



REVISED

STAFF REPORT

LAND DEVELOPMENT DIVISION

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Prepared by

Stephen White, Principal Planner

CASE NUMBER

CU23-00004

PLANNING & ZONING BOARD HEARING DATE

May 3, 2023

PROPERTY OWNER & APPLICANT

Palm Bay Storage, LLC (Schmidt Nichols Landscape Architecture and Urban Planning, Reps).

PROPERTY LOCATION/ADDRESS

Block 752 & 753, Subdivision 00, Section 36, Township 28, Range 36, Brevard County, Florida. Specifically located at 6240 Minton Rd NW.

SUMMARY OF REQUEST

The applicant is requesting a Conditional Use to allow for a self-storage facility.

Zoning

CC, Community Commercial District

Future Land Use

COM, Commercial

Site Improvements

Vacant, Unimproved

Site Acreage

6.09 acres

SURROUNDING ZONING & USE OF LAND

North

CC, Community Commercial; Unimproved

East

CC, Community Commercial; Unimproved

South

CC, Community Commercial; Unimproved

West

CC, Community Commercial; Educational Facility

COMPREHENSIVE PLAN

COMPATIBILITY

Yes, Community Commercial Use

BACKGROUND:

The request is to allow for a self-storage facility on vacant Community Commercial property which is approximately 6.09 acres. The subject property is 6240 Minton Rd NW. ~~The applicant proposes a self-storage facility containing 281 units spread out across a principal building consisting of three stories and approximately 117,179 SF, along with six one-story buildings.~~

ANALYSIS:

Section 185.043(D)(9) provides that self-storage facilities require a conditional use in the Community Commercial District and are subject to the provisions established in Section 185.088(F) of the Palm Bay Code of Ordinances.

This location was previously approved for a Conditional Use (Resolution 2022-16) for a self-storage facility but due to a substantial deviation from the originally approved plans, a new application and Concept Plan was required. >>The current proposal will be comprised of 7, one-story buildings and 1, three-story building for a total 1,101 units and a combined squared footage of approximately 148,464 square feet.

In the process of new owners purchasing the property, the Brevard County Property Appraiser's office updated all tax account information, acreage, and legal description under one physical address of 6240 Minton Rd. NW.<<

The applicant has met the requirements of Section 169.005 Citizen Participation Plans. The Citizen Participation Plan was conducted on February 6, 2022. The report indicates that no participants attended the meeting.

CODE REQUIREMENTS:

To be granted Conditional Use approval, requests are evaluated upon items (A) through (I) of the General Requirements and Conditions of Section 185.087 of the Code of Ordinances. A review of these items is as follows:

Item (A): Adequate ingress and egress may be obtained to and from the property, with reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergencies.

The ingress and egress location of the proposed Use is adequate. All internal traffic lanes are showing proper width for two-way traffic. The Right-of-Ways for internal traffic and parking is in compliance with the City of Palm Bay Code of Ordinances.

Item (B): Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

The concept plan indicates the proper parking and loading zones for a self-storage facility. The applicant is providing 49-parking stalls throughout the property for customers and staff. They are also proposing 7 loading spaces.

Item (C): Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

The proposed location is currently vacant. If developed, the owner/developer will be responsible for extending service to the site in accordance with current City regulations. All development will be required to go through site plan approval for all utility improvements to be made on the property.

Item (D): Adequate screening and/or buffering will be provided to protect and provide compatibility with adjoining properties.

Opaque fencing of 6' in height and landscaping will be required for proper screening and buffering.

Item (E): Signs, if any, and proposed exterior lighting will be so designed and arranged to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties.

Upon site plan application, all signage and site lighting will be reviewed by appropriate staff. All applications will be in accordance with existing City regulations at the time of application.

Item (F): Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

Development review staff will ensure adequate stormwater management for the proposed conditional use and a landscape plan signed and sealed by a Landscape Architect will need to be submitted and reviewed during the site plan review process.

