

**BREVARD COUNTY PLANNING AND ZONING BOARD  
MONDAY, FEBRUARY 17, 2025, REGULAR MEETING  
AGENDA ITEM – PUBLIC HEARING H.6. (MASTROIANNI / 24Z00069)  
APPLICANT ANSWERS TO STAFF REPORT CRITERIA COMMENTS**

Administrative Policies - Section 62-1151(c) of the Code of Ordinances of Brevard County directs, "The planning and zoning board *shall* recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.

As outlined in Staff Comments/Report, Pg.(s) 1, 5 and 6, *both* the current zoning *and* this proposal "can be considered" under the Future Land Use (FLU) Designation, Section 62-1255.

- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.

See Staff Report, Pg(s). 2 and 3, for a Subject Property description with a Zoning History, and a detailed Surrounding Area analysis.

- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.

Staff Report, Pg. 4, notes "no issues" anticipated on systems or services.

- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.

As outlined in Staff Comments/Report, Pg.(s) 1, 2 and 3, this proposal *is compatible*. In fact, with a maximum density of RA-2-6 with a six (6) dwelling units per acre maximum density or "cap," it will actually "reduce the current effective development potential (pursuant to the Live Local Act) of the subject property by 69 dwelling units (potential of 157 multifamily units)," thus, making it even more consistent that what this potentially could be.

- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare.

See above Answers to "Criteria (2), (3) and (4)" above.

The minutes of the planning and zoning board shall specify the reasons for the recommendation of approval or denial of each application."

For these reasons, Applicant requests an approval recommendation.