

City of Cocoa

*65 Stone Street
Cocoa, FL 32922*



Meeting Agenda - Final

Wednesday, July 6, 2022

6:00 PM

Cocoa City Council Chambers

Planning and Zoning / Local Planning Agency



CITY OF COCOA
Planning & Zoning Board /
Local Planning Agency
City Council Chambers

Cocoa City Hall
65 Stone Street
Cocoa, FL 32922

AGENDA
Regular Meeting
July 6, 2022
6:00 p.m.

I. OPENING MATTERS:

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA:

1. AGENDA: Meeting of July 6, 2022

III. OLD BUSINESS: None

IV. NEW BUSINESS:

A. ORDINANCE NO. 06-2022

Consideration of Ordinance 06-2022, a Comprehensive Plan Text Amendment consistent with Chapter 163, Florida Statutes, to correct a scrivener's error in the Future Land Use Element, Figure FLU-1, to provide that the RU-2-10 zoning district is an allowable zoning district only in the Low Density Residential Future Land Use Category.

B. ORDINANCE NO. 07-2022

Consideration of Ordinance 07-2022, a Comprehensive Plan Text Amendment. In the Capacity of Land Planning Agency, Recommendation to the City Council to adopt a large scale comprehensive plan text amendment (Ordinance No. 07-2022) to create a policy in the future land use element authorizing the City Council to approve by development agreement residential densities of up to 125 dwelling units per acre related to vertical mixed use project within a very limited geographical area which is generally located along Brevard Avenue near City Hall and More Specifically described by Parcel information and map that consists of affected real property of approximately 4.5 acres, more or less, and is designated mixed use on the future land use map and designated Cocoa Village Subdistrict with a commercial/mixed use large(cl) building type on the cocoa Waterfront Overlay District Regulating Plan; requiring a development agreement by the city council to approve such project on such real property under certain terms and condition deemed necessary and acceptable to the City Council; providing factors to be considered by City Council

when considering whether to approve such projects by development agreement. The affected parcels in the geographical area depicted on the map are parcel numbers 2426072, 2426071, 2426074, 2426037, 2426228, 2426229, and 2426230.

C. PZ-21-00100003 – Preliminary Subdivision (River Walk)

Approval of a Preliminary Subdivision consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code. The property owner desires to develop 25 single-family residential lots along with stormwater tracts and a recreational tract located on the Indian River. The subject property is located between Highway US 1 and Indian River Drive, approximately 1400 feet north of Dixon Boulevard, along with a recreational tract and one residential lot on the Indian River. Subdivision will access only from Indian River Drive with no access to Highway US 1. Subject Property contains +/- 11.35 acres. Property is identified as parcel 24-36-20-BM-*-1

D. PZ-21-00X0000X - Large Scale Site Plan (River Walk)

Approval of a Large-Scale Site Plan consistent with Appendix A, Zoning, Article III, Section 1(D), to construct a new 25 lot of single-family subdivision and stormwater improvements on +/- 11.35 acres. Property is identified as parcel 24-36-20-BM-*-1.

E. Introduction of a Visioning Plan for the Intersection of 520 and US1 and for properties zoned CP & CG in the Mixed Use Future Land Use.

V. OTHER BUSINESS:

1. Tree Board Update: (none)
2. Recent Development (none)
3. Open Discussion by Board members

VI. NEXT MEETING DATE:

August 3, 2022

VII. ADJOURNMENT

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or

admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

Documents pertaining to the above may also be inspected at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451.

Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

Viewing In Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Special Information for Quasi-Judicial Hearings:

Any person that (1) can demonstrate that they may suffer special damages different in kind and degree from that of the general public at large; and (2) wishes to present factual or expert witnesses and/or evidence at a quasi-judicial hearing is highly encouraged to immediately contact Cynthia Thurman, Planning and Zoning Manager, at (321) 433-8510 or Cthurman@cocoafl.org, to make proper arrangements for presentation of witnesses and/or evidence. All witnesses should be identified and all evidentiary documents and exhibits that are intended to be distributed to the BOA, P&Z/LPA and City Council should be submitted to Mrs. Thurman via email or mail at least three (3) days prior to the hearing.



