



**LAND DEVELOPMENT DIVISION**

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<https://ims.palmbayflorida.org>

**PLANNING AND ZONING BOARD FACTORS OF ANALYSIS**

**(1) Future Land Use Map Amendment Factors of Analysis**

- (a) Whether the proposed amendment will have a favorable or unfavorable effect on the city's budget, or the economy of the city;

**Applicant Response:**

- (b) Whether the proposed amendment will adversely affect the level of service of public facilities;

**Applicant Response:**

- (c) Whether the proposed amendment will adversely affect the environment or the natural or historical resources of the city or the region as a result of the proposed amendment;

**Applicant Response:**

(d) Whether the amendment will have a favorable or adverse effect on the ability of people to find adequate housing reasonably accessible to their places of employment;

**Applicant Response:**

(e) Whether the proposed amendment will promote or adversely impact the public health, safety, welfare, or aesthetics of the region or the city;

**Applicant Response:**

(f) Whether the requested amendment is consistent with all elements of the Comprehensive Plan and established Levels of Service.

**Applicant Response:**

(g) Whether the request maximizes compatibility (consistent with the definition found in [Florida Statutes 163.31649](#)) between uses;

**Applicant Response:**

(h) Whether the request provides for a transition between areas of different character, density or intensity;

**Applicant Response:**

(i) Whether the request relocates higher density and intensity uses in areas which already feature adequate vehicular access and access to public facilities; and

**Applicant Response:**

(j) Whether the request has potential for creating land use inequities per Policy FLU – 1.12A of the Comprehensive Plan.

**Applicant Response:**

## **(2) Zoning Map Amendment Factors of Analysis**

(a) The applicant's need and justification for the change and whether it aligns with the community's current or future needs;

**Applicant Response:**

(b) The effect of the change, if any, on a particular property and surrounding properties;

**Applicant Response:**

(c) The amount of existing undeveloped land in the general area of the city having the same classification as that requested;

**Applicant Response:**

(d) Whether the proposed amendment furthers the purpose of the city's Comprehensive Plan, or other strategic plans applicable to the proposed development and the provisions in the Land Development Code;

**Applicant Response:**

(e) Whether the requested district is substantially different from that of the surrounding area; and

**Applicant Response:**

(f) Whether the request provides for a transition between areas of different character, density or intensity.

**Applicant Response:**

**Please note:** You may add supplemental information or documents to this form for consideration.