Item (G): The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of vehicular movement, noise, fume generation, or type of physical activity.

The intensity of the proposed project should not create a nuisance or hazard to surrounding properties. If violations or hazards become a nuisance, the conditional use could be brought back before City Council for reconsideration, revocation, or additional conditions to be applied per (reference appropriate Code section).

Item (H): The use as proposed for development will be compatible with the existing or permitted uses of adjacent properties.

This area has similar commercial intensity and would be compatible for the proposed location.

Item (I): Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including, but not limited to, a reasonable time limit within which the action for which special approval is requested shall be begun or completed, or both.

The Planning & Zoning Board and City Council have the authority and right to impose any additional and justifiable safeguards, and/or conditions, to ensure that the facility operates safely and harmoniously with its surroundings.

STAFF FINDINGS:

Case CU23-00004 meets the minimum requirements for approval of a Conditional Use. Staff recommends approval of the proposed Conditional Use subject to the staff comments contained in this report and the conditions for self-storage facilities outlined in section 185.088(F) of the Land Development Code, which are required to be addressed during Site Plan review.

TECHNICAL COMMENTS

CASE CU23-00004 – Self-Storage Conditional Use

Engineering Comments (Natalie Shaber PE, City Engineer 321.890.4217):

Environmental report provided:

1. Stormwater management shall meet the design and performance criteria pursuant to Chapter 62-330 F.A.C. including nutrient impairment net improvement criteria. Please provide a nutrient removal analysis.
2. There's an onsite pond that requires mitigation with the SJRWMD
3. If tying into an existing stormwater management system, the existing permit needs to be modified.
4. Please provide all external agency having jurisdiction permits prior to scheduling a pre-sitework meeting, including but may not be limited to the SJRWMD, FDEP NPDES, Brevard County R/W and driveway permits
5. Transportation Impact fees shall be due at the time of submitting the building permit application for each building
6. On-site asphalt concrete and compaction shall meet City of Palm Bay standards per Ordinance and the Public Works Manual
7. It appears that a portion of the Pineapple Cove Academy stormwater management system is on this property. Cross access drainage agreements shall be recorded with the Brevard County Clerk of Courts prior to construction.
8. Ensure that there will be no queuing during school pick-up and drop off.
9. An environmental study shall be provided including wetland/ surface water delineation and threatened/ or endangered species survey.

Survey Comments (Joe Hale, City Surveyor 321.890.4167):

1. The wrong Boundary Survey was submitted. The latest survey with revision dated 1/24/2022 needs to be provided. Cannot review a survey that has been superseded by a new one.

BUILDING DEPARTMENT-FIRE (Timothy Robles 321.952-3400):

- Fire Flow Test Required; Please contact Pete Carr of the Palm Bay Utility Department to prepare application, fees and scheduling with Fire Inspector & Utility Inspector .

1. Provide a formal site plan showing utility lines, and fire hydrant locations.
2. Provide a formal site plan showing access road size and dimensions along with a Auto CAD of the Fire Truck Apparatus "Turn Radius" (see downloaded forms)

Florida Fire Prevention Code (FFPC) 7th edition, Florida Administrative Code (FAC), Florida State Statute (FSS) and City of Palm Bay Ordinances Chapters 33 and 177.



