

# CITY COUNCIL MEETING

## AUGUST 27, 2024



**COCOA**  
FLORIDA



# 24-475: ORD 11-2024

## ZONING TEXT AMENDMENT

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Consideration of a Land Development Code Amendment to Appendix A, Article XI, Sections 4a and 22 of the Zoning Ordinance of the City of Cocoa.

- **1)** to allow for optional **Neighborhood Commercial**, and **public parking** on limited properties to support the commercial uses
- **2)** amend the **List of Permitted Uses**
- **3)** add **Building Types permitted** on certain properties authorized for Neighborhood Commercial and Mixed-Use
- **4)** amending the **Lot Regulations** for residential lots

# **-PURPOSE-**

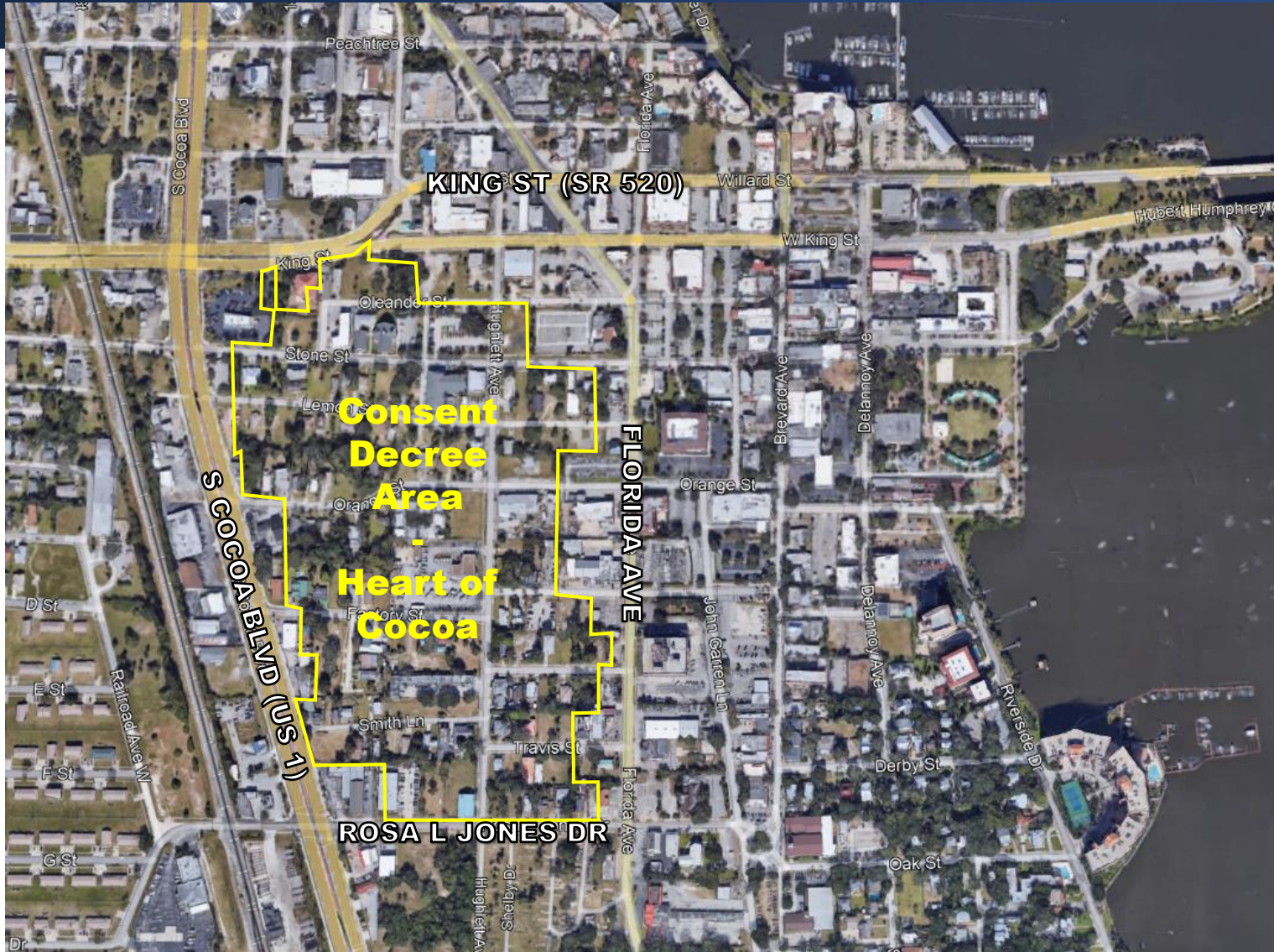
**Ensure Consistency with the Substitute Consent Decree  
to facilitate the development of attainable / affordable  
housing on existing lots within the Consent Decree Area**

