

CITY COUNCIL MEETING

SEPTEMBER 24, 2024



ORD 08-2024: 2nd Reading
FUTURE LAND USE MAP AMENDMENT
COCOA PLACE

COCOA
FLORIDA



Cocoa Place – FLUM Amendment Location Map

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- **Applicant:** City of Cocoa.
- **Purpose:** to correct an inconsistency between the current Future Land Use of “Commercial” and the current Zoning of “RU-1-7”. (incompatible)
- **Goal:** to allow the expansion of current single-family use and redevelopment of property.

Cocoa Place – FLUM Amendment

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**Future
Land Use
“FLU”**

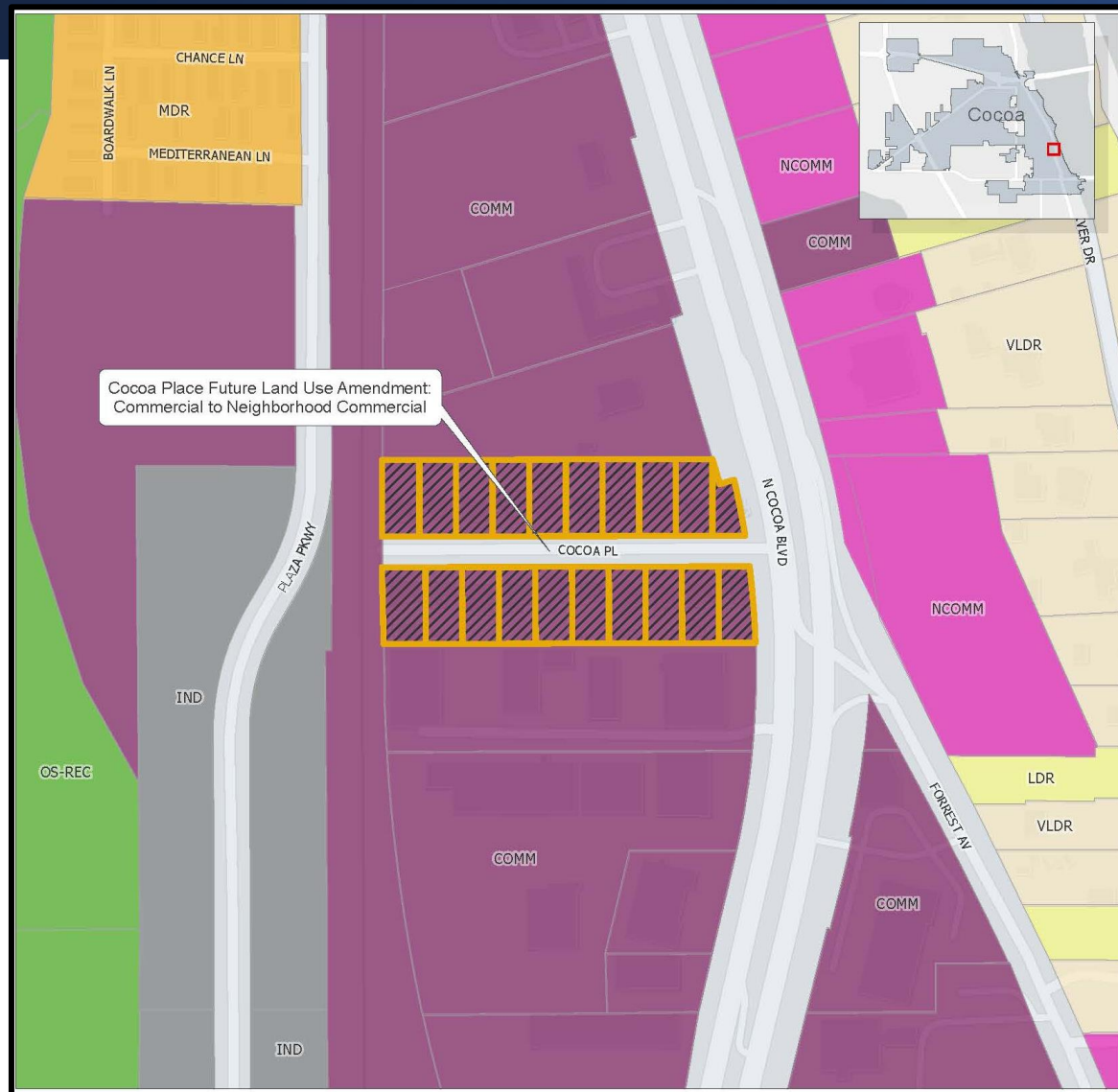
Guides Growth

VS

