



**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:**

The proposed amendment will have a favorable effect on the City's budget and economy since it will allow for mixed used development which promotes a mix of commercial and residential uses within the same development encouraging a sense of community, economic investment opportunities and promotes pedestrian walkability. This will generate additional revenue for the City in the form of taxes, create new jobs and reduce traffic and road impacts.

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

**Applicant Response:**

The proposed amendment will not impact the level of service of the public as the current land use could be considered a more intensive use being completely commercial, the level of service required to service 33 acres of pure commercial development would be much greater than a neighborhood commercial land use as a mix use of commercial and residential.

- (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:**

No expected impacts to environmental and historical resources are anticipated, the current land use would be more intensive impact to environmental resources than a proposed neighborhood commercial use which promotes mixed-use developments.

(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:**

The amendment will have a favorable impact on the ability of people to find adequate housing reasonably accessible to their places of employment by providing job opportunities within the same community development area and within the vicinity of the limits of the City. A range of housing types, commercial, office, recreation, and institutional uses are allowed within the land use as opposed to the current land use which is purely commercial.

(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 will not pose an adverse impact to public health, safety, welfare, or aesthetics of the region or the city. The proposed amendment will promote an increase of all these items by providing a more compatible use between the surrounding residential development while at the same time being able to provide commercial uses within the community.

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

**Applicant Response:**

The proposed amendment will follow all the elements of the comprehensive plan and established levels of service in line with Neighborhood Commercial Land Use designation.

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

**Applicant Response:**

The proposed land use would greatly improve compatibility between uses since the surrounding uses are residential. The amendment would allow for a mixed use of residential and commercial rather than strictly commercial allowing a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

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

**Applicant Response:**

The proposed use would allow a transition between residential uses and current land use commercial uses by allowing a neighborhood center land use designation, rather than residential uses directly adjacent to potentially heavy commercial uses.

- (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 will not relocate higher density and intensity uses in areas which already feature adequate vehicular access and access to public facilities

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

**Applicant Response:**

The request does not have potential for creating land use inequities per Policy FLU 1.12A of the Comprehensive Plan since it will allow the incorporation of equity considerations for land use applications such as potentially building affordable housing, creating more pedestrian- and transit friendly neighborhoods.

**(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 land use amendment will improve compatibility between surrounding uses, provide ample opportunity for various commercial uses, while being able to accommodate a range of housing types, promote pedestrian connectivity, reduce traffic impacts, and improve drainage conditions.

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

**Applicant Response:**

It will provide the ability to develop with more compatible uses such as a mix of residential housing and commercial rather than strictly commercial given the surrounding properties are all low density residential. In general will provide a more compatible transition between uses.

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

**Applicant Response:**

At time of application the land uses were recently approved by the City Council, therefore the amount of undeveloped land containing this classification is assumed to be minimal. In review of recent zoning map there does not appear to be any undeveloped land containing this land use or zoning designation. The applicant has not reviewed in detail any recently approved land use amendments matching this requested land use.

- (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 amendment will promote the development of sustainable neighborhoods that provide a diverse range of housing options, are supported by public facilities, and maintain access to commercial areas for goods, services, and employment. This amendment also allows for accommodating a diverse range of nonresidential activities of varying types and sizes. It would also allow the support the creation of harmonious mixed-use communities with residential and nonresidential uses collocated and integrated into a sustainable pattern.

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

**Applicant Response:**

The request is not substantially different as compared to the current land use which is just commercial. It will give the ability to provide a more transitional feel to the zoning rather than low density residential being adjacent to commercial uses.

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

**Applicant Response:**

The request will provide a more reasonable transition between the current adjacent low density residential areas and the property's commercial use, by implementing the capability of transitioning from low density residential, to higher density residential and commercial rather than just high intensity commercial.

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