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# Zoning Text Amendment Location Map

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## The Consent Decree Area Boundaries

North: King St

West: S Cocoa Blvd

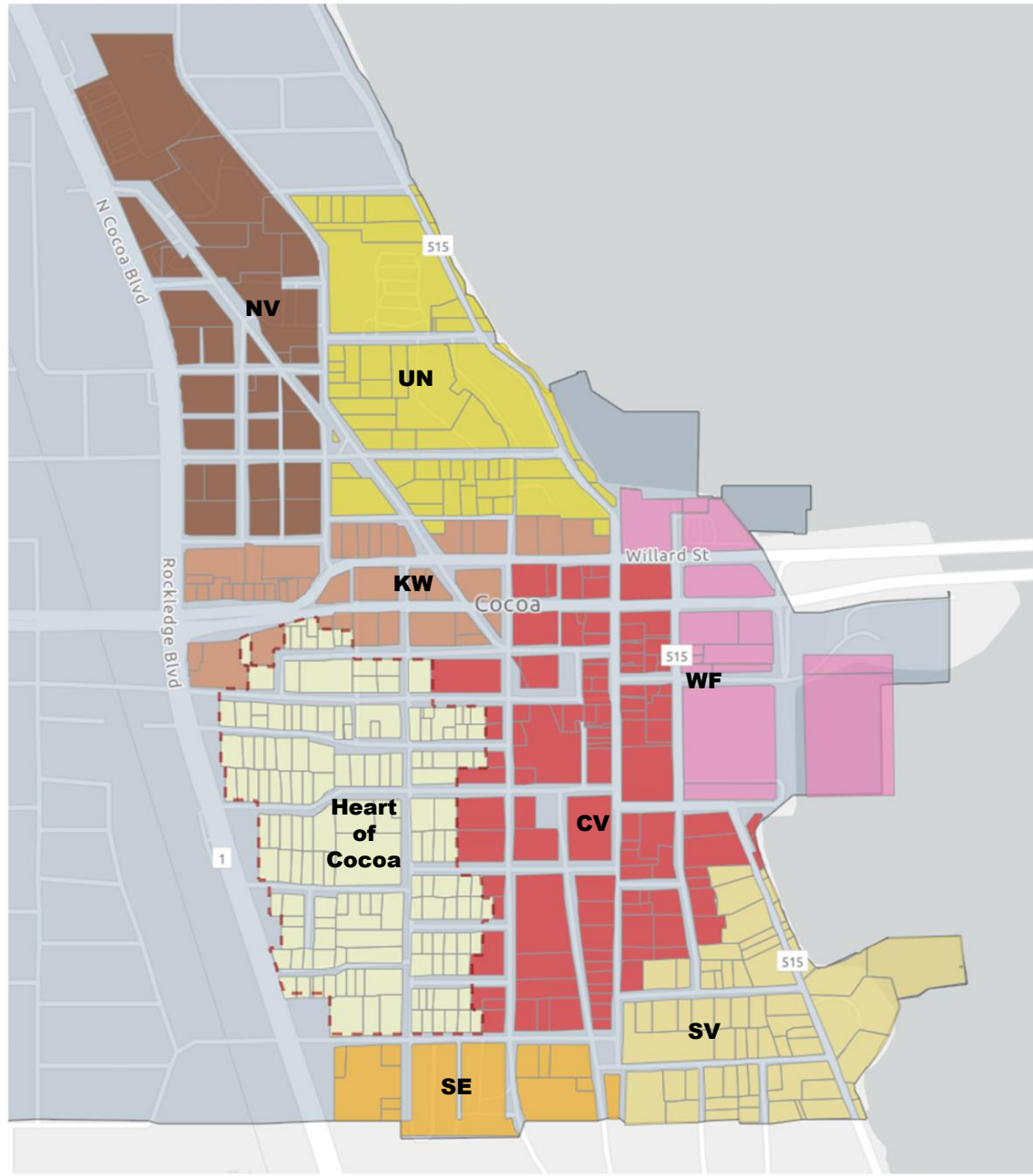
South: Rosa L Jones Blvd

East: Florida Ave



Serving our community with P.R.I.D.E!

# Zoning Text Amendment District Map



## Cocoa Waterfront Districts

- Cocoa Village (CV)
- Heart of Cocoa (HC)
- King/Willard Corridor (KW)
- Uptown Neighborhood (UN)
- South of the Village (SV)
- South End (SE)
- Waterfront (WF)
- North of Village (NV)

