



MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Scott Morgan, Interim City Manager

THRU: Lisa Frazier, AICP, Growth Management Director

DATE: January 16, 2025

RE: CP24-00012 - EYP Holdings Business Park – EYP Holdings, Inc., Eyal Pasternak, President (Kelly Delmonico, AICP, Land Development Strategies, Rep.) - A Small-Scale Comprehensive Plan Future Land Use Map Amendment from COM, Commercial to IND, Industrial. Lots 7, 8, and 9 of Block 1 together with a Portion of Tract D, Port Malabar Industrial Park Subdivision, Section 23, Township 28, Range 37, Brevard County, Florida, containing approximately 2.14 acres. Located at the northeast corner of Clearmont Street NE and Franklin Drive NE

SUMMARY:

The applicant is requesting a Small-Scale Comprehensive Plan Future Land Use Map Amendment from COM, Commercial to IND, Industrial to allow for an industrial flex space development to be called EYP Holdings Business Park.

The City's Comprehensive Plan states that the purpose of the Industrial land use classification is to create areas accommodating industrial activity and other significant employment-generating uses. Typical uses shall include manufacturing, warehousing, research and development, and other similar uses, as well as institutional activities. The maximum intensity (FAR, Floor to Area Ratio) permitted by the future industrial development in this classification is 5.0 FAR.

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Motion to approve.

Planning & Zoning Board Recommendation:

Planning and Zoning Board minutes are not fully transcribed at this time; the following is an excerpt:

Motion by Mr. Karaffa, **Seconded** by Ms. Jordan to submit Case CP24-00012 to the City Council for approval.

Result: Carried 5 to 0

Aye: Olszewski, Good, Jordan, Karaffa, Warner

Nay: None

Abstain: None

ATTACHMENTS:

1. CP24-00012 Staff Report
2. CP24-00012 Survey
3. CP24-00012 Site Sketch
4. CP24-00012 Factors of Analysis
5. CP24-00012 Citizen Participation Plan Meeting
- 5a. CP24-00012 Applicant Presentation
6. CP24-00012 Application
7. CP24-00012 Letter of Authorization
8. CP24-00012 Legal Acknowledgement
9. CP24-00012 Legal Ad
10. CP24-00012 Ordinance