



Zoning Map Amendments Cox Road Corridor Study Area

November 13, 2019

Project Summary

- The City of Cocoa, as the applicant, is requesting to amend the Zoning Map designation of a total of thirty six (36) parcels totaling approximately 160.22 acres.
- The 36 parcels were broken up into 8 groupings based on their current zoning designation and the proposed City zoning designation.
- Separate ordinances were drafted for each of these 8 batches of parcels.



Project Summary












- The individual rezoning ordinances are part of a larger Cox Road Corridor study area, the purpose of which was to identify and address parcels lying within the Cocoa City limits, having a City of Cocoa Future Land Use designation but without a City of Cocoa Zoning District designation.
- The study was undertaken as part of a long-range effort to comply with the City's Comprehensive Plan requirement that the City eliminate all inconsistencies between the Official Zoning Map and the Future Land Use Map.
- Two parcels (#31 and #32) that were part of the original study area have been withdrawn by staff at this time to allow for further analysis of the most appropriate zoning district designation based on the current use.

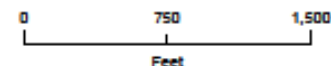


Proposed Rezoning Areas



Zoning Amendments

-  Parcels 1-20 I-U to M-1
Ordinance 14-2019
-  Parcels 21-24 IU to M-1
Ordinance 15-2019
-  Parcels 25-30 I-U to M-1
Ordinance 16-2019
-  Parcels 31, 32 PIP to M-1
Ordinance 17-2019
-  Parcels 33, 34 I-U to C-G
Ordinance 18-2019
-  Parcel 35 BU2 to C-G
Ordinance 19-2019
-  Parcels 36 PIP to C-G
Ordinance 20-2019
-  Parcel 37 PIP to INST
Ordinance 21-2019
-  Parcel 38 I-U to M-2
Ordinance 22-2019
-  Waterbodies
-  Cocoa City Limits



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Project Summary

- The study area parcels were annexed into the City of Cocoa in three groupings:
 - Parcels 1 through 17 were annexed under Ordinance 57-2003 on January 13, 2004.
 - Parcels 18 through 32 and 34 through 38 were annexed under Ordinance 4-2006 on February 28, 2006.
 - And Parcel 33 was annexed under Ordinance 14-2007 on May 22, 2007.



Project Summary

- The Future Land Use (FLU) designation of the study area parcels were changed from their former Brevard County designations to City of Cocoa designations in several groupings as well:
- Parcels 1 through 17 were assigned an Industrial FLU under Ordinance 14-2004 on December 14, 2004.
- Parcels 18 through 32 and Parcel 38 were assigned an Industrial FLU and Parcels 34-37 were assigned a Commercial FLU under Ordinance 19-2006 on August 22, 2006.
- Parcel 33 was assigned a Commercial FLU under Ord. 11-2010 on October 26, 2010.



Project Summary

Consistency with the Code of the City of Cocoa

- In accordance with Appendix A Zoning, Article XXI, Section 1(G), a total of 16 criteria are to be considered in the review of an application for a rezoning.
- These criteria address issues such as the established land use pattern, population density, the comprehensive plan, living conditions in the adjoining neighborhood, traffic congestion, public safety, drainage, property values, public welfare, and others related to the impact of the proposed change.
- Staff findings for each of these criteria are found in the individual staff reports.



Project Summary

Consistency with Comprehensive Plan Policies and Objectives

- The proposed zoning designations of the several ordinances are consistent with the allowable uses under the Future Land Use designation of each related ordinance per the City of Cocoa Comprehensive Plan.

Concurrency Management/Adequate Public Facilities

- This will be addressed at such time as development occurs on any of the parcels affected by this rezoning action.

Past Actions

- The Planning & Zoning Board recommended approval of the ordinances at it's meeting on November 6, 2019.