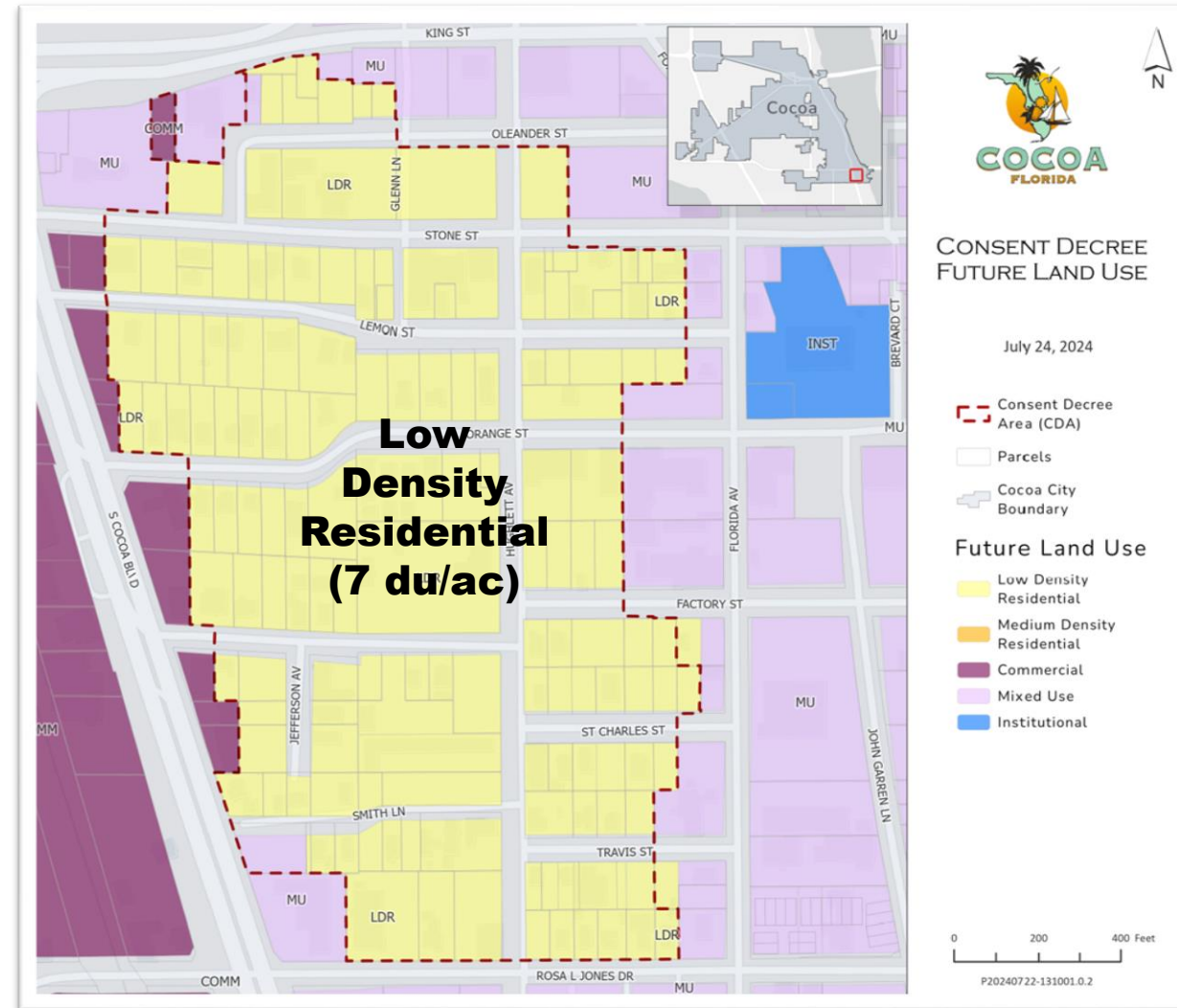
