



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:

By rezoning this property from residential to industrial will INCREASE the taxable income on the property, therefore having a positive impact on the City budget.

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

Applicant Response:

Since the project is mostly processing of land clearing debris, the impact on public service should be negligible.

- (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:

There are no historic resources on the property that we are aware of. There are some wetland areas which will be mostly preserved, probably more so than if it was developed under the current zoning.

(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 request does not impede the ability of people to find adequate housing, nor does it impede there reasonable access to places of employment.

(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:

As there is a need for the recycling of land clearing debris in the area, this facility should promote the reduction of land waste to the general landfill, thereby promoting public health, safety, welfare and aesthetics of the region.

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

Applicant Response:

The request is consistent with the Comp Plan, as proposed to be amended, as it abuts existing industrial properties. The low impact of traffic expected to be generated is not expected to degrade the level of service in the area.

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

Applicant Response:

“Compatibility” means 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. The residential zoning has existed abutting the industrial zoned property for many years. This just moves the abutting boundary further south. Compatibility should not change form how it exists today.

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

Applicant Response:

Yes, it is proposed to provide an extremely large buffer from the residential property to the south.

(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 density requested will result in a decrease of impact to the vehicular access and public facilities.

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

Applicant Response:

We are of the understanding that industrial property is under served in the City and that this rezoning attempts to meet that need.

(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:

Of the seven (7) criteria, this request is applicable to Item a. as it preserves a large portion of the environmentally sensitive area in the proposed buffer and preservation area.

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

Applicant Response:

As all the industrial activity is to be proposed on the existing IL zoned property, there should be no effective 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:

We are of the understanding that industrial property is under served in the City and that this rezoning attempts to meet that need.

(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:

We are of the understanding that industrial property is under served in the City and that this rezoning attempts to meet that need. This meets the Comprehensive Plan Objective FLU 1.4

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

Applicant Response:

No it is not. It is abutting additional industrial zoned properties to the north and west.

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

Applicant Response:

The transition between the residential zoning and the requested is being handled via buffering. No transition is proposed for abutting similar/same zoning.

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