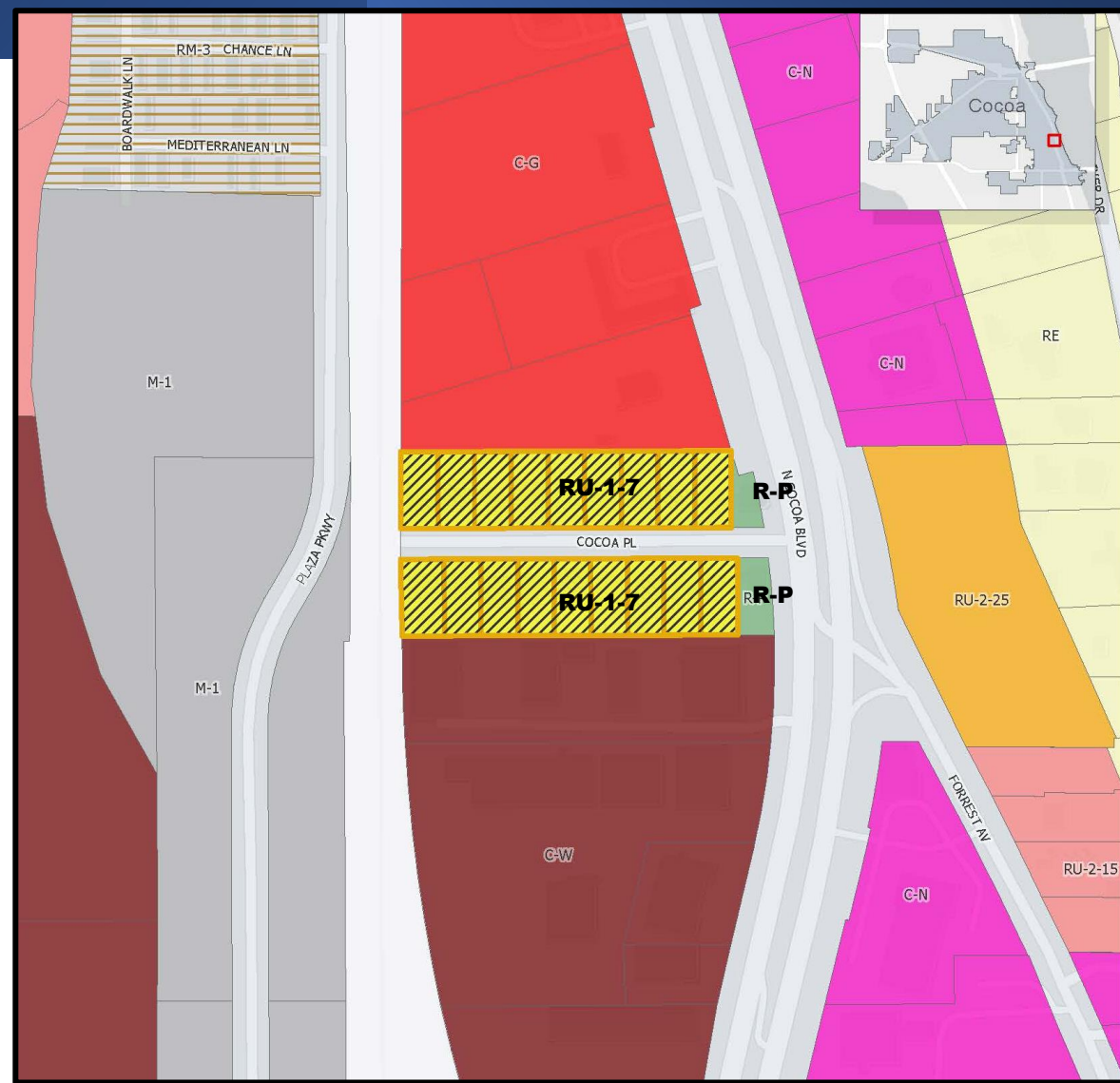
Zoning

Implements Standards

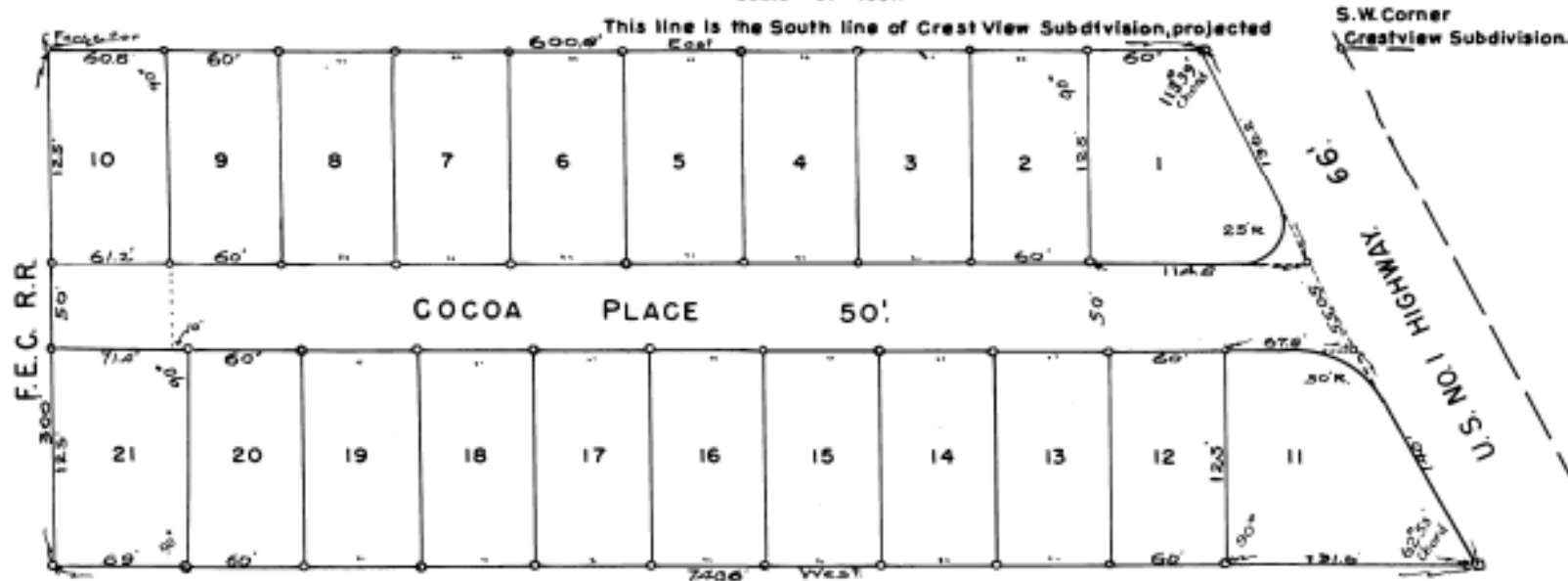
Current Future Land Use: Commercial



Current Zoning: RU-1-7 and R-P "Single Family Residential" and "Residential Professional"



Scale of feet.



DESCRIPTION:

Begin at an iron post on the East side of the Florida East Coast Railroad, 758.25 feet North of, and 447.0 feet East of the Quarter Section on the West side of Sec. 28, T.24 S., R.36 E., Brevard Co., Florida, from this point of beginning, run East along an old fence a distance of 600.8 feet to a concrete post on the West side of Right of Way of U.S. No. 1 Highway, run thence Southerly along the Westerly side said R.O.W. to a concrete post which is 300 feet South by right angle measurement from the first line: run thence West and parallel to the first line and 300 feet distant therefrom, to the East line of the said F.E.C.R.R., of an iron post: run thence Northerly along the Easterly side of said F.E.C.R.R. right of way to point of beginning.

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- Platted as single-family neighborhood since 1952 – Cocoa Heights
- FLU became “Commercial” in 2010

Cocoa Place – FLUM Amendment Background & Summary

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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