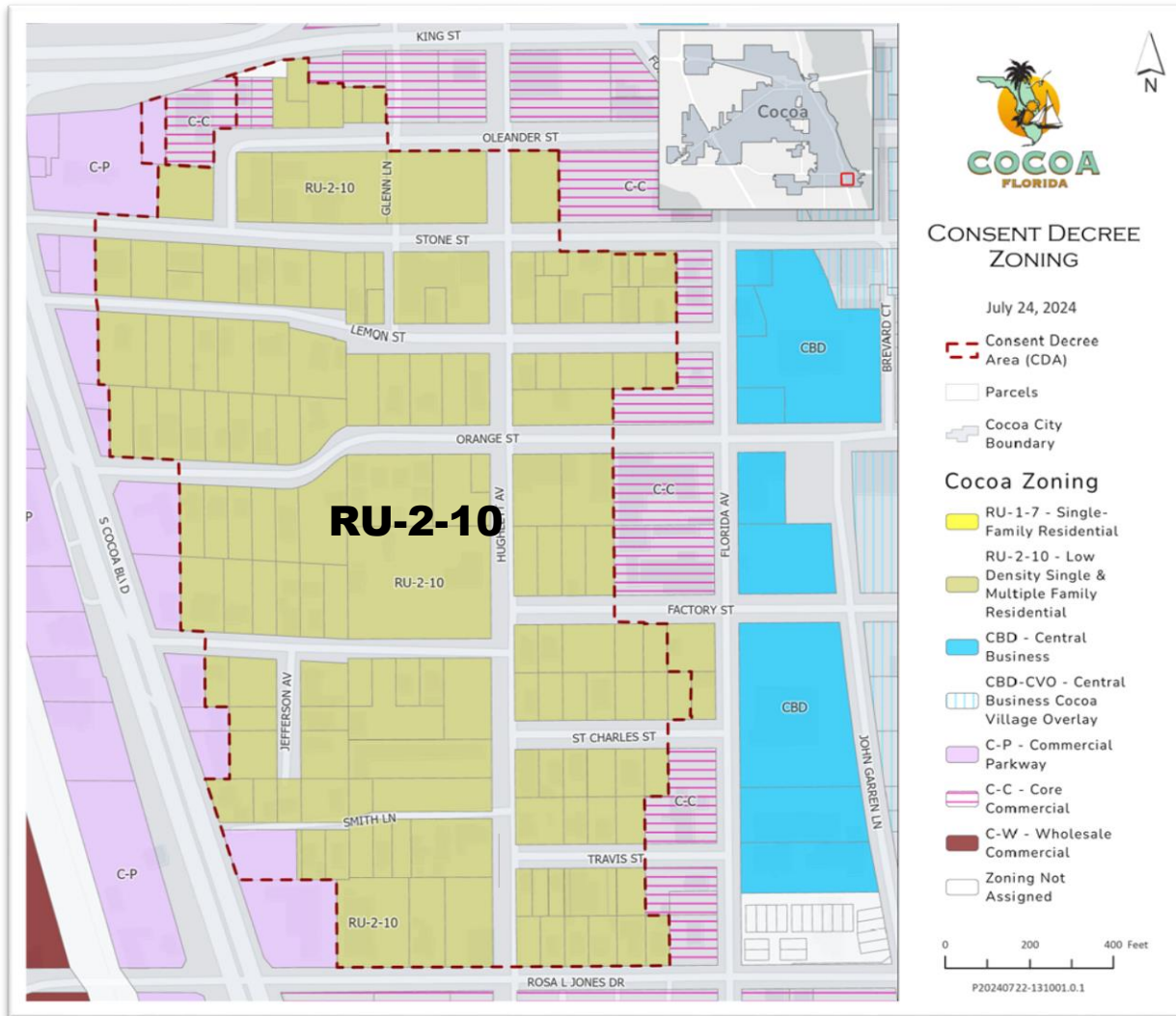
## Cocoa City Boundary



