



**COCOA**  
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# City Council Meeting

April 9, 2024

Exhibit C





# Oak Meadows

## Rezoning Request – 1600 Flower Mound Lane



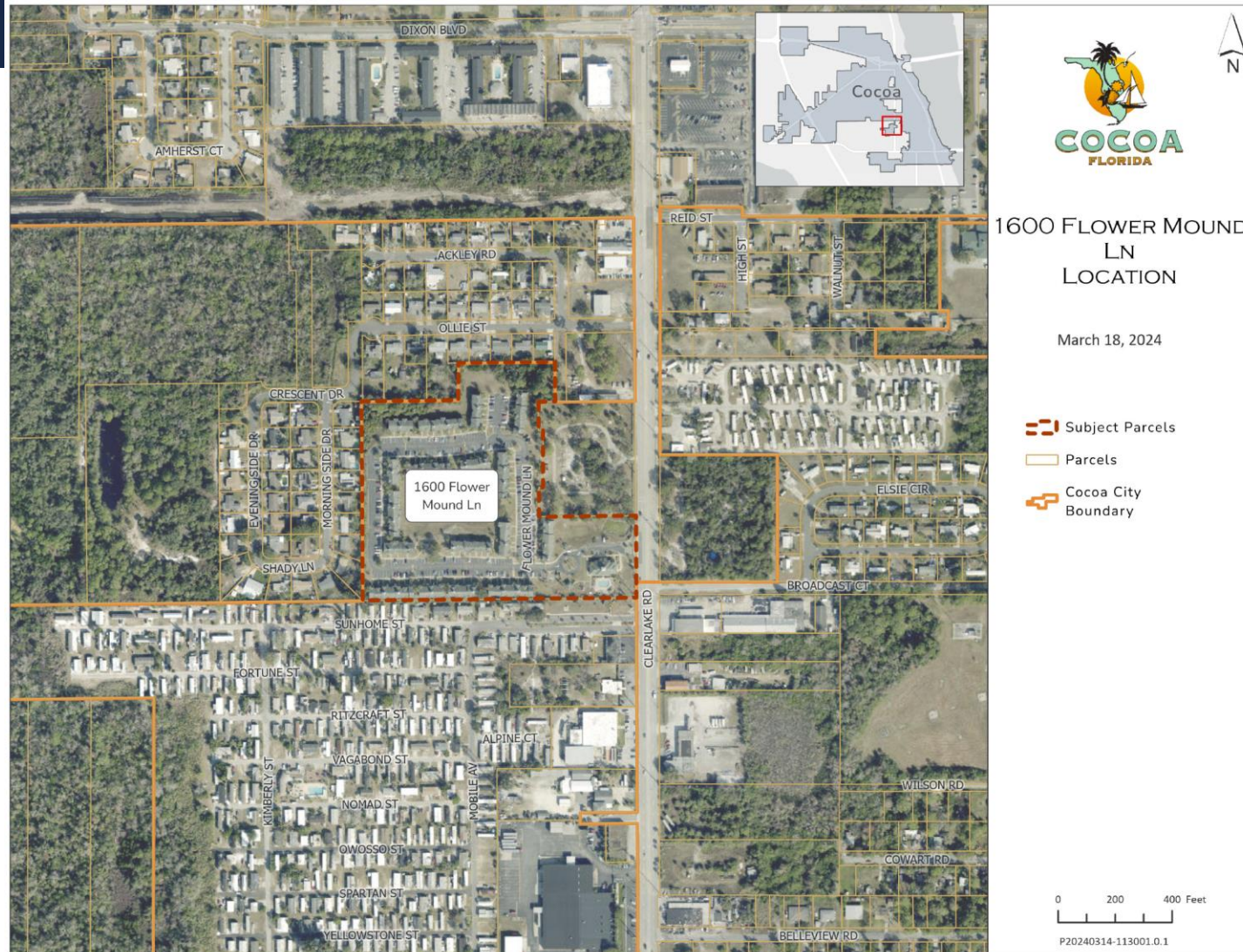
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# Oak Meadows Location Map

