



MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Lisa Frazier, AICP, Growth Management Director

DATE: June 25, 2024

RE: Resolution 2024-19, granting a conditional use to allow for a proposed self-storage facility in GU (General Use Holding District) zoning, on property located west of and adjacent to Cogan Drive, in the vicinity north of Melbourne-Tillman Water Control District Canal 42 (3.00 acres) (Case CU23-00019, Kathleen Jones Trustee; PSP of Brevard, LLC; and RRLC, LLC). (Quasi-Judicial Proceeding)

SUMMARY:

Kathleen Jones Trustee; RRLS LLC; RTLD LLC; PSP of Brevard LLC (Jake Wise, P.E., Construction Engineering Group, Rep.) has submitted a Conditional Use request to allow for the development of a self-storage facility within the Community Commercial Zoning District, in accordance with Section 185.043(D)(9) of the City's Land Development Code. The undeveloped three-acre parcel is west of and adjacent to Cogan Drive SE, north of and adjacent to Melbourne-Tillman Water Control District Canal 42.

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 185.088(F) provides specific architectural and site design requirements to be ensured through the administrative site plan review process. The submitted renderings and conceptual plan addresses all of these requirements. There are additional restrictions as to the use of the units; these are to be addressed through the facility's rental agreement.

Conditional Use requests are evaluated upon items (A) through (H) of the General Requirements and Conditions of Section 185.087 of the Code of Ordinances. Item (B) requires that adequate off-street parking and loading areas be provided and it is the applicant's intent to apply for a parking reduction, in compliance with Section 185.140(I). Public works has expressed concern regarding the minimal space given for vehicle stacking and that enough parking be provided on site so as to not impact the right of way or public roadway. The provided parking narrative addresses the applicant's assertion that the proposed parking and stacking space would be adequate. The site is surrounded by stormwater ponds natural wooded areas, and to the north, a County Government Center. This

minimizes compatibility concerns with the surrounding area. A preliminary landscape plan has been provided which also indicates that an approximately .25-acre natural area will be preserved on site however, an Environmental Assessment will be required at site plan submittal and upon staff review, additional preservation or buffer plantings may be required to provide adequate protection for the wetlands along the western boundary. The proposed development meets the minimum requirements for approval of a 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 Mr. Good, **Seconded** by Ms. Jordan to submit Case CU24-00019 to the City Council for approval.

Result: Carried 7 to 0

Aye: Olszewski, Good, Boerema, Jaffe, Jordan, McLeod, Warner

Nay: None

Abstain: None

ATTACHMENTS:

1. CU23-00019 Staff Report
2. CU23-00019 Survey
3. CU23-00019 Site Sketch
4. CU23-00019 Landscape Plan
5. CU23-00019 Traffic Narrative
6. CU23-00019 Citizen Participation Plan
7. CU23-00019 Architectural Narrative
8. CU23-00019 Renderings
9. CU23-00019 Application
10. CU23-00019 Letter of Authorization 1
11. CU23-00019 Letter of Authorization 2
12. CU23-00019 Letter of Authorization 3
13. CU23-00019 Letter of Authorization 4
14. CU23-00019 Legal Acknowledgement
15. CU23-00019 Legal Ad
16. Resolution 2024-19