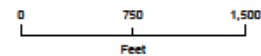


Ordinance 14-2019

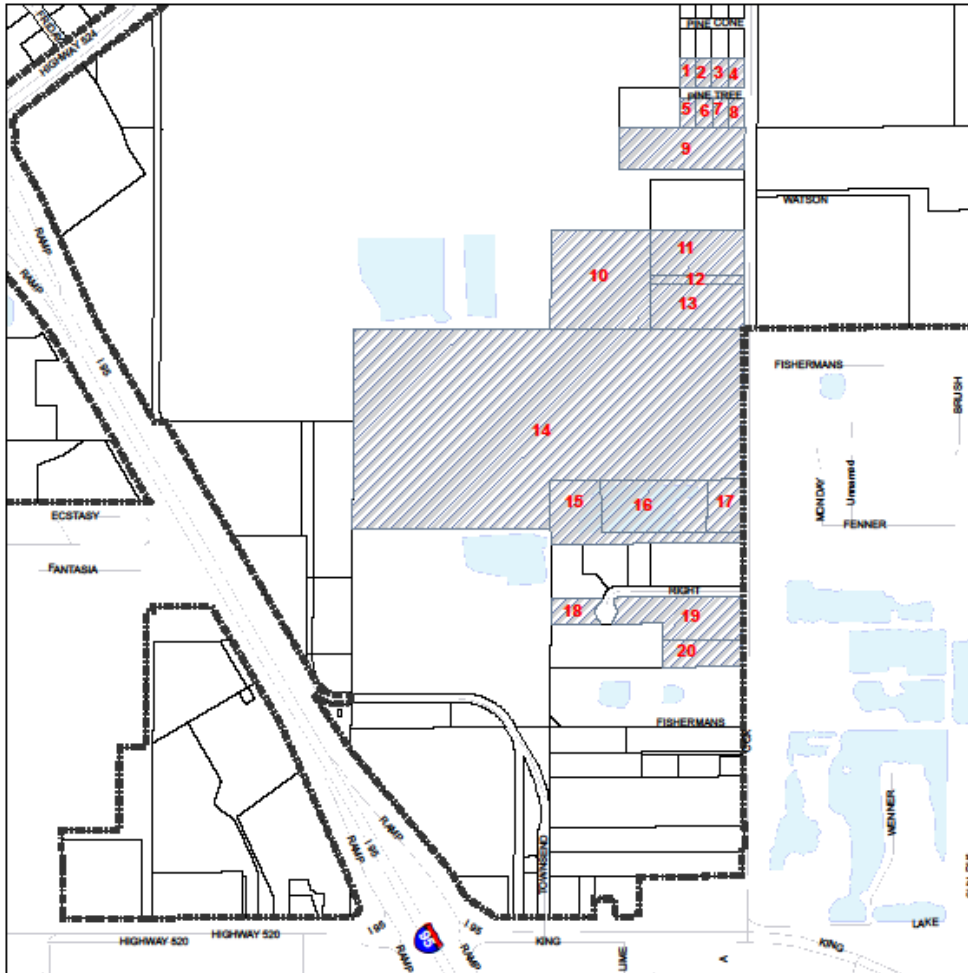
EXHIBIT A Proposed Rezoning Areas



Lot #	Parcel #
1	24-35-23-00-761
2	24-35-23-00-774
3	24-35-23-00-765
4	24-35-23-00-762
5	24-35-23-00-766
6	24-35-23-00-768
7	24-35-23-00-763
8	24-35-23-00-764
9	24-35-26-00-16
10	24-35-26-00-7
11	24-35-26-00-20
12	24-35-26-00-21
13	24-35-26-00-8
14	24-35-26-00-10
15	24-35-26-00-18
16	24-35-26-00-12
17	24-35-26-00-13
18	24-35-26-00-778
19	24-35-26-00-750
20	24-35-26-00-770



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Ordinance 14-2019

Current Future Land Use:	Industrial
Current Zoning District:	Brevard County IU (Light Industrial)
Proposed Zoning:	City of Cocoa M-1 (Light Industrial and Warehouse)
Existing Land Use:	Industrial, manufacturing, and warehousing uses and vacant land



Legal Ad Map #	Tax ID #	Parcel #	Acres	Parcel Address	Owners	Current Use
1	2407156	24-35-23-00-761	0.5	4130 PINE TREE PL	DOUBLE R EAGLE LLC	Industrial
2	2407169	24-35-23-00-774	0.5	4120 PINE TREE PL	ICY INVEST LLC	Industrial
3	2407160	24-35-23-00-765	0.5	4110 PINE TREE PL	GAMBAO-ZUHLKE, CLAIRE A	Industrial
4	2407157	24-35-23-00-762	0.5	4100 PINE TREE PL	PARKER, YVONNE C	Industrial
5	2407161	24-35-23-00-766	0.5	4135 PINE TREE PL	DIAMONDBACK MANUFACTURING INC	Industrial
6	2407163	24-35-23-00-768	0.5	4135 PINE TREE PL	ANDRYSLAK, MICHAEL & MILLIKEN, SUSAN	Industrial
7	2407158	24-35-23-00-763	0.5	4115 PINE TREE PL	WARREN, JERRAD & NICHOLE	Auto-Body
8	2407159	24-35-23-00-764	0.5	4105 PINE TREE PL	DITTMER AIR CONDITIONING & HEATING SERVICES INC	Industrial
9	2444601	24-35-26-00-16	5.12	1060 COX RD	DIAMONDBACK MANUFACTURING INC	Industrial
10	2407972	24-35-26-00-7	10	890 COX RD	JOALCO INC	Industrial
11	2462063	24-35-26-00-20	4.24	(Not Assigned)	HATHCOCK, MICHAEL M; HATHCOCK, MARY DELYS; ELLINGTON, DOROTHY W TRUST; & ELLINGTON, DOROTHY W TRUST	Vacant Land
12	2462064	24-35-26-00-21	0.86	(Not Assigned)	JOALCO INC; ELLINGTON, J MITCHELL TRUST & ELLINGTON, DOROTHY W TRUST	Vacant Land
13	2407973	24-35-26-00-8	4.24	900 COX RD	PAULK PROPERTIES LLC; ELLINGTON, J MITCHELL TRUST & ELLINGTON, DOROTHY W TRUST	Industrial
14	2407974	24-35-26-00-10	69.41	(Not Assigned)	Florida Power & Light Co	Electric Utility
15	2457879	24-35-26-00-18	5	690 COX RD	Cox Rd Properties Llc	Industrial
16	2407975	24-35-26-00-12	5.68	(Not Assigned)	CLARK, WAYNE W	Vacant Land
17	2407976	24-35-26-00-13	1.9	700 COX RD	CLARK, WAYNE W	Manufacturing
18	2444270	24-35-26-00-778	1.22	4040 RIGHT ST	Dombroski, Dan	Vacant Land
19	2408019	24-35-26-00-750	4.81	600 COX RD	A Better Warehouse & Storage LLC	Warehousing
20	2408045	24-35-26-00-770	2.18	580 COX RD	SAWYER, DAVID; SAWYER, STEVE & MC QUAIG, JAMES	Industrial
		Total Acres:	118.66			

