

CITY COUNCIL MEETING

SEPTEMBER 24, 2024



ORD 09-2024: 2nd Reading
ZONING MAP AMENDMENT
COCOA PLACE

COCOA
FLORIDA



Cocoa Place – Zoning Map Amendment Background Summary

COCOA
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ORD 08-2024
Future Land Use

Commercial



Neighborhood
Commercial

ORD 09-2024
Zoning

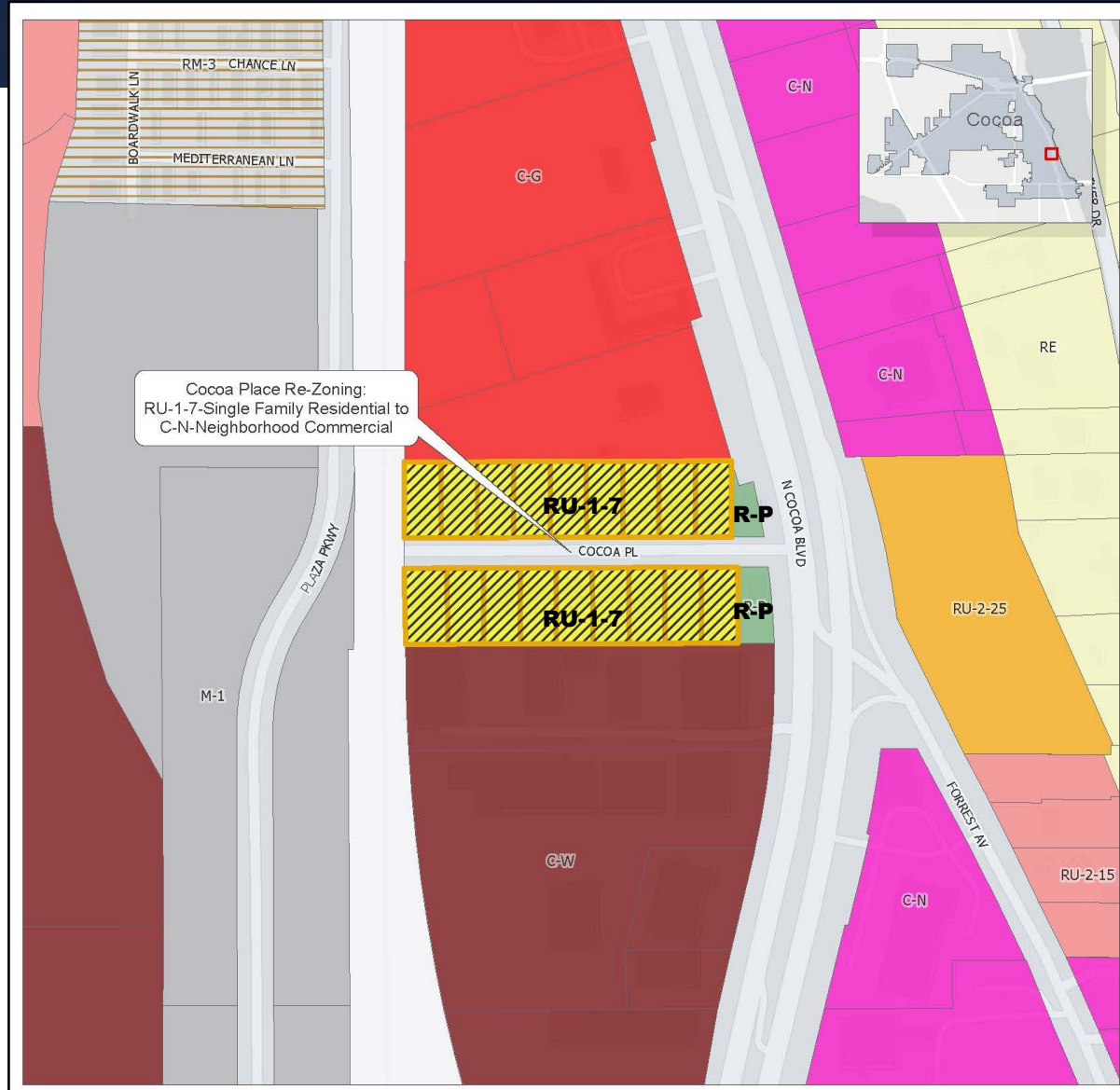
RU-1-7
Single Family



C-N
Neighborhood
Commercial

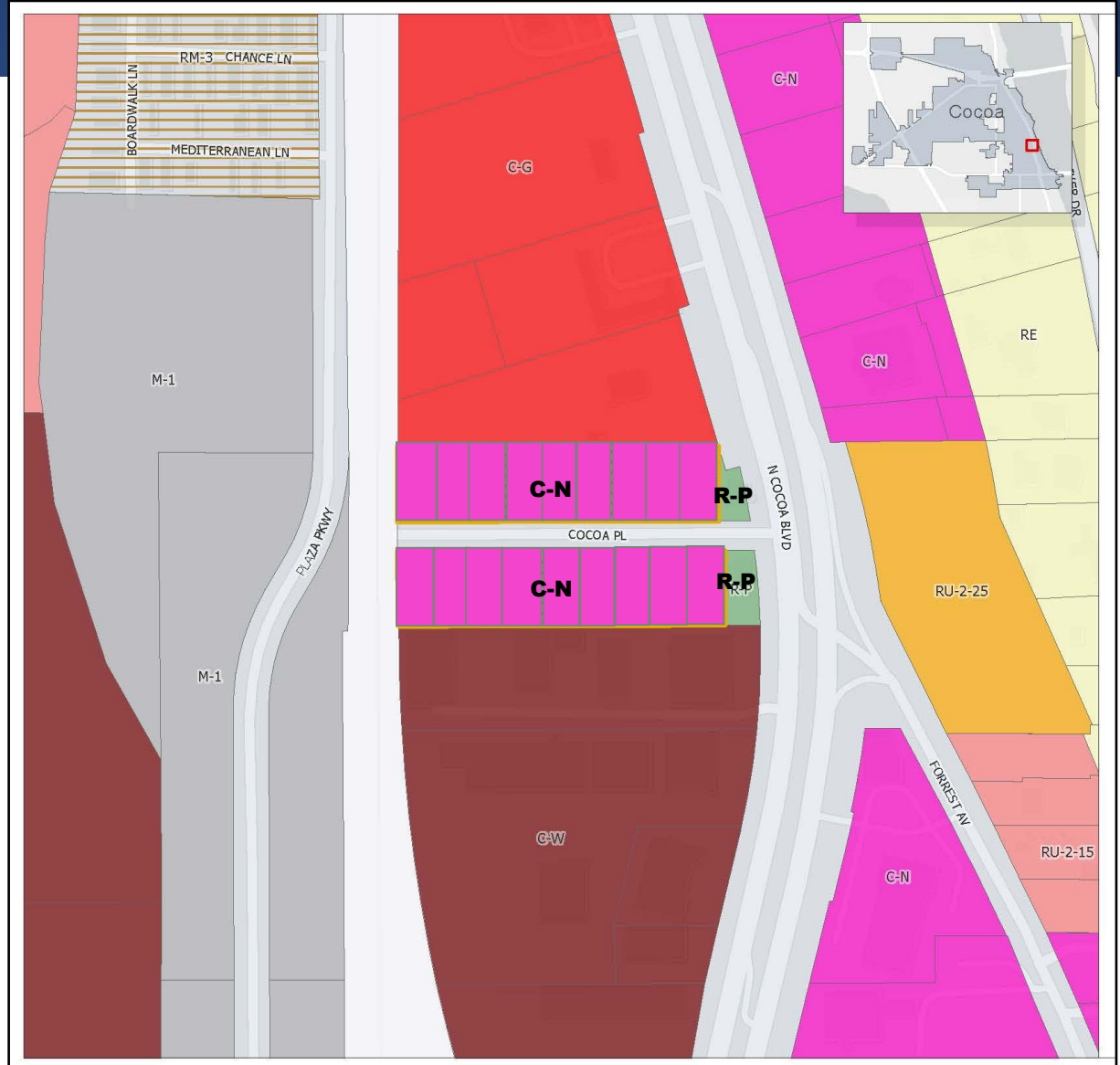
BEFORE

“Single Family Residential” and “Residential Professional”



AFTER

“Neighborhood Commercial” and “Residential Professional”



Cocoa Place – Zoning Map Amendment Background Summary - Conformance



- Parcels considered dimensionally non-conforming
- Appendix A, Zoning, Article X: Nonconformities, allows single-family dwellings to be constructed on non-conforming lots of record.
- Neighborhood Commercial (C-N) allows for single-family homes to be constructed in accordance with RU-1-7 standards.
- New homes will still be required to meet setback requirements.



Cocoa Place – Zoning Map Amendment Background Summary - Conformance

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- C-N also allows small scale multi-family and neighborhood commercial, only if lots are combined
- Expands opportunity for these uses in the City
- However, lots must be combined to correct non-conformance.

Cocoa Place – Zoning Map Amendment ANALYSIS

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- The Planning & Zoning staff report covers the analysis of the criteria, according to Appendix A of the City of Cocoa, Article XXI, Section 1(G), with regard to impact to land use patterns, school districts, consistency with the Comprehensive Plan, traffic, stormwater, and other utilities and public services.
- Zoning change will not negatively or adversely impact the neighborhood or surroundings.
- Concurrency: At maximum density – net gain of 27 units.
- However, non-confirming lots are unlikely to change
- No further impact is anticipated.

Cocoa Place – Zoning Map Amendment RECOMMENDED MOTION

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- The Planning and Zoning Board voted unanimously on September 4, 2024 to recommend that City Council approve Ordinance 09-2024.
- The City Council unanimously approved the first reading of Ordinance 09-2024 on September 10, 2024.
- Staff recommends City Council **APPROVE** this 2nd reading of this Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of (18) parcels along Cocoa Place, totaling approximately 3.1 acres, from RU-1-7 “Single-Family Residential” to C-N “Neighborhood Commercial”.

THANK YOU
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QUESTIONS?