The Consent Decree Area, aka the **Heart of Cocoa** is a Sub-District of the Cocoa Waterfront Overlay District and the Cocoa CRA.

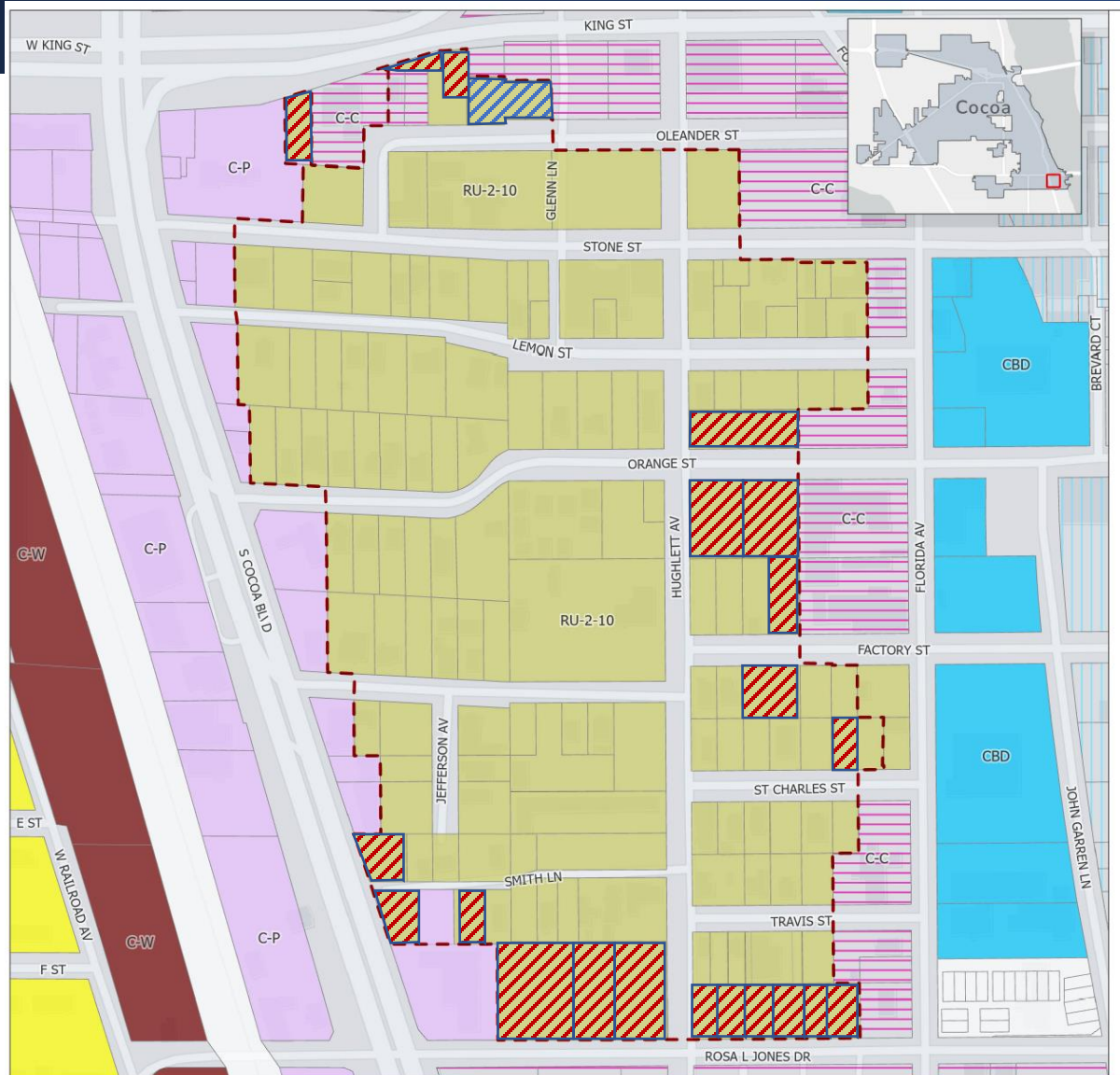
# Zoning Text Amendment Zoning & FLU Map

