



# Binding Development Agreement 100 Delannoy Avenue

January 12, 2021

# Project Summary

- Binding Development Agreement between the City of Cocoa, Florida and M&R United, Inc.
- Conceptual Development Plan for 100 Delannoy Ave
- a Single-Story Commercial Building type with retail development and a drive-thru use
- Future Land Use: Mixed-Use
- Zoning: Central Business District and Waterfront Sub-district of the Cocoa Waterfront Overlay District
- Exhibits:
  - Conceptual Development Plan
  - Conceptual Landscape Plan
  - Building Elevations
  - Traffic Study



# Project Summary

- The property owner desires to redevelop the site by constructing a Single-Story Commercial Building consisting of 2 retail spaces, each with 1,713 sq.ft., and a Quick Serve Restaurant space totaling 2,500 sq.ft. with a drive-thru facility, which must be limited to a nationally recognized coffee shop chain.
- Of special note: a “drive thru facility” use requires approval of a Special Exception by the Board of Adjustment (BOA). The Applicant submitted a Special Exception application which was heard by the BOA on December 16, 2020. The Board voted to approve the Special Exception with conditions.
  - Approval of the Special Exception shall be dependent upon City Council approval of the related Development Agreement and subject to all terms and conditions contained therein.



# Project Summary

- The Cocoa Waterfront Overlay District, Article XI, Sec. 22(N), contains additional requirements for drive-thru establishments.

*(N) Drive Thru Establishments. Private frontage standards shall be met for drive thru establishments and must adhere to the following standards:*

- 1. Drive thru lanes shall be located in the rear of the building and not visible from any street.*
- 2. Drive through lanes should be integrated into the building.*
- 3. When access to a drive-thru facility from the rear of a site is not possible, then a side drive-thru is permissible provided that all of the following requirements are met:*
  - a) Drive-thru facilities shall be screened to minimize visual and noise impacts to residences and to preclude visibility from any streets or sidewalks. A masonry wall and landscape buffer shall screen drive-thru facilities. The wall shall be one foot higher than the facilities being screened on all sides where access is not needed;*
  - b) No portion of queuing or access lanes or driveways shall be located between the building and the street or within 40 ft. from the primary façade of the building; and*
  - c) Corner lots, the drive-thru shall be located on the side of the building that is furthest from the corner.*



# Project Summary

The City recognizes the difficulty of meeting these requirements on a property that is bounded on all sides by public right-of-way.

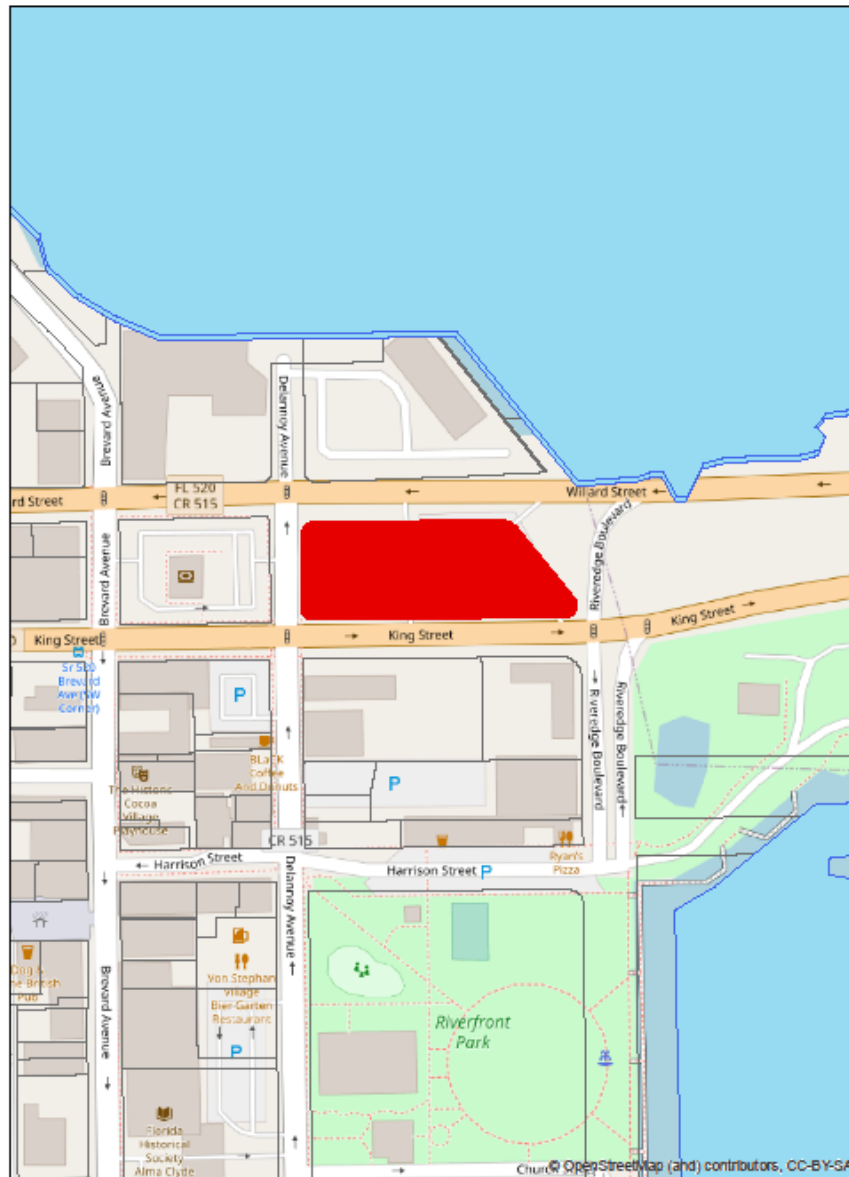
Therefore, the Developer has proposed to enter into the Development Agreement.