Ordinance 14-2019

Brevard County IU zoning

The IU light industrial zoning classification is established to provide areas in which the principal use of land is for manufacturing, assembling and fabrication, and for warehousing. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air or street transportation routes.

City of Cocoa M-1 zoning

The provisions of this district are intended to apply to an area located in close proximity to transportation facilities and which can serve the industrial and related functions of the city and region. Restrictions herein are intended to minimize adverse influences of the industrial activities on nearby nonindustrial areas and to eliminate unnecessary industrial traffic through nonindustrial areas.

Ordinance 14-2019

Brevard County IU zoning	City of Cocoa M-1 zoning
	light manufacturing, processing and assembly, television dish receivers and antennae, electronic communication and transmission facilities
All uses permitted in BU-1 and BU-2, except, single-family residence:	All uses allowed C-W, C-G, C-N and P-S:
office, retail, auto sales and repair, personal services, recreation facilities, social organizations, laundromats, schools and colleges, funeral homes, medical clinics, small appliance repair, nursing homes, restaurants, and churches	office, retail, auto sales and repair, personal and business services, warehousing, wholesaling, dry cleaning and laundry, vocational schools, medical clinics, service and repair, welding shops, building materials and contractor's storage yards, freight-handling facilities, restaurants and convenience stores

Ordinance 14-2019

Brevard County IU zoning	City of Cocoa M-1 zoning
<u>Permitted with Conditions:</u> <ul style="list-style-type: none">assisted living facilitypower substationstransmission facilitiesrecovered materials processingtreatment and recovery facility	
<u>Conditional Uses:</u> <ul style="list-style-type: none">commercial entertainmentcomposting/ mulching facilitytruss manufacturing planttelecommunication towers	<u>Special Exceptions:</u> <ul style="list-style-type: none">sewer lift stationschurchessecurity mobile hometelecommunication towersoutdoor firearm testing facility



Recommendations

Ordinance 14-2019

Approval of the Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of twenty (20) parcels totaling 118.66 acres from Brevard County IU (Light Industrial) to City of Cocoa M-1 (Light Industrial and Warehouse District) as depicted on Exhibit A.



Ordinance 15-2019



EXHIBIT A
Proposed
Rezoning Areas



Lot #	Parcel #
21	24-35-26-00-771
22	24-35-26-00-767
23	24-35-26-00-767.1
24	24-35-26-00-755

0 750 1,500
Feet

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Ordinance 15-2019

Current Future Land Use:	Industrial
Current Zoning District:	Brevard County IU (Light Industrial)
Proposed Zoning:	City of Cocoa M-1 (Light Industrial and Warehouse)
Existing Land Use:	Industrial, auto auction uses and vacant land



Legal Ad Map #	Tax ID #	Parcel #	Acres	Parcel Address	Owners	Current Use
Parcels 21-24 from County I-U to M-1						
21	2408046	24-35-26-00-771	4.97	590 Cox Rd & 4050 Right St	Showtime Investments Inc.	Auto Auction
22	2408043	24-35-26-00-767	11.76	500 Cox Rd	Showtime Investments Inc.	Auto Auction
23	2443010	24-35-26-00-767.1	0.06	(Not Assigned)	Showtime Investments Inc.	Vacant Land
24	2408025	24-35-26-00-755	2.94	490 Cox Rd	Castetter, Clayton	Auto-Body
		Total Acres:	19.73			

Recommendations

Ordinance 15-2019

Approval of the Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of four (4) parcels totaling 19.73 acres from Brevard County IU (Light Industrial) to City of Cocoa M-1 (Light Industrial and Warehouse District) as depicted on Exhibit A.



