

## **RESOLUTION 2024-19**

**A RESOLUTION OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, GRANTING A CONDITIONAL USE FOR A SELF-STORAGE FACILITY IN CC (COMMUNITY COMMERCIAL) ZONING; WHICH PROPERTY IS LOCATED WEST OF AND ADJACENT TO COGAN DRIVE, IN THE VICINITY NORTH OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL 42, AND LEGALLY DESCRIBED HEREIN; GRANTING THE USE AS A CONDITIONAL USE; PROVIDING FOR A COMMENCEMENT PERIOD; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, application for a conditional use in CC (Community Commercial District) zoning for a self-storage facility on property legally described herein, has been made by Kathleen Jones Trustee; PSP of Brevard, LLC; and RRLC, LLC, and

**WHEREAS**, the request was duly considered by the Planning and Zoning Board of the City of Palm Bay on June 5, 2024, which voted to recommend to the City Council approval of the application, and

**WHEREAS**, all provisions applicable to the conditional use under Chapter 185, Zoning, Conditional Uses, Sections 185.085 and 185.086, and District Regulations, Sections 185.043 and 185.088, of the Palm Bay Code of Ordinances, have been addressed by the applicant, and

**WHEREAS**, the City Council of the City of Palm Bay has determined that such conditional use will neither be injurious to the neighborhood nor otherwise detrimental to the public welfare.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA**, as follows:

**SECTION 1.** The City Council of the City of Palm Bay hereby grants a conditional use for a self-storage facility on property zoned CC (Community Commercial District), which property is legally described as follows:

Tax Parcel 754, of the Public Records of Brevard County, Florida; Section 19, Township 29S, Range 37E; containing 3.00 acres, more or less.

**SECTION 2.** The conditional use is granted subject to the applicant complying with the following:

- A. Constructing the self-storage facility in accordance with the site plan which is, by reference, incorporated herein as Exhibit 'A';
- B. The Land Development Division Staff Report which is, by reference, incorporated herein as Exhibit 'B'; and
- C. All provisions of the Code of Ordinances of the City of Palm Bay and all other state and federal rules, regulations, and statutes.

**SECTION 3.** The conditional use must be commenced within two (2) years from the effective date of this resolution. Commencement shall mean the issuance of the appropriate permit(s), which must remain active. Failure to commence within two (2) years of issuance of the first permit shall void the conditional use. The applicant may seek an administrative extension of one (1) year by submitting a written request within sixty (60) days prior to the date of expiration.

**SECTION 4.** This resolution shall take effect immediately upon the enactment date.

This resolution was duly enacted at Meeting 2024-XX, of the City Council of the City of Palm Bay, Brevard County, Florida, held on \_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
Rob Medina, MAYOR

\_\_\_\_\_  
Terese M. Jones, CITY CLERK

City of Palm Bay, Florida  
Resolution 2024-19

Applicant: Kathleen Jones Trustee; PSP of Brevard, LLC; and RRLLC, LLC  
Case: CU23-00019

cc: Brevard County Recording  
Applicant  
Case File