



LAND DEVELOPMENT DIVISION

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<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:

Amending the future land use map on the subject property from COM (Commercial) to IND (Industrial) will have a favorable effect on the city's budget by allowing for future light industrial development that will bring in additional city property taxes and support the economy of the city by providing space for companies to locate or expand in the city, especially businesses that support the existing industry of the city.

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

Applicant Response:

The amendment will not adversely affect the level of service of public facilities. There is water, sewer, electric, roads, and police and fire service already supporting the area.

- (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:

The amendment will not adversely affect the environment or natural or historical resources of the city or region. The property is currently allowed to develop with commercial zoning classifications and the amendment seeks to allow light industrial uses to support the immediate surrounding industrial community. All necessary outside agency permits will be obtained through the site plan approval process.

(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:

This amendment does not effect the ability of people to find adequate housing. The current future land use does not allow for residential use and neither does the proposed industrial future land use.

(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:

The proposed amendment promotes the public health, safety, welfare, and aesthetics of the city.

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

Applicant Response:

The requested amendment is consistent with the Comprehensive Plan and established Levels of Service. Specifically, Objective FLU-1.7 states, "Expand, protect, and promote the City's industrial market" and Policy FLU-1.7A states, "Identify opportunities to capitalize on the existing defense contracting industry cluster found in South Brevard." Amending the FLU to industrial at this location helps support the existing adjacent L3Harris defense contracting cluster.

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

Applicant Response:

The request is compatible with the surrounding uses and connects the dots between existing industrial properties in the immediate area. The request is a logical extension of the existing industrial future land use classifications.

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

Applicant Response:

The area in question is right on the edge of a transition area between commercial and industrial future land uses and zoning districts. Amending the future land use to industrial is within keeping of the area and is appropriate for this industrial subdivision. The character of the area is supportive of the proposed light industrial use. This property is adjacent to a large and intense L3Harris industrial campus.

- (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:

The request would allow for additional light industrial uses to be placed in an area that already supports higher intensity industrial uses. This area is served by principal arterial roadways and major collectors and has adequate public facilities in place.

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

Applicant Response:

There are no foreseen potentials for creating land use inequalities with this request.

(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:

There is a demand within the community for flex space for light industrial uses that support surrounding existing industrial businesses, such as L3Harris. In order to provide flex space units for rent for light industrial purposes, the property must be rezoned from CC (Community Commercial) to LI (Light Industrial). The subject property is surrounded by Light Industrial zoning to the north, west, and south, and has a Brevard County retention pond to the east.

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

Applicant Response:

The result of rezoning the property to LI would be to allow the additional uses permitted under LI. The property to the north, west, and south are already zoned LI and the request is compatible with the area.

- (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 not significant vacant LI-zoned properties within the area. The availability LI properties in the area appear to contain significant wetlands or are owned by the city or other government agency.

- (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:

Comp Plan objective FLU-1.7 sets for the desire of the city to "Expand, protect, and promote the City's industrial market". This request is consistent with that objective, especially within this existing industrial employment center.

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

Applicant Response:

The subject property is surrounded by Light Industrial zoning to the north, west, and south, and has a Brevard County retention pond to the east. The rezoning request would allow the property to match the majority of the properties surrounding it.

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

Applicant Response:

The area in question is right on the edge of a transition area between commercial and industrial future land uses and zoning districts. Rezoning to light industrial is within keeping of the area and is appropriate for this industrial subdivision. The character of the area is supportive of the proposed light industrial use. This property is adjacent to a large and intense L3Harris industrial campus.

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