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# Zoning Text Amendment RU-2-10: Permitted Uses

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## Optional Neighborhood Commercial

- (a) Professional services/office.
  - (b) Gym and Fitness Facilities, if less than 7500 square feet.
  - (c) Personal service establishments, beauty, barber, laundry, dry cleaning, tailor shops and similar uses.
  - (d) Restaurants.
  - (e) Retail stores (except automotive) with no outside storage.
  - (f) Medical and dental clinics.
  - (g) Animal clinics
- Child care centers and daycare facilities have been added as an allowable use by Special Exception

(electronic communication/transmission facilities and exchanges will no longer be a permitted use in the RU-2-10 district)

## Parking

# Zoning Text Amendment

## Sec. 22: Building Types

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CS

COMMERCIAL/  
MIXED-USE - SMALL



EXAMPLE

SC

SINGLE STORY  
COMMERCIAL



EXAMPLE



# Zoning Text Amendment

## RU-2-10: Technical Amendments



### Current

(E) BULK REGULATIONS.

Minimum Lot Area *	Minimum Lot Width	Minimum Lot Depth	Maximum Lot Coverage	Maximum Height
	<i>Single Family or Duplex</i>			
5,000 sq. ft.	50 ft.	100 ft.	40%	35 ft.
	<i>Triplex</i>			
7,500 sq. ft.	50 ft.	100 ft.	40%	35 ft.
	<i>Fourplex</i>			
10,000 sq. ft.	100 ft.	100 ft.	40%	35 ft.

### Revised

(E) BULK REGULATIONS.

Bulk regulations related to minimum lot area, minimum lot width, lot coverage, and maximum height shall be determined by referring to Appendix A, Zoning, Article XI, Section 22, Cocoa Waterfront Overlay District and the Regulating Plan therein. Such bulk regulations may vary based on the street location and building type selected. The maximum density shall be determined by referring to the Future Land Use Element of the City of Cocoa Comprehensive Plan.

PROPOSED UPDATE TO REGULATING PLAN  
CITY OF COCOA - WATERFRONT OVERLAY DISTRICT

Cocoa, FL  
7/31/2024

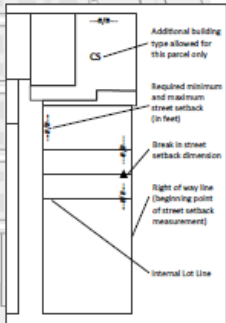
Sub-District	HO	ES	HS	CO	TH	AB	CA	CS	CM	SC	Parking
Cocoa Village (CV)				○	○	●	●	●	●	○	
Heart of Cocoa (HC)		●	●	●	●(1)			○(2)	○(2)	○(2)	○
King/Willard Corridor (KW)			○		○	○	○	●	●	●	
Uptown Neighborhood (UN)		●	●	●	●						
South of the Village (SV)	●	●	●	●	●	○	○	○			
South End (SE)				●	●	●	●	●	●	○	
Waterfront (WF)						●	●	●	●	○	
North of Village (NV)					●	●	●	●	●	○	

