



CITY OF COCOA BEACH
 P.O. Box 322430 Cocoa Beach, FL 32932-2430
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REZONING APPLICATION

Rezoning (400) Special Development Overlay District (SDOD) Rezoning (450)

Petition for Planning Board and City Commission

Case# _____ Date _____

Applicant Information: (Please Print or Type)

NOTE: Seven (7) copies required, unless otherwise indicated.

“CBC” indicates Cocoa Beach Code. “LDC” indicates Land Development Code.

Applicant/Agent and Address: _____

Business Phone: _____ **Business Fax:** _____

E-Mail Address: _____ [Recommended]

Owner Name, Address, and Phone: _____

E-Mail Address: _____ [Recommended]

Project Name: _____

Project Address: _____

Zoning: _____ **Future Land Use:** _____

Required Application Documents: Proof of Ownership _____ Notarized Authorization _____

Fee: \$ _____ (\$480 + \$4/owner w/in 100 ft for first 10 property owners & \$2/owner for each additional owner over 10)

This application was prepared and approved with the full knowledge and consent of the undersigned (Owner) _____, and is a full and complete representation of the proposed actions/development of the subject property. The Owner authorizes the agent (Agent) _____ to pursue this request for zoning and/or building/planning review. The Owner further authorizes City Staff, as necessary, reasonable right of entry to the subject premises, for review purposes, based upon this application.

Date _____ **Signature of Owner** _____

Subscribed before me this _____ day of _____, _____

Personally known _____, or produced identification _____

Signature of Notary: _____

APPLICATION CHECKLIST

NOTICE: *Petitions require an advertised PUBLIC HEARING before the Planning Board and City Commission, and Applicants will be expected to attend the hearing and make a presentation.*

PART I – SUBMITTAL DOCUMENTS

- ___ 7 Sets of Site Plan, to scale, indicating all existing and proposed improvements, plus additional information noted below.
- ___ 6 Copies reduced Site Plan (8.5” x 14”).
- ___ 7 Copies of Survey.
- ___ 7 Copies of Application.
- ___ 7 Copies of Letter of Intent summarizing the reason for the request.
See Part II – Findings of Fact for Letter of Intent.
- ___ 7 Sets of aerial photographs of the property, indicating surrounding land uses/zoning, are encouraged.
- ___ 7 Copies of Concurrency Form documents.
- ___ Address labels prepared for all property owners within 100 feet of the subject property, measured from each property line. (Call BC GIS, 321.633.2060)
- ___ Notarized statement certifying that address labels have been provided for all property owners within 100 feet of the subject property.

FOR REZONING TO SDOD

- ___ Prior to application for rezoning, applicant must supply simple application (8) copies and a conceptual development plan which describes the basic ideas of the project for planning board discussion. Applicant must schedule a Pre-Application Conference with Development Services (868-3217). Purposes of the Pre-Application Conference include:
 - ___ Determining which application documents will be required (what constitutes a “simple application”); and,
 - ___ Determining if a Comprehensive Plan Map Amendment will be required; and,
 - ___ Identify the next available Planning Board discussion meeting.

PART II – FINDINGS OF FACT FOR LETTER OF INTENT

Pursuant to Land Development Code (LDC) Section 4-65

Zoning map and FLUM map amendments. A map amendment to the City Commission shall be in accordance with State Statute Chapter 163, and shall show that the Planning Board has studied, considered and found (where applicable) whether or not:

1. The request is consistent with the densities, intensities and general uses set forth in the Comprehensive Plan and LDC regulations.
2. The requested uses are compatible with existing or planned uses in the surrounding area.
3. Approval of the request will be consistent with the population density pattern and not place an undue burden upon existing transportation or other services, utilities and facilities and will be capable of being adequately served by them, should the highest use allowed by the requested zoning be developed.
4. The proposed uses are appropriate at the subject location.
5. The proposed change is consistent with the established land use pattern, and would not create an isolated district unrelated to adjacent and nearby districts.
6. Changed or changing conditions make the passage of the proposed amendment necessary.
7. The proposed change will be compatible with improvements or development of adjacent property in accordance with existing regulations.
8. The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
9. Substantial reasons exist why a reasonable use of property cannot be accomplished under existing zoning.
10. Whether the change suggested is out of scale with the needs of the neighborhood or City, and it is impossible to find other adequate sites for the proposed use in districts already established.