



STAFF REPORT

LAND DEVELOPMENT DIVISION

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Prepared by

Tania Ramos, Principal Planner

CASE NUMBER

FS24-00003

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 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

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 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