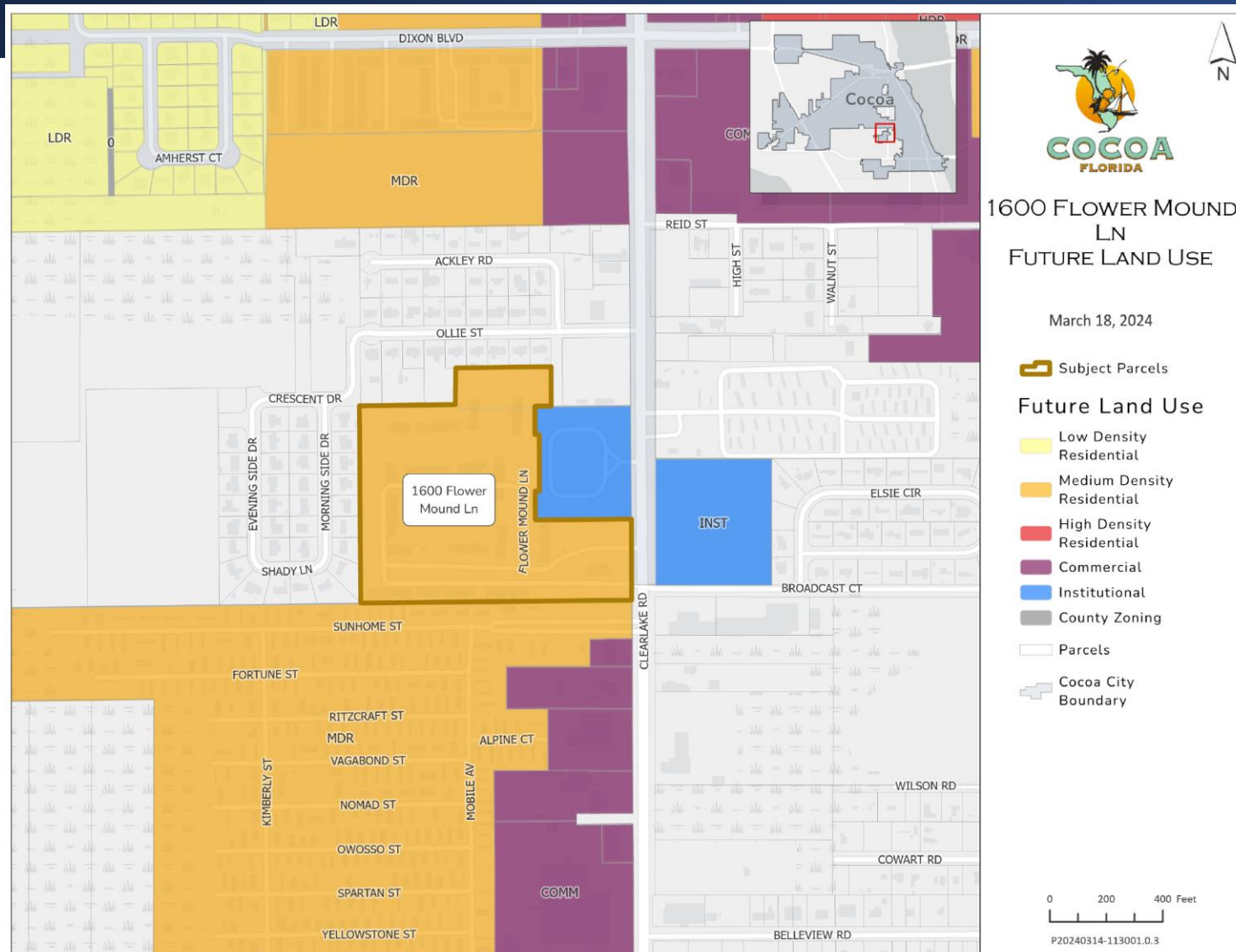
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- The +/-13.34-acre subject property is located at the northwest intersection of Clearlake Rd., and Sunhome St.
- The Subject Property is currently developed as a residential apartment complex known as Oak Meadows Apartments.
- 120 Multi-Family apartments were constructed 2009.
- Annexation occurred from Brevard County into the City of Cocoa in 2012.