Legislation Details (With Text)

File #:	22-363	Version:	1	Name:	
Type:	Ordinance	Status:		Agenda Ready	
File created:	6/21/2022	In control:		Planning and Zoning / Local Planning Agency	
On agenda:	7/6/2022	Final action:			
Title:	Consideration of Ordinance 06-2022, a Comprehensive Plan Text Amendment consistent with Chapter 163, Florida Statutes, to correct a scrivener's error in the Future Land Use Element, Figure FLU-1, to provide that the RU-2-10 zoning district is an allowable zoning district only in the Low Density Residential Future Land Use Category.....End				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	OrderConf 6 21 2022 florida today legal ad.pdf Ordinance XX-2022 FLU Text Amendment RU-2-10.pdf				

Date	Ver.	Action By	Action	Result
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PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AGENDA ITEM

Memo Date: June 9, 2022
Agenda Date: July 6, 2022
Prepared By: Anthony A. Garganese, City Attorney, and Kristin N. Eick, Assistant City Attorney
Through: City Attorney's Office
Requested Action:
Consideration of Ordinance 06-2022, a Comprehensive Plan Text Amendment consistent with Chapter 163, Florida Statutes, to correct a scrivener's error in the Future Land Use Element, Figure FLU-1, to provide that the RU-2-10 zoning district is an allowable zoning district only in the Low Density Residential Future Land Use Category.

BACKGROUND:

I. Project Information

It has recently come to the attention of the City Attorney's Office that Figure FLU-1 of the Future Land Use Element in the City of Cocoa's Comprehensive Plan contains a scrivener's error related to the RU-2-10 zoning district that must be corrected. Figure FLU-1 in the Future Land Use Element establishes the allowable or applicable zoning districts in each future land use category. The RU 2-10 zoning district is a low density residential zoning district and is only used in the Consent Decree Area. However, the RU-2-10 zoning district was mistakenly listed as an allowable zoning district in both the Medium Density Residential and High Density Residential Future Land Use categories. The intent of this amendment is to remove the RU-2-10, Low Density Single Family and Multiple-Family Zoning District, from the list of "Applicable Zoning

Districts” in the Medium Density Residential and High Density Residential Future Land Use categories and properly place the RU-2-10 zoning district in the Low Density Residential Future Land Use category list, consistent with the Substitute Consent Decree approved by the United States District Court for the Middle District of Florida in *Houston v. City of Cocoa*, Case No. 6:89-CV-00082-PCF, on January 28, 2009.

The proposed text amendment would only alter the **Figure FLU-1** Table to correct the scrivener’s error as follows (see bold and shaded area):

Residential and Conservation Future Land Use Categories:

	Very Low Density Residential	Low Density Residential	Medium Density Residential	High Density Residential	Conservation	Rural Urban Transition
Maximum Density	4 du/acre	7 du/acre ¹	15 du/acre	25 du/acre		1 du/2.5 acres
Allowable Uses	Residential, Institutional, and Open Space/Recreational	Residential, Institutional, and Open Space/Recreational	Residential, Institutional, and Open Space/Recreational	Residential, Institutional, Office and Open Space/Recreational	Conservation and Open Space/Recreational	Residential, Conservation, Open Space/Recreational, and Agriculture
Applicable Zoning Districts	RE, RA, RR-1, RR-2, RU-1-10, RU 1-7, RU 1-7A, RM-3, and PUD	RU-1-10, RU-1-7, RU-1-7A, RU-2-10 , RU-2-15, RM-3, RM-4, and PUD	RU-2-10 , RU-2-15, RM-4, and PUD	RU-2-10 , RU-2-15, RU 2-25, and PUD	Not Applicable	RA, RR-1, and RR-2
Maximum Impervious Surface Ratio	.40 .65 w/PUD	.65	.70	.80	.10	.30