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



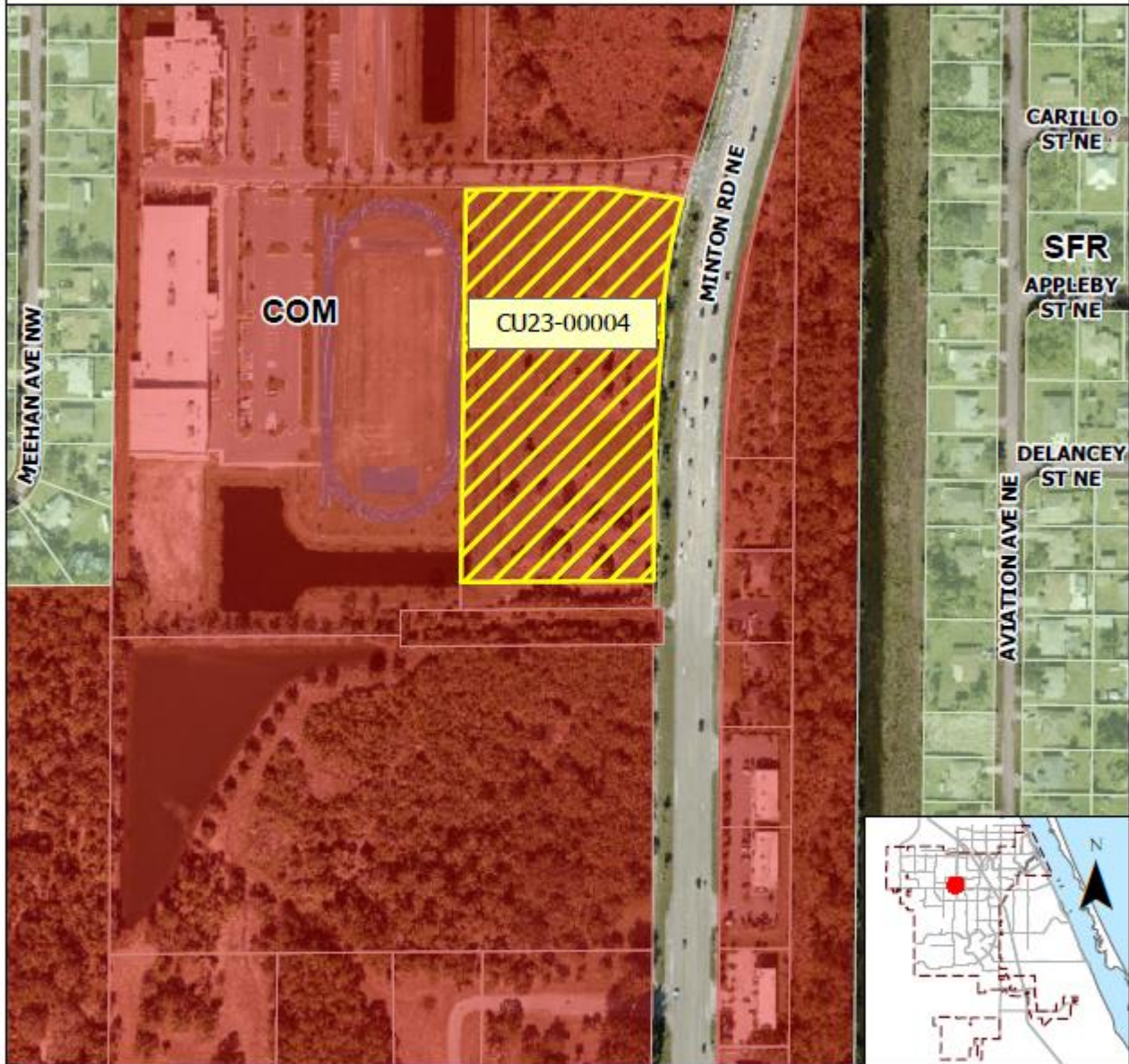
SITE LOCATION MAP CASE: CU23-00004

Subject Property

West of and adjacent to Minton Road NW, in the vicinity south of Chandler Road NW



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FUTURE LAND USE MAP CASE: CU23-00004

Subject Property

West of and adjacent to Minton Road NW, in the vicinity south of Chandler Road NW

Future Land Use Classification

COM – Commercial



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ZONING MAP CASE: CU23-00004

Subject Property

West of and adjacent to Minton Road NW, in the vicinity south of Chandler Road NW

Current Zoning Classification

CC – Community Commercial