# Oak Meadows Future Land Use Map

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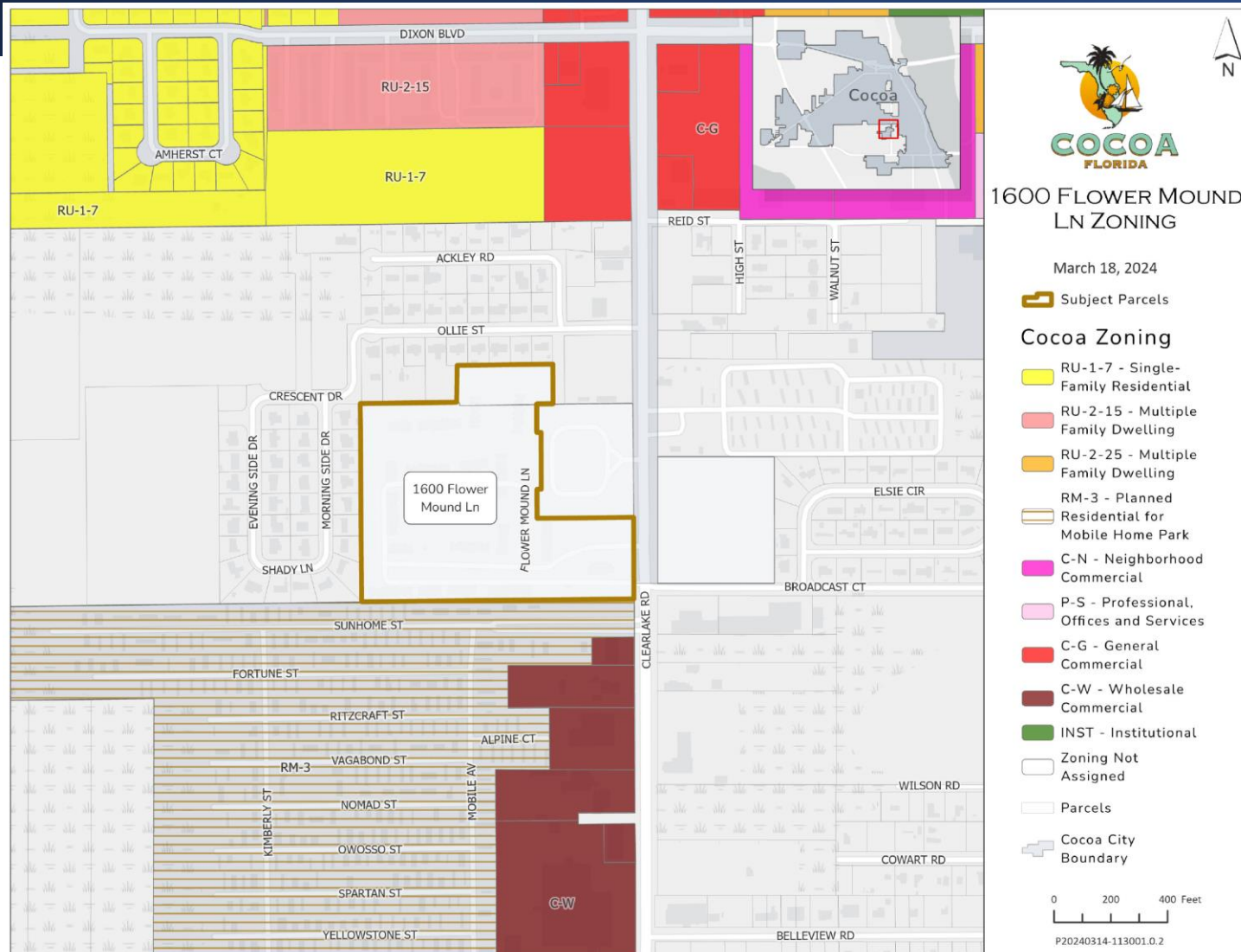


- The Future Land Use designation of the Subject Property is Medium Density Residential (MDR).
- The MDR FLU designation allows for a maximum density of 15 du/acre.
- The zoning districts that are consistent with the MDR FLU are RU-2-10, RU-2-15, RM-4, and PUD.



# Oak Meadows Zoning Map

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- Following the annexation from Brevard County into the City of Cocoa, the Subject Property was never assigned a zoning category.



# Rezoning Request

- The request is to assign the RU-2-15, Multiple Family Dwelling zoning designation to the Subject Property as a City of Cocoa zoning district is not currently unassigned.
- In 2012 the Subject Property was approved for annexation from Brevard County into the City of Cocoa. However, while a FLU designation was assigned, a zoning category was not (Ordinance No. 03-2012).



# Rezoning Request

- The subject property currently operated as a 120-unit multi-family development, with amenities. There are no plans to redevelop the property as a result of this rezoning application, however the property owner plans to upgrade many areas of the site. No additional dwelling units are proposed at this time.
- Generally, the RU-2-10 zoning is similar, however only certain areas of the City are designated with this zoning category. As a result, the RU-2-15 zoning is the most appropriate category for the Subject Property. The existing conditions meet the requirements of RU-2-15.



# Rezoning Request

- The subject property's requested zoning of RU-2-15, Multiple Family Residential, is applicable in the Low, Medium, and High Density Residential FLU designations. *Staff Report finding (a)*
- The existing development has an established 8.9 dwelling units per acre, which is consistent with the maximum density allowed per the FLU of Medium Density Residential. *Staff Report finding (e)*





# Rezoning Request

- The proposed RU-2-15 zoning district provides a consistent transition between the two adjacent residential uses (Single Family & Mobile Homes). *Staff Report finding (a), (d), (g), and (k)*
- The proposed RU-2-15 zoning district will not be isolated or unrelated to the adjacent and nearby districts, specifically the abutting residential uses. *Staff Report finding (b)*



# Rezoning Request

- There is compatibility through the Future Land Use designation as abutting properties are also categorized City of Cocoa Medium Density Residential and Brevard County's RES 15.
- The proposed rezoning is consistent with Future Land Use Element Policy 1.1.2.4.



# Oak Meadows

## Planning & Zoning Board Recommendation

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- The Planning & Zoning Board unanimously recommended APPROVAL to City Council of the Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of the subject parcel, totaling +/-13.34-acres, to City of Cocoa RU-2-15 (Multiple Family Dwelling), and requested that the applicant follow City of Cocoa Code of Ordinances, Appendix A, Zoning, Article XIII, Sec 22 Landscaping requirements for future site improvements.

# Oak Meadows

## Staff Recommendation

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Staff recommends that the City Council APPROVE the Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of the subject parcel, totaling +/-13.34-acres, to City of Cocoa RU-2-15 (Multiple Family Dwelling), with the landscaping condition added by the Planning & Zoning Board.