As stated above, the proposed text amendment is intended to correct the error that currently places the RU-2-10 zoning district as an allowable zoning district in the Medium and High Density Future Land Use categories. The only property in the City that is zoned RU-2-10 is located in the Consent Decree Area, which is the area that is subject to the Substitute Consent Decree approved by the United States District Court for the Middle District of Florida in *Houston v. City of Cocoa*, Case No. 6:89-CV-00082-PCF, on January 28, 2009. The Substitute Consent Decree requires the City of Cocoa and the Cocoa Community Redevelopment Agency to maintain the residential character of the Consent Decree Area (“CDA”) and, specifically, to maintain zoning regulations that preserve the CDA’s low density residential character, to continue to encourage the voluntary replacement of Wholesale Commercial uses with low density residential uses or less intensive neighborhood commercial uses such as mixed-use developments where residential serves as the primary use, and to continue to encourage the production and development of affordable homes. The City is also required to enforce the RU-2-10 provisions. Accordingly, it is

not consistent with the Substitute Consent Decree to maintain the RU-2-10 zoning district as an allowable district only in the Medium and High Density future land use categories. The RU-2-10 zoning regulations are also consistent with low density residential development, which limit allowed principal uses and structures primarily to single-family dwellings and multi-family dwellings of not more than four (4) units per building.

It should be noted that all of the property in the RU-2-10 zoning district/Consent Decree Area already has a Low Density Residential Future Land Use map designation. Therefore, the proposed ordinance is merely a correction to the Figure FLU-1 Table, with no changes to the current future land use designations assigned to the properties in the Consent Decree Area/RU-2-10 district.

II. Expedited Comprehensive Plan Amendment Analysis

Consistency with the Code of the City of Cocoa

Planning & Zoning staff has addressed the criteria contained in Chapter 15, Article II, Sections 15-10 and 15-11 below:

a. Whether the proposal favorably or unfavorably impacts the city's budget, or the economy of the region

Staff Finding: The City anticipates no impact on the City budget as the current future land use and zoning designations of the properties located in the Consent Decree Area will remain unchanged. The text amendment is merely to correct a scrivener's error in Figure FLU-1.

b. Whether the proposal will diminish the service level of public facilities

Staff Finding: The proposed change will not diminish the level of service of public facilities.

c. Whether the proposal favorably or unfavorably impacts the environment, or the natural or historical resources of the city or the region

Staff Finding: The text amendment will not impact any environmental, natural or historical resources.

d. Whether the proposal is consistent with goals, policies, and objectives of the state comprehensive plan set forth in Chapter 187, Florida Statutes, and the East Central Florida Comprehensive Regional Policy Plan, Florida Administrative Code

Staff Finding: The proposed text amendment will be consistent with the Substitute Consent Decree as approved by the United States District Court for the Middle District of Florida in *Houston v. City of Cocoa*, Case No. 6:89-CV-00082-PCF, on January 28, 2009, which is controlling law.

e. Whether the proposal will favorably or unfavorably affect the city's ability to provide adequate public facilities, and whether the proposal will reduce the level of service for affected public facilities below the level of service set in the comprehensive plan

Staff Finding: The proposed text amendment would not alter the City's ability to provide adequate public facilities or reduce the level of service.

f. Whether the proposal is incompatible with surrounding neighborhoods and land uses

Staff Finding: The proposed text amendment will not change the FLU designation of any parcel of land and, as stated above, the Consent Decree Area properties have been and will remain Low Density Residential. The text amendment will merely make the Figure FLU-1 consistent with the current future land use designation of the Consent Decree Area properties and comply with the Substitute Consent Decree, which requires the City to maintain zoning regulations that preserve the Consent Decree Area's low density residential character.

g. Whether the proposal will have a favorable or adverse effect on the ability of people to find adequate housing reasonably accessible to their places of employment

Staff Finding: The proposed FLU text amendment will not change the ability of people to find adequate housing as the City will continue to maintain the RU-2-10 zoning regulations preserving the low density character of the Consent Decree Area.

h. If the amendment being requested is consistent with all the elements of the comprehensive plan.

Staff Finding: The proposed FLUM amendment is consistent with the following Comprehensive Plan policies:

Future Land Use Element, Policy 1.1.2.3: Low Density Residential (LDR). Low-density residential areas are neighborhoods of single family detached housing, limited multiple family attached housing and limited clustered single family attached housing. . . .

