



# STAFF REPORT

## LAND DEVELOPMENT DIVISION

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### Prepared by

Tania Ramos, Principal Planner

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**CASE NUMBER**

FS24-00003

**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 Final Subdivision Plan/Final Plat approval for a proposed 2-lot commercial subdivision to be called Palm Bay Stornow.

**Existing Zoning**

CC, Community Commercial

**Existing 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.

**BACKGROUND:**

The applicant requests Final Subdivision Plan/Final Plat approval for a 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 proposed plat is for a 2-lot commercial subdivision. 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.

**ANALYSIS:**

The proposed final subdivision plat conforms to the preliminary plat (PS24-00002) for Palm Bay Stornow.

To receive Final Plat approval, the proposal must meet the requirements of Section 184.08 of the Palm Bay Code of Ordinances. Upon review of the submitted materials the Final Plat request is in substantial conformance with the applicable requirements of this section.

**STAFF RECOMMENDATION:**

Case FS24-00003 meets the criteria for a Final Subdivision Plan/Final Plat 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