



Ordinance 25-2019

Zoning Text Amendment
Cocoa Waterfront Overlay District

EXHIBIT B: Ordinance No. 25-2019
Zoning Text Amendment Cocoa
Waterfront Overlay District Presentation

Project Summary

Applicant:

City of Cocoa

Requested Action: CONSIDERATION OF AN ORDINANCE of the City Council of the City of Cocoa, Brevard County, Florida, amending Appendix A Zoning, Article XI, Section 22 of the City Code to allow the Single-Story Commercial/Mixed-use building type on a certain property within the Waterfront Sub-district of the Cocoa Waterfront Overlay District and amending the maximum lot depth for lots eligible for the Single-Story Commercial building type.



Project Summary

The proposed amendment contains two (2) changes to the code:

1. The first would allow the Single-Story Commercial Mixed-use building type for the parcel located at 100 Delannoy Ave.

The “Single-Story Commercial/Mixed-Use” designation is described in the Regulating Plan as: “A building lot located and designed to accommodate single use office and retail.”

2. The second change would allow an increase in the maximum lot depth for the Single Story Commercial building type from 300 feet to 400 feet.



Location Map



Project Summary Continued

Need and justification for change:

- In May of 2013, the City Council adopted the Cocoa Waterfront Overlay District (CWOD).
- The CWOD assists in the implementation of the Cocoa Waterfront Master Plan which requires regulations by sub district that address design, scale and appearance of development within the Cocoa Redevelopment Area.
- The current owner of the subject property has requested that the City examine the rationale behind a prior change to the Regulating Plan and its applicability to his parcel.
- In response to this request, staff have reviewed the prior ordinance enacting the change and the reasons and analysis offered.



Project Summary Continued

- In 2016, the City amended the Regulating Plan of the CWOD to allow the Single Story Commercial building type on all parcels in the Cocoa Village Sub-district of the CWOD lying between eastbound SR520 and westbound SR520.
- The principle reason given for the change was that the existing development pattern consisted of numerous single story buildings and the existing prohibition of this building type was inconsistent with the surrounding built environment.
- The subject parcel was the only parcel located between eastbound SR520 and westbound SR520 lying between Florida Ave. and the Indian River that was not included in that action as the subject parcel is in a different sub-district of the CWOD.



Project Summary Continued

- The same physical constraints to development posed by the SR520 traffic lanes apply to this parcel as applied to the other parcels between the east and westbound traffic lanes
- In addition, the Cocoa Village historic character is largely influenced by the pedestrian scale of the older buildings, which are between one and three stories in height.
- To prohibit single story building height on the subject parcel is not consistent with the surrounding built environment.
- Furthermore, permitting single story commercial buildings on the property would allow the option of redevelopment of the parcel that would not impede views from westbound SR 520 into the historic Cocoa Village.



Project Summary Continued

- It should be noted that while the proposed change would allow a single story commercial building to be built on the subject property, the property could still be developed under the other building types presently allowed under the Regulating Plan, which include Apartment Building, Courtyard Apartment, Small Scale Commercial/Mixed Use, Medium Commercial/Mixed Use, Large Commercial/Mixed Use, and Institutional.



Project Summary Continued

Maximum Lot Depth:

- The second change to the CWOD would allow an increase in the maximum lot depth for the Single Story Commercial building type from 300 feet to 400 feet.
- This change stems from staff's analysis of the suitability of allowing the Single Story Commercial building type on the subject parcel.
- The parcel has a lot depth of 300 feet on the north property line and a lot depth of 410 feet on the south property line. The average lot depth for this parcel is roughly 370 feet.



Project Summary Continued

Relationship and consistency with Comprehensive Plan:

GOAL 1.1: Future Land Use Element Goal 1.1: Create and maintain a broad range of land use activities that maximize the City's potential as a growth center while protecting the public health, safety, welfare, and appearance through the thoughtful planned use and development of the land and public facilities.

Policy 1.1.1.1: The City shall continue to promote vitality and redevelopment of the three community redevelopment areas established pursuant to Chapter 163, Florida Statutes: Cocoa (Downtown) Redevelopment Area, Diamond Square Redevelopment Area and U.S. 1 Corridor Redevelopment Area.



Recommendation

Previous Action:

The Planning & Zoning Board recommenced approval of this item at its regular meeting on December 4, 2019.

Recommended Motion:

Ordinance No. 25-2019/ 1st Reading: Approval of a ZONING TEXT AMENDMENT consistent with Appendix A, Zoning, Article XXI, amending Appendix A, Article XI, Section 22 of the zoning ordinance of the City of Cocoa to allow the Single Story Commercial building type on a certain property within the Waterfront Sub-district of the Cocoa Waterfront Overlay District and amending the maximum lot depth from 300 feet to 400 feet for properties eligible for the Single Story Commercial building type.