Housing Element, Objective 3.7.5: Community Revitalization. The City shall continue to support the revitalization of its Florida Enterprise Zone, its designated Florida Brownfield Area, the Diamond Square Redevelopment Area and the Heart of Cocoa Area concentrating on issues such as crime, economic development, and affordable housing.

Correction of the scrivener's error will allow for appropriate low-density development to continue, in accordance with the Substitute Consent Decree by removing the current inconsistency in the Figure FLU-1. Enter text here

BUDGETARY IMPACT:

NA

PREVIOUS ACTION:

NA

RECOMMENDED MOTION:

Staff recommends APPROVAL of the Comprehensive Plan Text Amendment as set forth in proposed Ordinance XX-2022, to correct a scrivener's error in the Future Land Use Element, Figure FLU-1, to provide that the RU-2-10 zoning district is an allowable zoning district only in the Low Density Residential Future Land Use Category.

ORDINANCE NO. XX-2022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, ADOPTING A LARGE SCALE COMPREHENSIVE PLAN TEXT AMENDMENT; CORRECTING A SCRIVENER'S ERROR IN FIGURE FLU-1 SET FORTH IN THE FUTURE LAND USE ELEMENT TO PROVIDE THE RU 2-10 ZONING DISTRICT IS ONLY AN ALLOWABLE ZONING DISTRICT IN THE LOW DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY; PROVIDING DATA AND ANALYSIS AND THE LEGAL BASIS SET FORTH IN THE RECITALS TO SUPPORT THE PROPOSED COMPREHENSIVE AMENDMENT; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

WHEREAS, section 163.3161 et. seq., Florida Statutes, established the Community Planning Act, which was formerly known as the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, the Community Planning Act requires each municipality in the State of Florida to prepare, adopt, and update a Comprehensive Plan; and

WHEREAS, the purpose of this Ordinance is to correct a scrivener's error in Figure FLU-1 set forth in the Future Land Use Element of the Comprehensive Plan related to the low density residential zoning district RU-2-10, which is a zoning designation only utilized by the City in the Consent Decree Area for the sole purpose of complying with the Substitute Consent Decree approved by the United States District Court for the Middle District of Florida in *Houston v. City of Cocoa*, Case No. 6:89-CV-00082-PCF, on January 28, 2009; and

WHEREAS, the City Council finds that it is desirable to enact this amendment, and hereby provides the data and analysis and legal basis set forth herein, to ensure consistency with the Consent Decree and to support the Comprehensive Plan amendment approved hereunder; and

WHEREAS, the text amendment herein is intended to remove the RU-2-10, Low Density Single Family and Multiple-Family Zoning District, from the list of "Applicable Zoning Districts" in the Medium Density Residential and High Density Residential Future Land Use categories and properly place the RU-2-10 zoning district in the Low Density Residential Future Land Use category list;

WHEREAS, the Substitute Consent Decree requires the City of Cocoa and the Cocoa Community Redevelopment Agency to maintain the residential character of the Consent Decree Area ("CDA") and,

specifically, to maintain zoning regulations that preserve the CDA's low density residential character, continue to encourage the voluntary replacement of Wholesale Commercial uses with low density residential uses or less intensive neighborhood commercial uses such as mixed-use developments where residential serves as the primary use, and continue to encourage the production and development of affordable homes; and

WHEREAS, the RU-2-10 zoning district is incorporated into the Substitute Consent Decree and applies in the CDA; and

WHEREAS, the RU-2-10 zoning district is not applied to any other parcels in the City located outside of the CDA and has always been a low density residential zoning designation; and

WHEREAS, the Substitute Consent Decree further requires the City to maintain provisions within the City's Comprehensive Plan with the intent to denote and protect the CDA's low density residential land use, recognize and preserve the historic resources in the CDA, and reflect the goals of housing and neighborhood improvement for the CDA as set forth in the Substitute Consent Decree; and

