

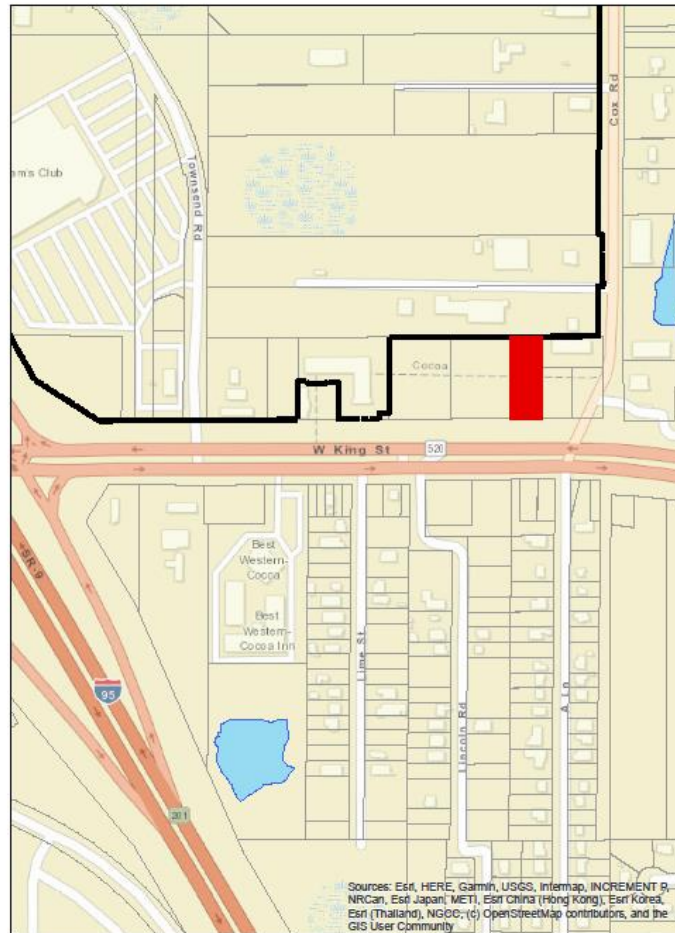


# Zoning Map Amendment 4050 W. King Street

June 8, 2021

# Location Map

4050 W. King Street (SR520)



# Project Summary

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:	vacant commercial building (former fencing company)



# Rezoning Analysis

- a) *The proposed change is contrary to the established land use pattern.*

## Staff Finding:

- The proposed rezoning is nearly identical to the existing Brevard County zoning classification. The land use pattern along the northern side of W. King Street in this area consists of commercial, retail, and light industrial-type uses.
  - Parcels located to the west and on the south side of W. King Street are vacant land.
- f) Changed or changing conditions make the passage of the proposed amendment necessary.

## Staff Finding:

- The subject property is seeking to apply a City zoning district designation as a result of the recent annexation of the parcel into the City of Cocoa.



# Recommendation

## Previous Action:

- The Planning & Zoning Board recommended approval of this item on June 2, 2021.

## Recommendation:

Consideration of 1st reading (Ord. 09-2021) for a Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of one parcel (0.6 acres) from Brevard County IU (Light Industrial) to City of Cocoa M-1 (Light Industrial and Warehouse) as depicted on Exhibit A.

