- 1 Staff Report
- 2 Site Plan
- 3 Citizen Participation Plan Report
- 4 Landscaping Plan
- 5 Architectural Elevations
- 6 Application
- 7 Letters of Authorization
- 8 Legal Acknowledgement
- 9 Legal Ad
- 10 Applicant Handout
- 11 Request to Continue
- 12 Resolution