WHEREAS, the CDA is already designated with a Low Density Residential Future Land Use, but the Figure FLU-1 in the Future Land Use Element containing the list of "Applicable Zoning Districts" for each future land use category inadvertently does not include RU-2-10 as an allowable zoning district within the Low Density Residential Future Land Use category; and

WHEREAS, correcting the Future Land Use Element to properly list the RU-2-10 zoning district within the list of "Applicable Zoning Districts" in the Low Density Residential Future Land Use designation is consistent with the Substitute Consent Decree and the RU-2-10 zoning district, which is intended to apply to an area of mixed, low density multi-family (not to exceed 4 units per building) and single-family residential development, and preserves the low density residential character of the CDA; and

WHEREAS, in accordance with the provisions of the Community Planning Act, the Local Planning Agency of the City of Cocoa held a duly noticed public hearing, in accordance with the procedures established in Chapter 163, Part II, Florida Statutes, on the proposed comprehensive plan amendment; and

WHEREAS, the City Council of the City of Cocoa held two duly noticed public hearings on the proposed amendment set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby approves and adopts the Comprehensive Plan Amendment set forth hereunder; and

WHEREAS, the City Council of the City of Cocoa hereby finds that this Ordinance is in the best interests of the public health, safety, and welfare of the citizens of Cocoa.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA HEREBY ORDAINS, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct and are fully incorporated herein by this reference as data and analysis to support the adoption of this Ordinance.

Section 2. Authority. This Ordinance is adopted in compliance with, and pursuant to, the Community Planning Act, sections 163.3161 et. seq., Florida Statutes, and in furtherance of compliance with the Consent Decree.

Section 3. Purpose and Intent. It is hereby declared to be the purpose and intent of this Ordinance to adopt a comprehensive plan amendment incorporating the revisions stated herein as part of the City of Cocoa Comprehensive Plan.

Section 4. Adoption of Amendment to the Future Land Use Element. The City of Cocoa Comprehensive Plan, Future Land Use Element, is hereby amended as follows (underlined type indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (* * *) indicate a deletion from this Ordinance of text existing in the Cocoa Comprehensive Plan, Future Land Use Element. It is intended that the text in the Future Land Use Element denoted by the asterisks and set forth in this Ordinance shall remain unchanged from the language existing prior to adoption of this Ordinance):

FUTURE LAND USE ELEMENT

* * *

FIGURE FLU-1

STANDARD FOR FUTURE LAND USE CATEGORIES

* * *

Residential and Conservation Future Land Use Categories:

	Very Low Density Residential	Low Density Residential	Medium Density Residential	High Density Residential	Conservation	Rural Urban Transition
Maximum Density	4 du/acre	7 du/acre ¹	15 du/acre	25 du/acre		1 du/2.5 acres
Allowable Uses	Residential, Institutional, and Open Space/ Recreational	Residential, Institutional, and Open Space/ Recreational	Residential, Institutional, and Open Space/ Recreational	Residential, Institutional, Office and Open Space/ Recreational	Conservation and Open Space/ Recreational	Residential, Conservation, Open Space/ Recreational, and Agriculture
Applicable	RE, RA, RR-	RU-1-10, RU-	RU-2-10 , RU	RU-2-10 ,	Not	RA, RR-1,

Zoning Districts	1, RR-2, RU-1-10, RU 1-7, RU 1-7A, RM-3, and PUD	1-7, RU-1-7A, <u>RU-2-10</u> , RU-2-15, RM-3, RM-4, and PUD	2-15, RM-4, and PUD	RU-2-15, RU 2-25, and PUD	Applicable	and RR-2
Maximum Impervious Surface Ratio	.40 .65 w/PUD	.65	.70	.80	.10	.30

* * *

NOTES FOR FIGURE FLU-1:

1. Maximum density may be increased up to 12 du/acre as part of a planned residential development or planned redevelopment activities (*Policy 1.2.3.C*).

