



STAFF REPORT

LAND DEVELOPMENT DIVISION

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Prepared by

Tania Ramos, Principal Planner

CASE NUMBER

PS24-00002

PLANNING & ZONING BOARD HEARING DATE

June 5, 2024

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

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

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

COMPREHENSIVE PLAN

COMPATIBILITY

Yes, the Future Land Use is Commercial.

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