



# STAFF REPORT

## LAND DEVELOPMENT DIVISION

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**Prepared by**

Tania Ramos, Principal Planner

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**CASE NUMBER**

PS24-00002

**PLANNING & ZONING BOARD HEARING DATE**

June 5, 2024

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**PROPERTY OWNER & APPLICANT**

Palm Bay Stornow, LLC., Paul Nevins  
(Scott M. Glaubitz, P.E., BSE Consultants,  
Inc., Rep.)

**PROPERTY LOCATION/ADDRESS**

Tax Parcel 750, Section 32, Township 28, Range 36,  
Brevard County, Florida. Located north of and  
adjacent to Malabar Road NW, in the vicinity west of  
St. John's Heritage Parkway NW; Tax Account  
2865684

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**SUMMARY OF REQUEST**

The applicant requests Preliminary Subdivision Plan approval for a proposed 2-lot commercial subdivision to be called Palm Bay Stornow.

**Existing Zoning**

CC, Community Commercial

**Future Land Use**

COM, Commercial

**Site Improvements**

Vacant Land

**Site Acreage**

Approximately 9.75 acres

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**SURROUNDING ZONING & USE OF LAND****North**

GU, General Use Holding; Heritage High School

**East**

GU, General Use Holding; Heritage High School

**South**

AU, Agricultural Residential (Brevard County); Vacant Land

**West**

GU, General Use Holding; Heritage High School

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**COMPREHENSIVE PLAN****COMPATIBILITY**

Yes, the Future Land Use is Commercial.

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**BACKGROUND:**

The applicant requests Preliminary Subdivision Plan (Preliminary Plat) approval to allow a proposed 2-lot commercial subdivision to be called Palm Bay Stornow. The property is located north of and adjacent to Malabar Road NW, in the vicinity west of St. John's Heritage Parkway NW, specifically, Tax Parcel 750, Section 32, Township 28, Range 36, Brevard County, Florida, containing approximately 9.75 acres. The property is zoned CC, Community Commercial, and is vacant land.

The preliminary plat is a map indicating the proposed layout of the development and related information to show consistency with the subdivision requirements in accordance with Chapter 184 of the Palm Bay Code of Ordinances. The final plat will also go through the public hearing process for final approval.

**ANALYSIS:**

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.

**CONDITIONS:**

In order to receive Preliminary Subdivision Plan approval, the proposal must meet the subdivision requirements of Chapter 184 of the City of Palm Bay's Code of Ordinances. Upon review, the request is in conformance with the applicable requirements.

**STAFF RECOMMENDATION:**

Case PS24-00002 meets the criteria for a Preliminary Subdivision Plan and staff recommends approval.



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



**AERIAL LOCATION MAP**

**CASE: PS24-00002 & FS24-00003**

**Subject Property**

North of and adjacent to Malabar Road NW, in the vicinity west of St. John’s Heritage Parkway



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**FUTURE LAND USE MAP**

**CASE: PS24-00002 & FS24-00003**

**Subject Property**

North of and adjacent to Malabar Road NW, in the vicinity west of St. John's Heritage Parkway

**Future Land Use Classification**

COM - Commercial Use



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**ZONING MAP**

**CASE: PS24-00002 & FS24-00003**

**Subject Property**

North of and adjacent to Malabar Road NW, in the vicinity west of St. John's Heritage Parkway

**Zoning District**

CC - Community Commercial