* * *

Section 5. Repeal of Prior Inconsistent Ordinances and Resolutions. All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 7. Incorporation into Comprehensive Plan. Upon the effective date of the Comprehensive Plan Amendment adopted by this Ordinance, said Amendment shall be incorporated into the City of Cocoa Comprehensive Plan and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

Section 8. Effective Date. The effective date of the Comprehensive Plan Amendment adopted by this Ordinance shall be thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete pursuant to section 163.3184(3)(c)(4.), Florida Statutes. If the plan amendment is timely challenged, the plan amendment shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land use dependent on this plan amendment may be issued before it has become effective. After and from the effective date of this plan amendment, the Comprehensive Plan Amendment set forth herein shall amend the City of Cocoa Comprehensive Plan and become a part of that plan and the plan amendment shall have the legal status of

the City of Cocoa Comprehensive Plan, as amended.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2022.

Michael C. Blake, Mayor

ATTEST:

Carie Shealy, MMC, City Clerk

LPA/P&Z: _____

First Reading: _____

Second Reading: _____

Effective Date: _____



Legislation Details (With Text)

File #:	22-362	Version:	1	Name:	
Type:	Ordinance	Status:		Agenda Ready	
File created:	6/21/2022	In control:		Planning and Zoning / Local Planning Agency	
On agenda:	7/6/2022	Final action:			
Title:	Consideration of a Comprehensive Plan Text Amendment: In the capacity of Land Planning Agency, recommendation to the city council to adopt a large scale comprehensive plan text amendment (Ordinance No. XX-2022) to create a policy in the future land use element authorizing the City Council to approve by development agreement residential densities of up to 125 dwelling units per acre related to vertical mixed use projects within a very limited geographical area which is generally located along Brevard Avenue near City Hall and more specifically described by parcel information and map that consists of affected real property of approximately 4.5 acres, more or less, and is designated mixed use on the future land use map and designated Cocoa Village Subdistrict with a commercial/mixed use large (cl) building type on the Cocoa Waterfront Overlay District Regulating Plan; requiring a development agreement by the city council to approve such projects on such real property under certain terms and conditions deemed necessary and acceptable to the City Council; providing factors to be considered by City Council when considering whether to approve such projects by development agreement. The affected parcels in the geographical area depicted on the map are ##s: 2426072, 2426071, 2426074, 2426037, 2426228, 2426229, and 2426230.				

Sponsors:

Indexes:

Code sections:

Attachments: [FLU-2 Map with 125 DU lots.pdf](#)
[Ordinance -2022 FLU Text Amendment - Downtown Density 6.27.22.pdf](#)

Date	Ver.	Action By	Action	Result
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PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AGENDA ITEM

Memo Date: June 27, 2022
Agenda Date: July 6, 2022
Prepared By: Angela Essing, Growth and Economic Development Director
Through: Angela Essing, Growth and Economic Development Director
Requested Action:

Consideration of a Comprehensive Plan Text Amendment: In the capacity of Land Planning Agency, recommendation to the city council to adopt a large scale comprehensive plan text amendment (Ordinance No. XX-2022) to create a policy in the future land use element authorizing the City Council to approve by development agreement residential densities of up to 125 dwelling units per acre related to vertical mixed use projects within a very limited geographical area which is generally located along Brevard Avenue near City Hall and more specifically described by parcel information and map that consists of affected real property of approximately 4.5 acres, more or less, and is designated mixed use on the future land use map and designated Cocoa Village Subdistrict with a commercial/mixed use large (cl) building type on the Cocoa Waterfront Overlay District Regulating Plan; requiring a development agreement by the city council to approve such projects on

such real property under certain terms and conditions deemed necessary and acceptable to the City Council; providing factors to be considered by City Council when considering whether to approve such projects by development agreement. The affected parcels in the geographical area depicted on the map are ##s: 2426072, 2426071, 2426074, 2426037, 2426228, 2426229, and 2426230.

BACKGROUND:

The proposed comprehensive plan amendment has been administratively initiated by the City of Cocoa and is being presented to the Land Planning Agency pursuant to the requirements of the Chapter 163, Florida Statutes, Community Planning Act, and Section 15-1 of the City Code. As LPA, the LPA is required to make recommendations to the City Council regarding proposed comprehensive plan amendments based on the criteria set forth below. Staff recommends approval of the proposed amendment for the reasons expressed below.