Ordinance 16-2019

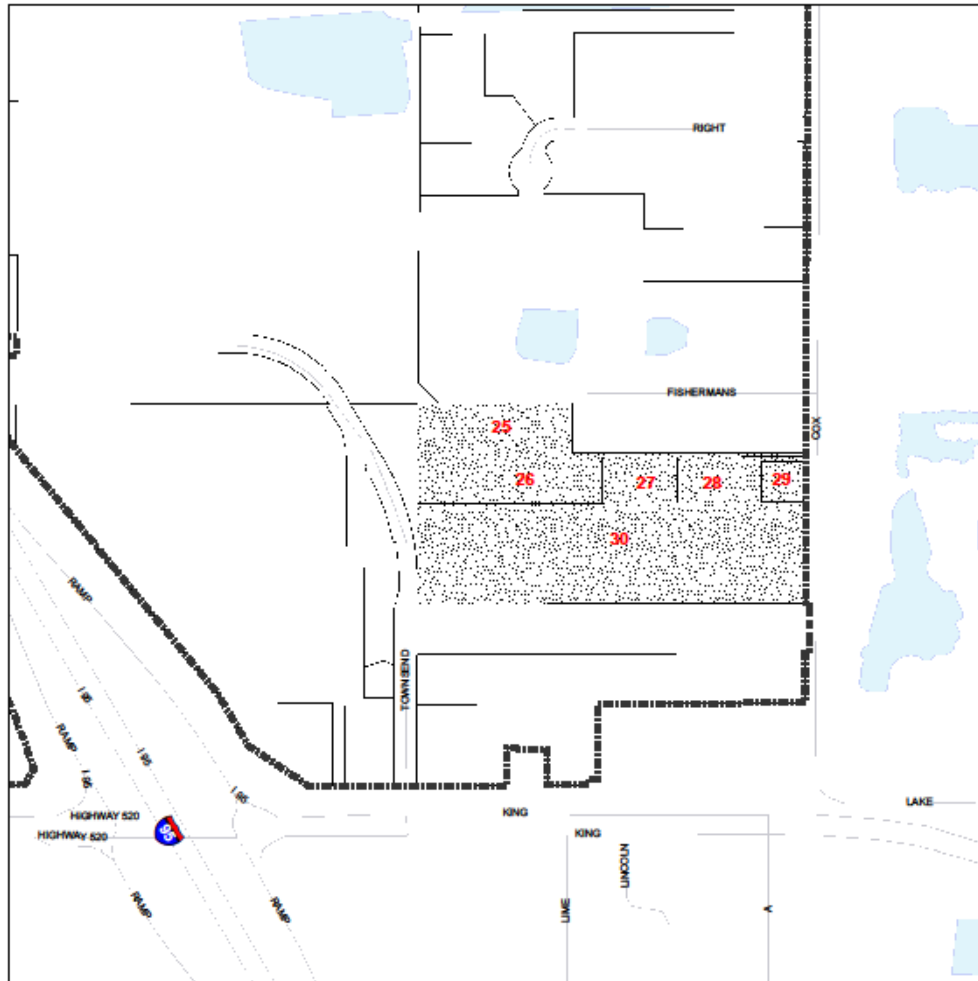


EXHIBIT A Proposed Rezoning Areas



Lot #	Parcel #
25	24-35-26-00-772
26	24-35-26-00-756
27	24-35-26-00-777
28	24-35-26-00-756.1
29	24-35-26-00-756.2
30	24-35-26-00-757

0 385 770
Feet

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Ordinance 16-2019

Current Future Land Use:	Industrial
Current Zoning District:	Brevard County IU (Light Industrial)
Proposed Zoning:	City of Cocoa M-1 (Light Industrial and Warehouse)
Existing Land Use:	Industrial, manufacturing, auto sales uses and vacant land



Legal Ad Map #	Tax ID #	Parcel #	Acres	Parcel Address	Owners	Current Use
Parcels 25-30 from County I-U to M-1						
25	2408047	24-35-26-00-772	1.94	480 Cox Rd	PENOYER, ROBERT E	Light Manufacturing
26	2408026	24-35-26-00-756	2.56	460 Cox Rd	460 COX LLC	Vacant Land
27	2408052	24-35-26-00-777	0.89	(Not Assigned)	ROBINSON, JOHN A & ROBERTA M	Vacant Land
28	2408027	24-35-26-00-756.1	1.02	450 Cox Rd	ROBINSON, JOHN A & ROBERTA M	Office
29	2408028	24-35-26-00-756.2	0.46	440 Cox Rd	CHAPMAN, DENCIL & ANNA	Used Auto Sales
30	2408029	24-35-26-00-757	9.8	430 Cox Rd	CASTETTER, CLAYTON	Vacant Land
		Total Acres:	16.67			

Recommendations

Ordinance 16-2019

Approval of the Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of six (6) parcels totaling 16.67 acres from Brevard County IU (Light Industrial) to City of Cocoa M-1 (Light Industrial and Warehouse District) as depicted on Exhibit A.

