



LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Phone: (321) 733-3042

<https://ims.palmbayflorida.org>

PLANNING AND ZONING BOARD FACTORS OF ANALYSIS

(1) Future Land Use Map Amendment Factors of Analysis

- (a) Whether the proposed amendment will have a favorable or unfavorable effect on the city's budget, or the economy of the city;

Applicant Response:

Not Applicable (NA) - FLU Map Amendment is not being proposed

- (b) Whether the proposed amendment will adversely affect the level of service of public facilities;

Applicant Response:

NA

- (c) Whether the proposed amendment will adversely affect the environment or the natural or historical resources of the city or the region as a result of the proposed amendment;

Applicant Response:

NA

(d) Whether the amendment will have a favorable or adverse effect on the ability of people to find adequate housing reasonably accessible to their places of employment;

Applicant Response:

NA

(e) Whether the proposed amendment will promote or adversely impact the public health, safety, welfare, or aesthetics of the region or the city;

Applicant Response:

NA

(f) Whether the requested amendment is consistent with all elements of the Comprehensive Plan and established Levels of Service.

Applicant Response:

NA

(g) Whether the request maximizes compatibility (consistent with the definition found in [Florida Statutes 163.31649](#)) between uses;

Applicant Response:

NA

(h) Whether the request provides for a transition between areas of different character, density or intensity;

Applicant Response:

NA

(i) Whether the request relocates higher density and intensity uses in areas which already feature adequate vehicular access and access to public facilities; and

Applicant Response:

NA

(j) Whether the request has potential for creating land use inequities per Policy FLU – 1.12A of the Comprehensive Plan.

Applicant Response:

NA

(2) Zoning Map Amendment Factors of Analysis

(a) The applicant's need and justification for the change and whether it aligns with the community's current or future needs;

Applicant Response:

The proposed zoning change is from GU (a holding zoning) to CC (community commercial) with a conditional use (CU) for a self-storage facility. It is providing a need for the community, the applicant is an experienced developer and performed a market study. It has attractive architecture looking like an office building and is a low traffic generator. This site has sat vacant for decades and is buffered from any existing residential homes.

- (b) The effect of the change, if any, on a particular property and surrounding properties;

Applicant Response:

North of the site is an existing Brevard County office complex. South are a canal and stormwater treatment pond. East is Cogan Road and then across the street a stormwater pond, wooded areas, and an FPL transmission easement. West is a large preserved wetlands area with the closest house over 800 feet away across the woods. We anticipate no effect of change to the surrounding properties.

- (c) The amount of existing undeveloped land in the general area of the city having the same classification as that requested;

Applicant Response:

There is no CC zoning in this portion of the City.

- (d) Whether the proposed amendment furthers the purpose of the city's Comprehensive Plan, or other strategic plans applicable to the proposed development and the provisions in the Land Development Code;

Applicant Response:

The proposed rezoning from GU (a holding zoning) to CC is in compliance with the comprehensive plan and strategic growth plans of the City as well as provisions of the land development code. It is taking undeveloped land that has sat vacant for decades and creating a commercial tax base with a need for the residents in the area.

- (e) Whether the requested district is substantially different from that of the surrounding area; and

Applicant Response:

The requested CC zoning is not substantially different from that of the surrounding area. Most of the surrounding area is part of a master planned mixed use development called Bayside Lakes. There are adjacent commercial uses and even more in this corridor to the north and south along Cogan Road that are zoned planned unit development (PUD).

- (f) Whether the request provides for a transition between areas of different character, density or intensity.

Applicant Response:

The request provides a great transition as there's a large wooded buffer from the site to the west, there's an existing County complex office building to the north, a large canal and stormwater pond with wooded areas to the south, and to the east is Cogan Road and then across the street is a storm pond, wooded areas, and an FPL transmission easement.

Please note: You may add supplemental information or documents to this form for consideration.