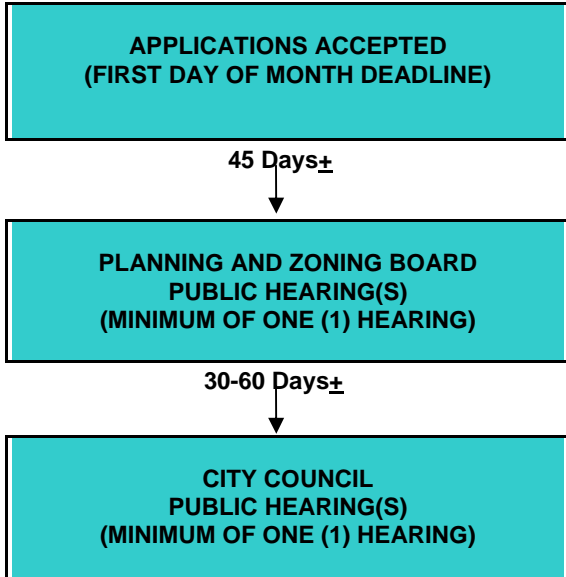


COMPREHENSIVE PLAN AMENDMENT PROCESS

SMALL SCALE

**10 acres or less and if residential,
10 units or less density per acre**

Total Process Approximately 100 Days Minimum

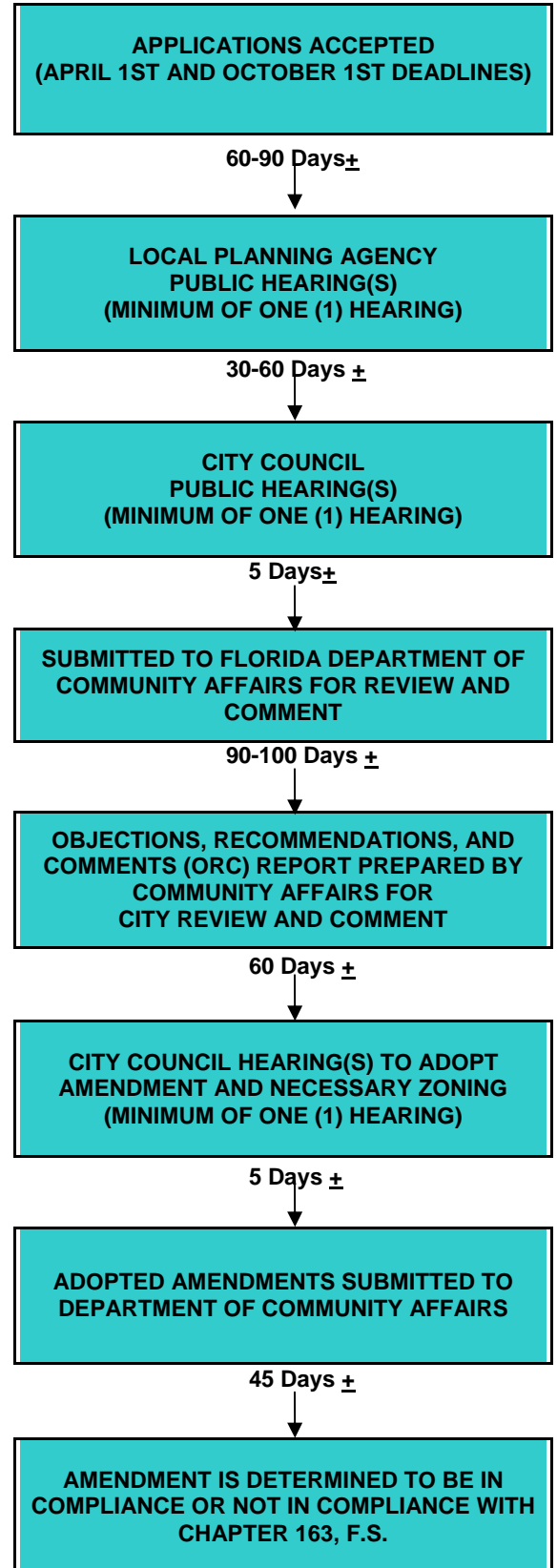


-OR-

FULL SCALE

More than 10 acres or more than 10 units per acre

Total Process From 280-320 Days Minimum



All zoning and proposed development must conform to the Future Land Use Map designations. Deviations or changes to the Future Land Use Map can only be accomplished by obtaining a Future Land Use Map Amendment to the Comprehensive Plan.

Florida Statutes require that the Comprehensive Plan shall not be amended more than two times during any calendar year. The City of Palm Bay holds Comprehensive Plan Amendment hearings in the spring and fall. Plan amendments must be done by ordinance. The staff of the Growth Management Department and the Local Planning Agency (the Planning and Zoning Board) recommend to the City Council whether to submit the plan amendments to the Florida Department of Community Affairs for review and comments. The City Council makes the decision to submit or to deny submittal of the plan amendments to the Florida Department of Community Affairs.

The Florida Department of Community Affairs reviews the submitted plan amendments and drafts an Objections, Recommendations, and Comments (ORC) Report. The ORC Report is then sent to the City where final public hearings are held by the Local Planning Agency and City Council. The Planning Division staff and the Local Planning Agency make recommendations based on the ORC Report to either adopt or to deny the proposed plan amendments to the City Council. The City Council acts to adopt or to deny the proposed amendments.

Adopted plan amendments are then determined by the Florida Department of Community Affairs to be either in compliance or not in compliance with Chapter 163, Florida Statutes.

The State Statutes provide exceptions to the above process for Developments of Regional Impact and for certain small parcels. Contact the Growth Management Department at watkid@palmbayflorida.org for more information.