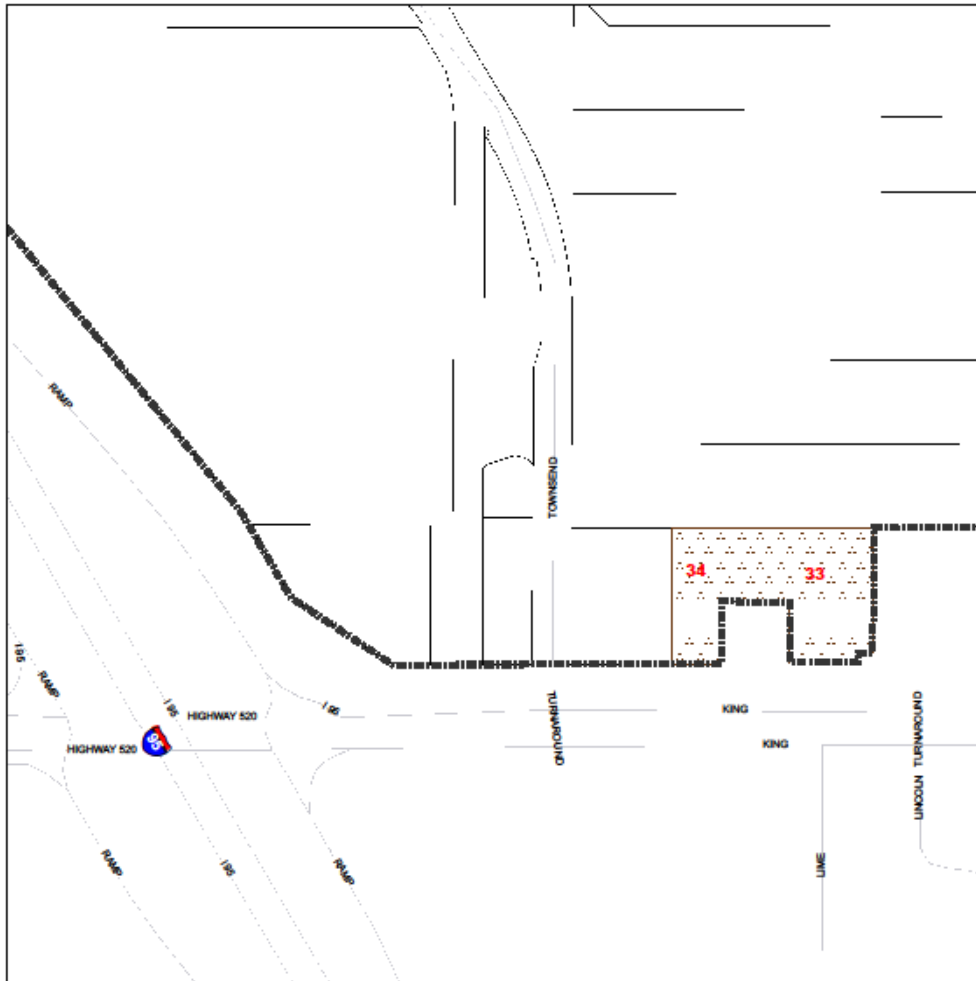


Ordinance 18-2019

EXHIBIT A Proposed Rezoning Areas



Lot #	Parcel #
33	24-35-26-00-760
34	24-35-26-00-766



0 230 450
Feet

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Ordinance 18-2019

Current Future Land Use:	Commercial
Current Zoning District:	Brevard County IU (Light Industrial)
Proposed Zoning:	City of Cocoa C-G (General Commercial)
Existing Land Use:	Motel and Donut Shop



Legal Ad Map #	Tax ID #	Parcel #	Acres	Parcel Address	Owners	Current Use
Parcels 33, 34 from County I-U to C-G						
33	2408033	24-35-26-00-760	1.44	4150 W King St	H R S Hotels Corp	Motel
34	2408042	24-35-26-00-766	0.62	4200 W King St	4200 WEST KING STREET LLC	Restaurant
		Total Acres:	2.06			

Ordinance 18-2019

City of Cocoa C-G zoning

The provisions of this district are intended to apply to an area intended to be developed and preserved as a major commercial center serving the commercial needs of the community and region. The type of uses and other restrictions are intended to promote adequate protection from conflicts with adjacent residential and other noncommercial uses, and to minimize the interruption of traffic along adjacent thoroughfares.



Ordinance 18-2019

Brevard County IU zoning	City of Cocoa C-G zoning
	retail, wholesale, dry cleaning, business services, recreation, car wash, service and repair, auto sales, hotels, liquor store, business/vocational schools, and convenience stores
All uses permitted in BU-1 and BU-2, except, single-family residence:	All uses allowed C-N and P-S, except single-family residential and child care:
office, retail, auto sales and repair, personal services, recreation facilities, social organizations, laundromats, schools and colleges, funeral homes, medical clinics, small appliance repair, nursing homes, restaurants, and churches	office, personal services, medical clinics, and restaurants

Recommendations

Ordinance 18-2019

Approval of the Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of two (2) parcels totaling 2.06 acres from Brevard County IU (Light Industrial) to City of Cocoa C-G (General Commercial District) as depicted on Exhibit A.



