



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:	**PS24-00002 - Palm Bay StorNow – Palm Bay StorNow, LLC, Paul Nevins (Scott M. Glaubitz, P.E., BSE Consultants, Inc., Rep.) - A Preliminary Subdivision Plan to allow for a proposed 2-lot commercial subdivision to be known as Palm Bay StorNow. Tax Parcel 750, Section 32, Township 28, Range 36, Brevard County, Florida, containing approximately 9.75 acres. Located north of and adjacent to Malabar Road NW, in the vicinity west of St. Johns Heritage Parkway NW

SUMMARY:

Paul Nevins and Palm Bay StorNow, LLC (BSE Consultants, Inc., Rep.) has submitted for a Preliminary Subdivision Plat approval to create a 2-lot commercial subdivision to be known as Palm Bay StorNow. The site is located north of and adjacent to Malabar Road NW, west of St. Johns Heritage Parkway.

The proposed plat is for a 2-lot commercial subdivision within a Community Commercial zoning district. Tract A is being dedicated for right-of-way expansion along Malabar Road NW. A site plan has been approved for development of a self-storage facility and stormwater system on Lot 1, along with a private lift station on Tract LS-1. Lot 2 consists of approximately 2.44 acres for future development.

To receive Preliminary Plat approval, the proposal must meet the requirements of Chapter 184 of the Palm Bay Code of Ordinances. Upon review of the submitted materials, the Preliminary Plat request is in substantial conformance with the applicable requirements of this chapter. Per Section 184.07, City Council can approve, approve with conditions, or disapprove such requests.

Technical staff review comments have all been addressed.

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Staff recommends 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 PS24-00002 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. Staff Report
2. Plat
3. Survey
4. Title Opinion
5. Application
6. Letter of Authorization
7. Legal Acknowledgement
8. Legal Ad