



CITY OF COCOA BEACH
 P.O. Box 322430 Cocoa Beach, FL 32932-2430
 Telephone 321 868-3217 Fax 321 868-3378
www.cityofcocoa-beach.com

COMPREHENSIVE PLAN AMENDMENT APPLICATION

Comprehensive Plan Amendment Type:

- Large Scale (900) Small Scale (910) Text Amendment (920)

Petition for Planning Board and City Commission

Case# _____ Date _____

Applicant Information: (Please Print or Type)

NOTE: Twelve (12) copies required, unless otherwise indicated.

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

Applicant/Agent and Address: _____

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

Owner Name, Address, Phone: _____

E-Mail Address: _____ [Recommended]

Project Name: _____

Project Address: _____

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

Required Application Documents: Proof of Ownership _____ Notarized Authorization _____
Fee: \$ _____ (\$1,000 + \$2/owner for first 10 property owners & \$.50/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 – MAP AMENDMENT

- _____ 12 Sets of Site Plan, to scale, indicating all existing and proposed improvements, plus additional information noted below. (Not required, but recommended.)
- _____ 6 Copies reduced Site Plan (8.5” x 14”).
- _____ 12 Copies of Survey.
- _____ 12 Copies of Application.
- _____ 12 Copies of Letter of Intent summarizing the reason for the request. See Part II, Findings of Fact for Letter of Intent, for Future Land Use Map amendments.
- _____ 12 Sets of aerial photographs of the property, indicating surrounding land uses/zoning, may be required.
- _____ 12 Copies of Concurrency Form documents.
- _____ Set of address labels, all landowners within 100 feet (Call BC GIS, 321.633.2060).

PART II – FINDINGS OF FACT FOR LETTER OF INTENT

Pursuant to Land Development Code (LDC) Section 5-65-Review Functions and Requirements of the Planning Board Report to the City Commission

Zoning map and FLUM map amendments. A map amendment report and recommendations to the City Commission shall show the Planning Board has studied, considered and found (where applicable) whether or not:

1. The applicant has proved entitlement to the rezoning by demonstrating compliance with the Cocoa Beach Comprehensive Plan, the Land Development Code, the Code of Ordinances of Cocoa Beach, and any other applicable code or regulation.
2. The request will meet or exceed all performance standards set forth for the potential uses allowed by the request.
3. The request is consistent with the densities, intensities and general uses set forth in the Cocoa Beach Comprehensive Plan.
4. The request is compatible with existing or planned uses in the surrounding area.
5. Approval of the request will not place an undue burden upon existing transportation or other services and facilities and will be served by streets with the capacity to carry the traffic generated by development of the land at the highest use allowed by the requesting zoning.

PART II – FINDINGS OF FACT FOR LETTER OF INTENT (continued)

6. Urban services are, or will be, available and adequate to serve the proposed uses allowed by the requested zoning.
7. The proposed uses are appropriate at the subject location.
8. The proposed change is consistent with the established land use pattern.
9. The proposed change would not create an isolated district unrelated to adjacent and nearby districts.
10. The proposed change would be consistent with the population density pattern and not increase or overtax the load on public facilities such as schools, utilities, streets, and the like.
11. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
12. Changed or changing conditions make the passage of the proposed amendment necessary.
13. The proposed change will not adversely influence living conditions in the neighborhood.
14. The proposed change will not create a drainage problem.
15. The proposed change will not seriously reduce light or air to adjacent areas.
16. The proposed change will not adversely affect property values in the adjacent area.
17. The proposed change will be compatible with improvements or development of adjacent property in accordance with existing regulations.
18. The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
19. There are substantial reasons why a reasonable use of property cannot be accomplished under existing zoning.
20. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
21. It is impossible to find other adequate sites in the city for the proposed use in districts already zoned for such use.

PART III – SUBMITTAL DOCUMENTS – TEXT AMENDMENT

- _____ 3 Copies of Letter/Narrative explanation – Explain in general, why the Applicant wants the change.
- _____ 3 Copies of Excerpt of the Comprehensive Plan text, as it reads today.
- _____ 3 Copies of Applicant’s version of the Comprehensive Plan text – How the Applicant thinks that it should read.
- _____ 3 Copies of “Comparative Text” document – Identify every other Comprehensive Plan text/section where:
 - The comprehensive language may appear; and,
 - The comprehensive plan text change, if approved, may have applicability.