Ordinance 19-2019

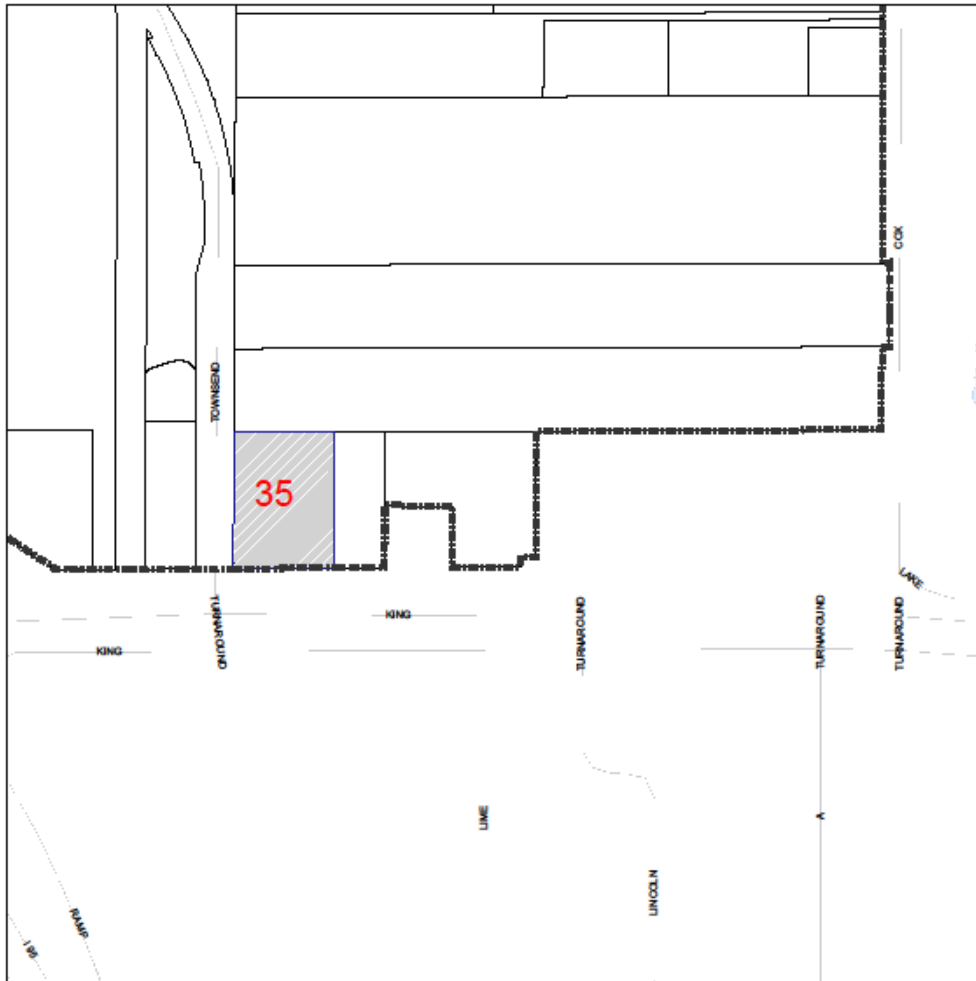
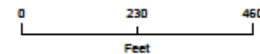


EXHIBIT A Proposed Rezoning Area



Parcel #

24-35-26-00-759



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Ordinance 19-2019

Current Future Land Use:	Commercial
Current Zoning District:	Brevard County BU-2 (Retail, Warehousing and Wholesale Commercial)
Proposed Zoning:	City of Cocoa C-G (General Commercial)
Existing Land Use:	Convenience Store



Legal Ad Map #	Tax ID #	Parcel #	Acres	Parcel Address	Owners	Current Use
Parcel 35 from County BU-2 to C-G						
35	2408032	24-35-26-00-759	1.24	4220 W King St	AAO STORES LLC	Convenience Store
		Total Acres:	1.24			

Recommendations

Ordinance 19-2019

Approval of the Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of a single parcel totaling 1.24 acres from Brevard County BU-2 (Retail, Warehousing and Wholesale Commercial) to City of Cocoa C-G (General Commercial District) as depicted on Exhibit A.



