



MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Scott Morgan, Interim City Manager

THRU: Lisa Frazier, AICP, Growth Management Director

DATE: February 20, 2025

RE: ****CPZ24-00008 – EYP Holdings Business Park - EYP Holdings, Inc., Eyal Pasternak, President (Kelly Delmonico, AICP, Land Development Strategies, Rep.) - A Zoning Amendment from a CC, Community Commercial District to an LI, Light Industrial and Warehousing District. 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:

A public hearing is to be held on the above subject ordinance and the caption read for the second and final time at tonight's Council meeting.

The applicant is requesting a rezoning from CC, Community Commercial to LI, Light Industrial and Warehousing. This change in zoning would allow the potential purchaser of the property to build flex space for light industrial uses that support surrounding existing industrial businesses.

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 Ms. Jordan, **Seconded** by Mr. Good to submit Case CPZ24-00008 to the City Council for approval.

Result: Carried 5 to 0

Aye: Olszewski, Good, Jordan, Karaffa, Warner

Nay: None

Abstain: None

ATTACHMENTS:

1. CPZ24-00008 Staff Report
2. CPZ24-00008 Survey
3. CPZ24-00008 Site Sketch
4. CPZ24-00008 Factors of Analysis
5. CPZ24-00008 Citizen Participation Meeting
- 5a. CPZ24-00008 Applicant Presentation
6. CPZ24-00008 Application
7. CPZ24-00008 Letter of Authorization
8. CPZ24-00008 Legal Acknowledgement
9. CPZ24-00008 Legal Ad
10. CPZ24-00008 Ordinance