Cocoa Place – FLUM Amendment ANALYSIS

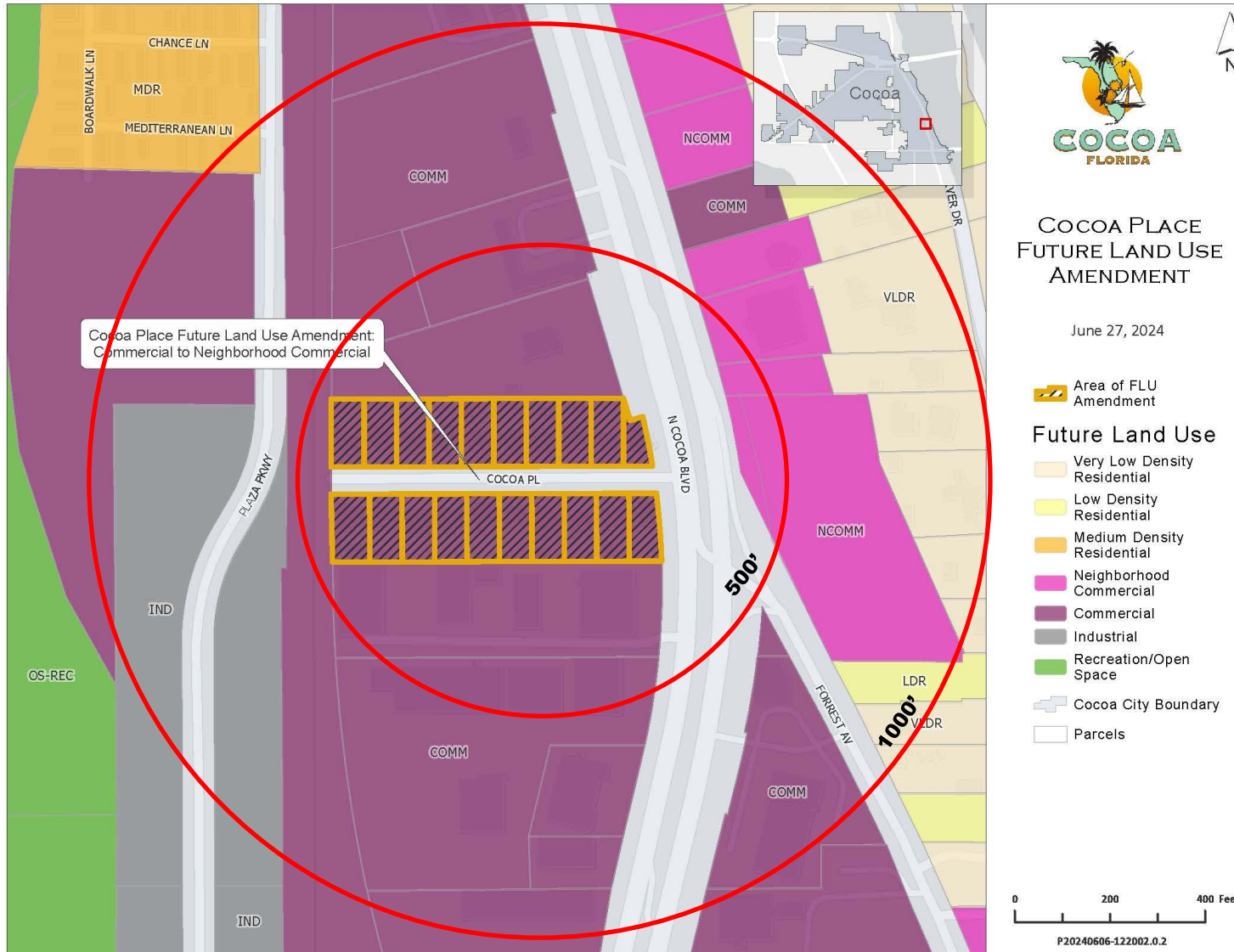
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Policy 1.1.2.8: **Neighborhood Commercial (NCOMM).** Neighborhood commercial areas are intended to be low-impact in nature and serve the needs of the immediate residential area. The following criteria shall be used for determining appropriate locations for neighborhood commercial land use designations on the future land use map.

Cocoa Place – FLUM Amendment ANALYSIS

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- < 500' from other "Neighborhood Commercial" designated uses
- < 1000' from a variety of residential areas
- Eighteen (18) are Single-Family
- Transitional
- Small scale commercial, multi-family, and single-family uses.

Cocoa Place – FLUM Amendment

STAFF FINDINGS

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- The Staff report covers the analysis of consistency with the City of Cocoa Comprehensive Plan with regard to potable water, sanitary sewer, solid waste, stormwater, transportation, police, fire, school, and park services.
- Staff finds that the proposed FLUM Amendment is best designed to allow the current single-family use to continue without being in conflict with the FLU, and the property use is anticipated to remain single-family residential.
- Staff also finds that the proposed FLUM Amendment is consistent with the LAND USE ELEMENT policies and goals of the Comprehensive Plan.

Cocoa Place – FLUM 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 08-2024.
- The City Council unanimously approved the first reading of Ordinance 08-2024 on September 10, 2024.
- Staff recommends City Council **APPROVE** this 2nd reading of Ordinance **08-2024**, a City-initiated request of a Future Land Use Map Amendment consistent with Florida Statute Chapter 163 to change the Future Land Use Map designation of (20) parcels of real property totaling approximately 3.36 acres from “Commercial” to “Neighborhood Commercial”.

THANK YOU
~ ~ ~
QUESTIONS?