Ordinance 20-2019

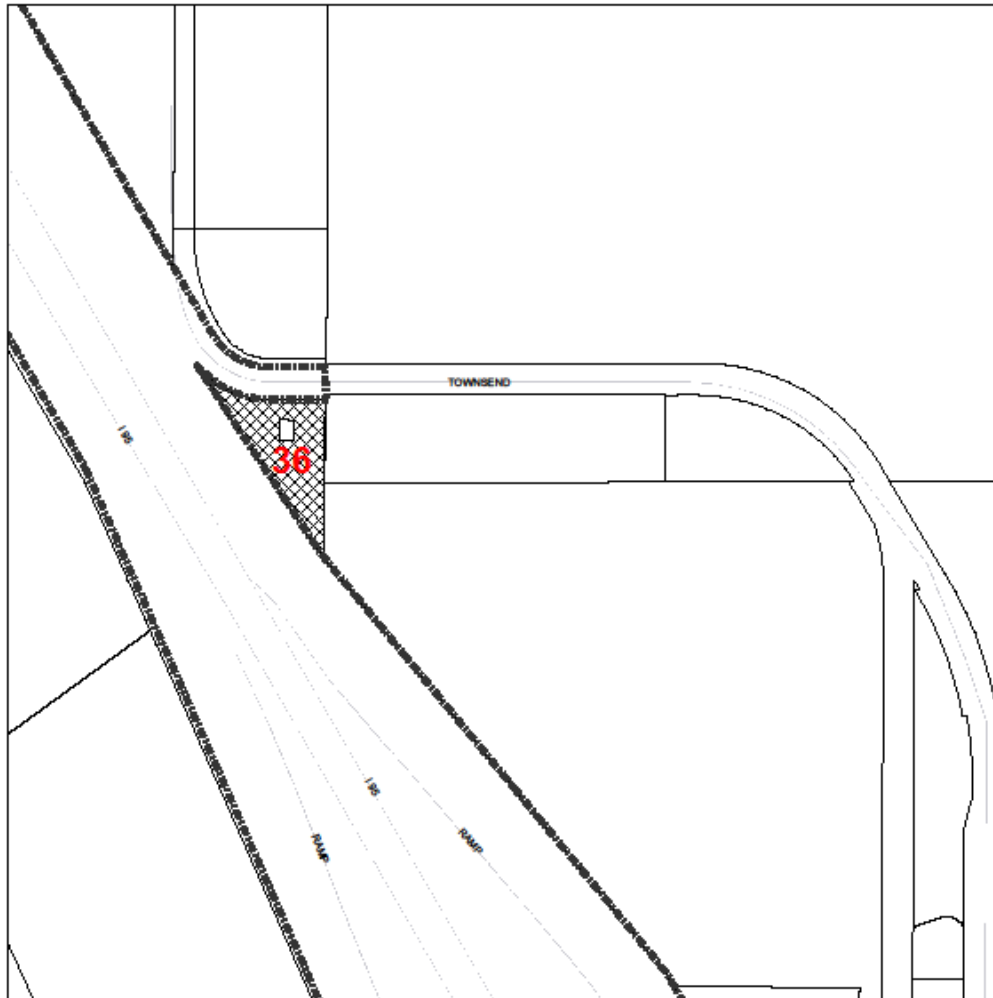


EXHIBIT A Proposed Rezoning Area



Parcel #
24-35-26-00-535

0 230 460
Feet

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Ordinance 20-2019

Current Future Land Use:	Commercial
Current Zoning District:	Brevard County PIP (Planned Industrial Park)
Proposed Zoning:	City of Cocoa C-G (General Commercial)
Existing Land Use:	Billboard Site



Legal Ad Map #	Tax ID #	Parcel #	Acres	Parcel Address	Owners	Current Use
Parcels 36 from County PIP to C-G						
36	2441465	24-35-26-00-535	0.75	560 Townsend Rd	Clear Channel Outdoor Inc	Billboard Site
			0.75			

Recommendations

Ordinance 20-2019

Approval of the Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of a single parcel totaling 0.75 acres from Brevard County PIP (Planned Industrial Park) to City of Cocoa C-G (General Commercial District) as depicted on Exhibit A.



Ordinance 21-2019

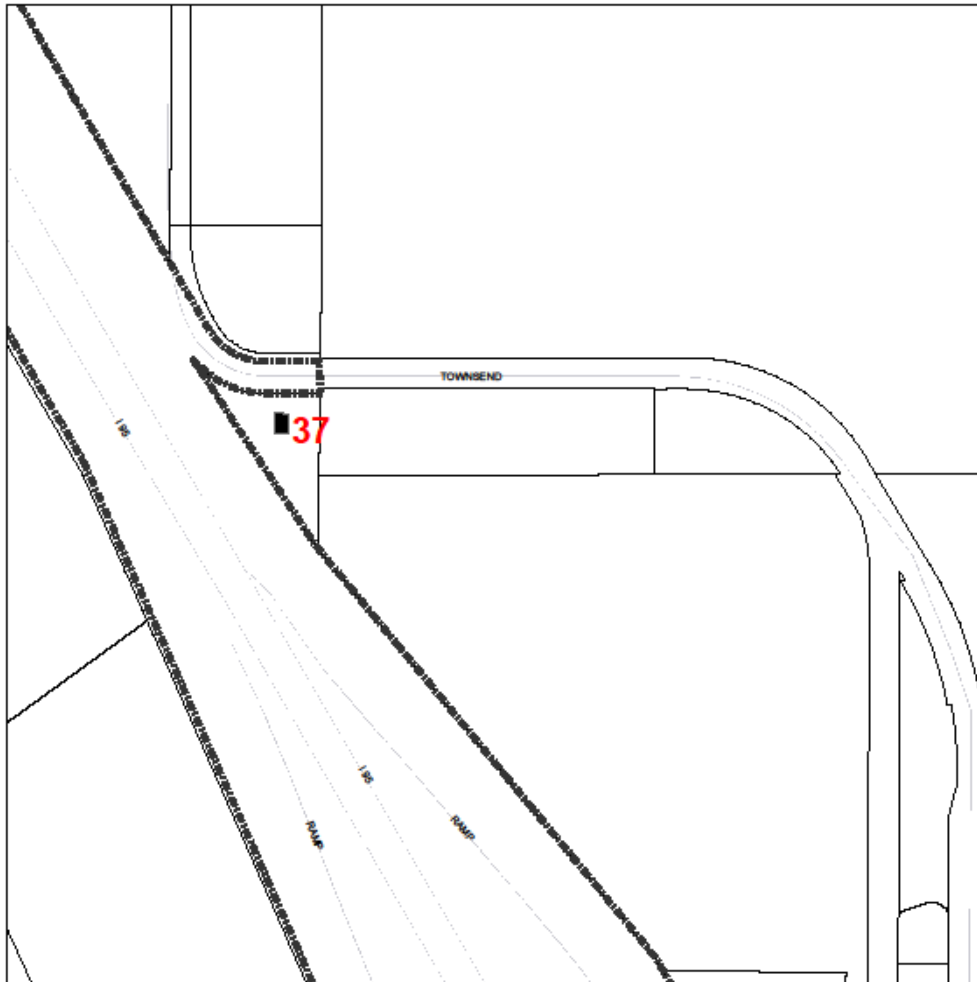


EXHIBIT A Proposed Rezoning Area



Parcel #

24-35-26-00-522

0 230 460
Feet

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Ordinance 21-2019

Current Future Land Use:	Commercial
Current Zoning District:	Brevard County PIP (Planned Industrial Park)
Proposed Zoning:	City of Cocoa C-G (General Commercial)
Existing Land Use:	Sewer Lift Station (City of Cocoa)