On March 10, 2022 a potential mixed use development to be located at the old vacant Bank of America Building with 125 dwelling units per acre (DU/acre) was conceptually presented to the community at large in a community workshop and specifically to property owners within 200 feet of the proposed development. With overwhelming support for the project from business owners, citizens and City leadership that were in attendance at the presentation, staff evaluated the need to expand the maximum residential density allowed in large, vertical mixed use buildings permitted in the Cocoa Waterfront District (Cocoa Village) and determined that the Cocoa Waterfront District could support and benefit from such increased densities if the increased densities were limited to certain geographical areas near the future hotel site and City Hall. In order to increase the residential densities permitted in large, vertical mixed use buildings within the Cocoa Waterfront District, the City's Comprehensive Plan must first be amended to authorize residential densities up to a maximum of 125 dwelling units per acre. The proposed Ordinance would authorize such densities subject to a detailed set of requirements that staff believes would be compatible with the Cocoa Waterfront District Plan and Cocoa Redevelopment Agency Plan. Importantly, as more specifically detailed in this staff report, the proposed Ordinance could also provide more housing opportunities within the Cocoa Waterfront District and promote the long term viability and vibrancy of the Cocoa Village as a distinct, attractive and safe place to live, work and visit.

The City of Cocoa is poised for redevelopment in various areas of the City including within the Cocoa Waterfront District. The Community Redevelopment Agency (Cocoa CRA) continues to seek major redevelopment opportunities, such as the new hotel project, to revitalize the areas within the Cocoa Waterfront District. However, although large vertical mixed use buildings are already permitted within certain areas of the Cocoa Waterfront District, such buildings are only limited to the maximum residential densities of 30 dwelling units per acre (including 5 du/per acre bonus) even though there is potential to increase the height of buildings in some limited areas to approximately 8 stories. The proposed amendment augments the Waterfront Master District regulations and plan by providing an incentive to redevelop a limited number of core sites, as originally envisioned in the 2008 Waterfront Plan, with large, vertical mixed use buildings of approximately 8 stories with increased residential densities up to a maximum of 125 du/acre. The proposed amendment will promote a central downtown core of more intense redevelopment in the center of CBD-CVO and complement the historical Cocoa Village including the approved 8 story hotel and existing larger residential condominium projects such as Whitley Bay, Twenty-One Riverside Drive, Riverside Landing, and Oleander Pointe which are in close proximity to the area affected by the proposed comprehensive plan amendment.

Attracting new large vertical mixed-use projects to the Cocoa Village is also consistent with the City's and Cocoa CRA's redevelopment plans as exhibited in the existing MU future land use designation that was established under ordinance 11-2010 in October of 2010. The Future Land Use Element of the City's Comprehensive Plan states that the Mixed-Use land use category (MU FLU) is intended to provide a mixture of residential, commercial, office, recreational and institutional uses along the major transportation corridors. However, notwithstanding new large vertical mixed-use projects are highly encourage with a density bonus of 5 du/acre, no successful mixed use developments have occurred in 12 years since the MU future land use designation was established by the 2010 Comprehensive Plan amendment. Staff believes the proposed comprehensive plan amendment provides developers with a greater incentive to develop a large vertical mixed-use project by offering higher residential densities than currently allowed.

The proposed amendment also balances the need to preserve the historical character of the Cocoa Village and waterfront while incentivizing redevelopment of old, non-historic buildings/sites that have outlived their relative usefulness like the old city hall did before it was demolished. Historical properties such as the Porcher House, Cocoa Village Playhouse, Myrt Tharpe Square, Riverfront Park, Derby Street Chapel, S.F. Travis & Company, Masonic Temple Building, Second Brevard Bank, Hindle Building, and St. Marks are either buffered by existing right-of-way or located a significant distance away from the area affected by the proposed comprehensive plan amendment. Additionally, the affected area is not located near or within the historical low residential density African American Neighborhood commonly referred to as the Consent Decree Area (aka "Heart of Cocoa Area") which is also located within the Waterfront District.