## Development Agreement Provisions:

- Minimum frontage buildout required (50%) will be decreased by the development agreement to 0% for the east side, 23% for the north side and 16% for the south side.
- No masonry wall surrounding the entire drive thru lane passage will be provided. Instead a vegetative hedge will be installed to provide visual screening of vehicles in the drive thru lane and to help reduce the noise amplification that would be created by sound bounce-back from a solid masonry wall.
- Through the Development Agreement, the Applicant has proposed to provide a public parking easement for the parking lot on the property after the close of business hours for the nationally recognized coffee shop chain anchor tenant.



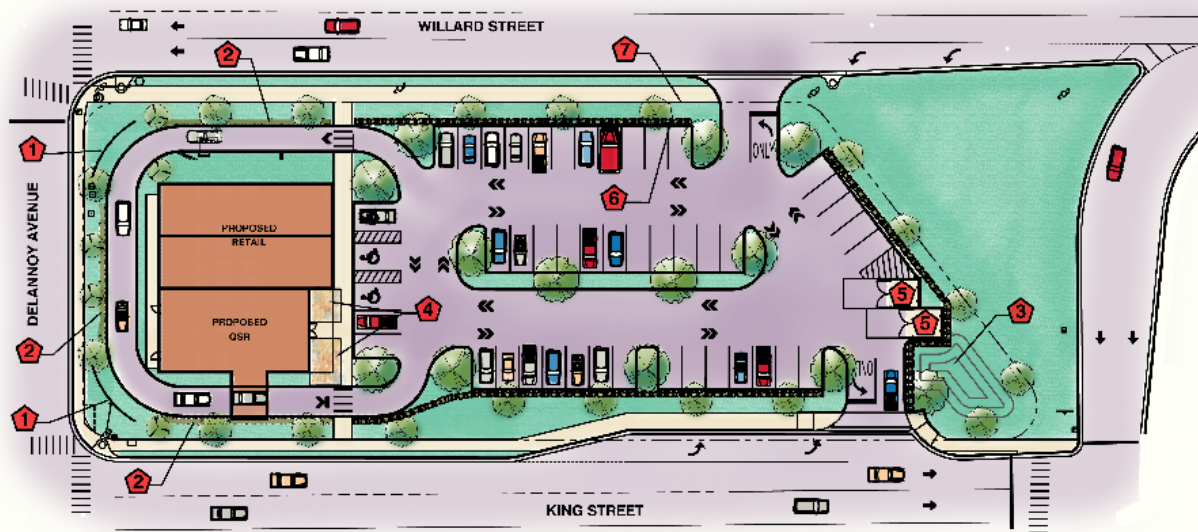
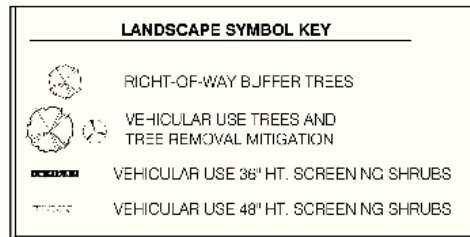
# 100 Delannoy Ave