Legal Ad Map #	<i>Tax ID #</i>	<i>Parcel #</i>	<i>Acres</i>	<i>Parcel Address</i>	Owners	Current Use
Parcels 37 from County PIP to INST						
37	2408008	24-35-26-00-522	0.03	572 Townsend Rd	COCOA, CITY OF	Lift Station
		Total Acres:	0.03			

Recommendations

Ordinance 21-2019

Approval of the Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of a single parcel totaling 0.03 acres from Brevard County PIP (Planned Industrial Park) to City of Cocoa INST (Institutional District) as depicted on Exhibit A.



Ordinance 22-2019

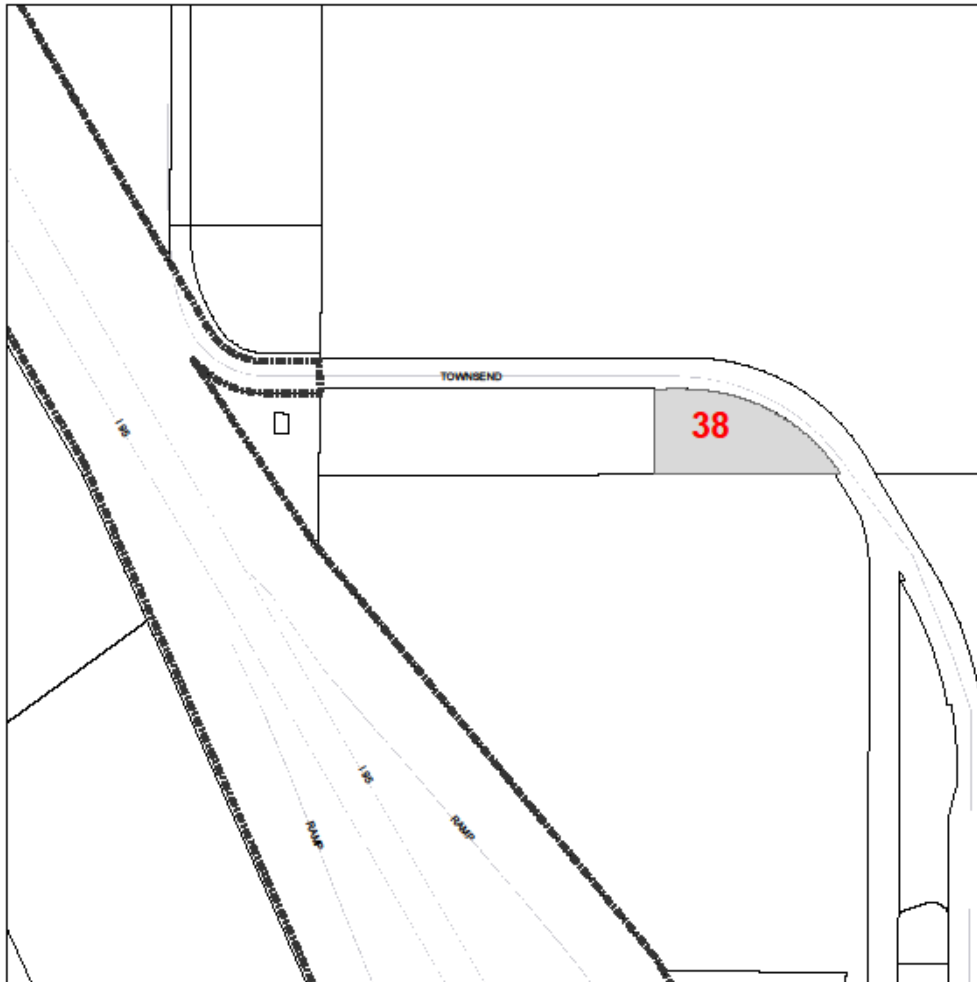


EXHIBIT A Proposed Rezoning Area



Parcel #

24-35-26-00-776

0 230 460
Feet

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Information Services and does not reflect an actual survey.
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Ordinance 22-2019

Current Future Land Use:	Industrial
Current Zoning District:	Brevard County IU (Light Industrial)
Proposed Zoning:	City of Cocoa M-2 (Manufacturing and Industrial)
Existing Land Use:	Light Manufacturing



Legal Ad Map #	Tax ID #	Parcel #	Acres	Parcel Address	Owners	Current Use
Parcel 38 from County I-U to M-2						
38	2408051	24-35-26-00-776	1.08	500 Townsend Rd	R J Ingram Properties LLC	Light Manufacturing
		Total Acres:	1.08			

Recommendations

Ordinance 22-2019

Approval of the Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of a single parcel totaling 1.08 acres from Brevard County IU (Light Industrial) to City of Cocoa M-2 (Manufacturing and Industrial District) as depicted on Exhibit A.