- Allowed only where indicated on Regulating Plan
  - Allowed throughout Design District
  - New development within the Comm/MIX use district may be developed as either commercial or mixed use.
- Townhomes allowed up to four per building.
  - Consistent with the Substrate Consent Decree as ordered on January 26, 2006.
  - Development of Commercial/Mixed Use-Large building types in this design district shall require a consent agreement approved subject to the discretion of the City Council after consideration of the following factors: economic benefits to the City and Community Redevelopment Agency, aesthetic quality and character, architectural design, physical characteristics, compatibility with the special and distinctive character of Cocoa Village and respective subdistrict, and other similar relevant factors.

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- Waterfront Overlay Sub Districts:
- Cocoa Village (CV)
  - Heart of Cocoa (HC)
  - King/Willard Corridor (KW)
  - Uptown Neighborhood (UN)
  - South of the Village (SV)
  - South End (SE)
  - Waterfront (WF)
  - North of Village (NV)
  - Consent Decree Area (CDA)



Sub-district	Homestead HO	Estate ES	House HS	Cottage CO	Townhouse TH	Apartment Building AB	Courtyard Apartment CA	Comm/Mixed *Small CS	Comm/Mixed "Med CM	Single-Story Commercial SC	Parking
Cocoa Village (CV)				○	○	●	●	●	●	○	
Heart of Cocoa (HC)		●	●	●	●(1)			○(2)	○(2)	○(2)	○
King/Willard Corridor (KW)			○		○	○	○	●	●	●	
Uptown Neighborhood (UN)		●	●	●	●						
South of the Village (SV)	●	●	●	●	●	○	○	○			
South End (SE)				●	●	●	●	●	●	○	
Waterfront (WF)						●	●	●	●	○	
North of Village (NV)					●	●	●	●	●	○	

# Zoning Text Amendment

## Sec. 22: Building Types – House



### Example Residential Building Type from Regulating Plan

HS

HOUSE



EXAMPLE

LOT REQUIREMENTS [as established in Sec. 21.(1).1]	MIN	MAX
A - Lot Width (ft)	40	70
B - Lot Depth (ft)	100	120
C - Lot Size (sf)	4,000	8,400
D - Lot Coverage (%)	--	30
BUILDING ENVELOPE [as established in Sec. 21.(1).2]	MIN	MAX
E - Street Setback (ft)	Refer to Regulating Plan for setback.	
F - Side Setback (ft)	5	--
G - Rear Setback (ft)	<del>20</del> 10	--
H - Frontage Buildout (%)	60	80
ACC STR ENVELOPE [as established in Sec. 21.(1).3]	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT [as established in Sec. 21.(1).4]	MIN	MAX
M - Principal Building (st)	1	3
N - Accessory Structure(s) (ft)	--	24

# Zoning Text Amendment

## RU-2-10: Comprehensive Plan Analysis

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- The proposed ordinance is consistent with the Objectives of the City of Cocoa Comprehensive Plan with regard to:
  - Objective 1.1.1 Future Land Use Categories,
  - Objective 1.1.4 Redevelopment,
  - Objective 1.1.5 Neighborhood Protection,
  - Objective 1.1.9 Sustainability/Energy Efficiency,
  - Objective 1.2.1 Smart Growth Principles,
  - Objective 3.7.5 Community Revitalization

# Zoning Text Amendment Recommended Action

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- The Planning and Zoning Board unanimously approved this item on August 7, 2024.
- Staff recommends that the City Council **APPROVE** the proposed Land Development Code Amendment to Appendix A, Article XI, Sections 4a and 22 of the Zoning Ordinance of the City of Cocoa to allow for neighborhood commercial, mixed use development, and public parking on certain very limited properties within the Consent Decree Area, also known as the Heart of Cocoa, consistent with the Substitute Consent Decree, and amending the list of permitted and special exception uses, and the building types permitted for those certain properties authorized for neighborhood commercial and mixed-use development within the Heart of Cocoa subdistrict of the Cocoa Waterfront Overlay.