COA  
RIDA



# Conceptual Development Plan





# Elevations and Renderings



**EAST ELEVATION**



# Elevations and Renderings



**NORTH ELEVATION**



# Elevations and Renderings



**WEST ELEVATION**



# Elevations and Renderings



**SOUTH ELEVATION**

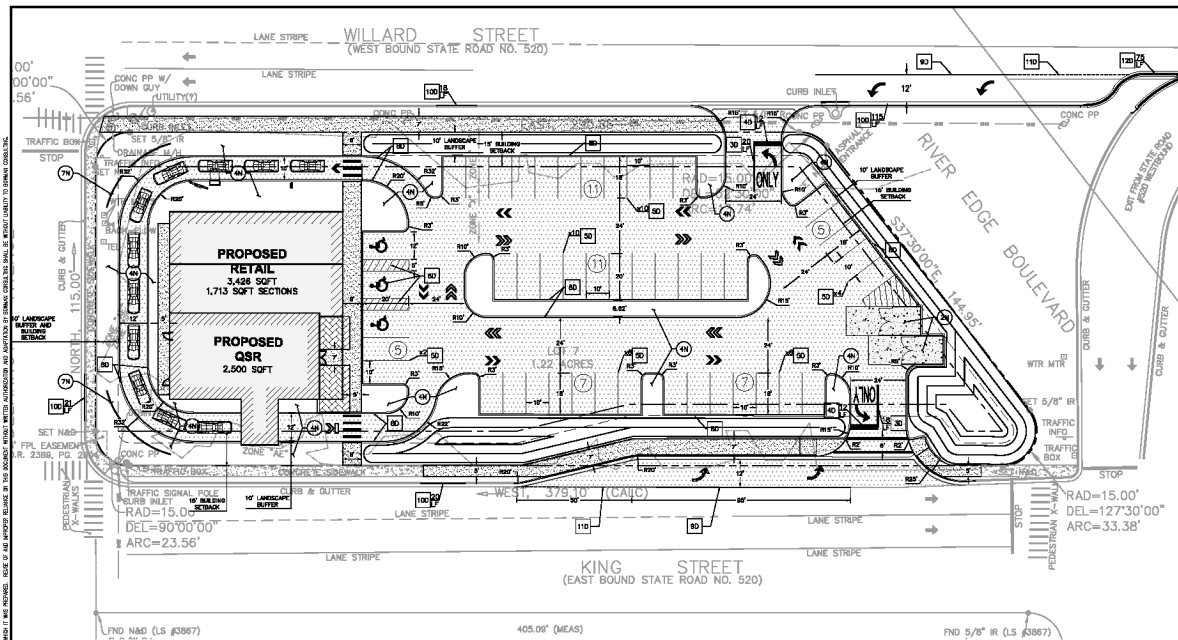


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- Traffic Study submitted by the Applicant indicates that additional modifications to the site are necessary to ensure safe ingress and egress to the site. A section detailing these modifications was added to the draft development agreement including the addition of a raised pork-chop (median) to be installed on Willard St. just after the turn onto Riveredge Blvd. in order to create a deceleration lane for traffic slowing on Willard St. to move out of the thru-traffic lane.
- In addition, the Applicant was asked to address whether any negative safety impacts to motorists on SR 520 might arise due to queuing of the proposed drive-through. The Applicant's Traffic Study has demonstrated that, given anticipated wait times in the drive through and the location of the ingress/egress points on the site (which allow further queuing into the parking aisles if necessary), drive-through queuing/stacking should not occur to an extent that it may extend onto SR 520 and cause traffic hazards.



# Conceptual Development Plan



- |                                  |                                 |
|----------------------------------|---------------------------------|
| CURRENT LAND USE CLASSIFICATION: | COMMERCIAL BANK                 |
| FUTURE LAND USE CLASSIFICATION:  | -                               |
| CURRENT ZONING CLASSIFICATION:   | CRD - CENTRAL BUSINESS DISTRICT |
| CURRENT LOCAL JURISDICTION:      | CITY OF COCOA                   |
| OVERLAY DISTRICT:                | COCOA WATER FRONT (WF)          |
| FLOOD ZONE CLASSIFICATION:       | ZONE AE - FEMA PANEL            |

- 39 POLE SIGN, PER ARCHITECTURAL PLANS
- 39A SIGN/POSTER ENCLOSURE, PER ARCH PLANS, COLOR & FINISH SHALL MATCH BUILDING
- 39B TWO CLUST
- 39C LANDSCAPE AREA (SEE LANDSCAPE PLANS)
- 39D SITE LIGHTING POST (SEE PLANS FOR INFO)

[illegible]

REQUIRED PARKING SPACES:	
OFF: 1 PER 4 SEATS PLUS 1 PER EMPLOYEE ON MAX SHIFT	
(84 SEATS/4) + 8 EMPLOYEES:	30 SPACES
RETAIL: 1 PER 600 GROSS SQUARE FOOTAGE	
(3426 SQFT/600):	6 SPACES
TOTAL REQUIRED PARKING:	36 SPACES

PAVING STONE CONTAINS 90° PAVING SPACES.  
TYPICAL DIMENSIONS:  
PROPOSED DIMENSION: WIDTH: 10'  
QTY OF COCCA REQUIRED DIMENSION: WIDTH: 10'  
PROPOSED DIMENSION: DEPTH: 20'  
QTY OF COCCA REQUIRED DIMENSION: DEPTH: 20'

[illegible]

# Recommendation

## Prior Action:

The Planning & Zoning Board recommended approval of the item on December 15, 2020.

## Recommendation:

APPROVAL of a Binding Development Agreement between the City of Cocoa, Florida and M&R United, Inc. consistent with Appendix A Zoning of the City Code, to approve a conceptual development plan for a Single-Story Commercial Building type with retail development and a drive-thru use for a nationally-recognized coffee shop chain, on a parcel of land in the Waterfront Sub-district of the Cocoa Waterfront Overlay District.