A Mixed-use FLU category allows residential uses to be combined with office and commercial uses. Prior to October of 2010, developers only had the option of planning a residential or commercial use without a mix of uses. The Mixed-use FLU gives the City the ability to approve development that is commonly known as a "new urbanist" design style. Providing this opportunity for the City to grow in a way that supports both infill development and smart growth precepts is very important to the long term sustainability of the City. Staff believes the proposed comprehensive plan amendment, which offers incentive opportunities of increased residential densities up to 125 du/acres for large vertical mixed use projects, will hopefully serve as a catalyst to finally "kick-start" the successful implementation of the Mixed-use category as originally envisioned in 2010.

The proposed comprehensive amendment is also consistent with the East Central Florida Comprehensive Regional Policy Plan, which provides that transit corridors should provide for a mixture of commercial, office, institutional, and residential uses in multi-story buildings to create a walkable pedestrian friendly environment and in addition, vacant or underutilized retail sites should be seen as opportunity sites for assembly and redevelopment as mixed use (retail, office, and residential) centers, especially along corridors currently served by transit or planned to be served by transit. It is also further supported by the Florida Department of Economic Opportunity through its designation of Cocoa as a Dense Urban Land Area.

Thus, the City's Comprehensive Plan currently addresses density as it relates to the Mixed-Use Category. However, at present, the Mixed-Use FLU only allows 30 du/acre. This would mean that properties under the MU FLU can only develop a relatively low number residential units because most lots in areas with a MU FLU are just a couple acres or less, especially within the geographical area that is affected by the proposed comprehensive plan amendment. This density constraint lessens the incentive for developers to propose a large vertical mixed-use project as originally intended by the Waterfront Master Plan and the MU FLU, especially on the small lots that exist in the

Waterfront District. As stated above, the intent in creating the Mixed-use FLU was to allow a mix of commercial and residential uses in the Mixed-Use FLU categories in order to offer innovative housing options in the City. Amending the standards for the Mixed-use FLU category to allow for higher density residential uses within the geographical area affected by the proposed comprehensive plan amendment will further the intent of the MU FLU and the Waterfront District and perhaps incentivize an experienced developer to propose an acceptable large, vertical mixed-use project that can further a “trifecta” of policy objectives already established by the City Council in the Mixed-Use FLU, Waterfront District, and Cocoa Redevelopment Plan.

The potential level of service (LOS) impacts of the proposed amendment are limited to a small geographical area consisting of three sites represented below and in Exhibit A. The parcels are identified as numbers: 2426072, 2426071, 2426074, 2426037, 2426228, 2426229, and 2426230. The total acreage of the three sites is only 4.53 acres. Notwithstanding the small size, the Waterfront Master Plan recognized that these sites strategically could serve as a catalyst for significant economic development if each were developed as a large, vertical mixed use project. Currently, a maximum of approximately 135 residential units are permitted on these sites if developed as a large vertical mixed use project. However, if the proposed comp plan amendment is adopted, the potential maximum number of residential units on the sites will increase to 565 residential units, which is an increase of approximately 430 residential units. Under the proposed comp plan amendment, the maximum number of new units that could conceivably be built will require the developer to proposed a specific large vertical mixed use project and negotiate and seek approval of a Development Agreement (DA) with the City Council in order to ensure that any proposed development on the site will further the policy objectives already established by the City Council in the Mixed-Use FLU, Waterfront District, and Cocoa Redevelopment Plan. The potential impact of the proposed amendment is likely even more limited because 603 Brevard has already been entitled for a hotel and will likely begin construction soon.

Address	Property Type	FAR/Commercial Use [#]	Residential Units	Acres	DU/acre
430 Brevard	Mixed Use	10,000 sq. ft. Co-working and 3,000 sq. ft. retail	243	1.95	125
505 Brevard	Mixed Use	16,754 sq. ft. Bank	166	1.33	125
630 Brevard*	Hotel	107 Hotel rooms, 4,885 sq. ft. Retail, 6,798 sq. ft. Restaurant and Bar	156	1.25	125
Total			565	4.53	

*Residential units have only been provided to determine maximum LOS. The site is entitled as a hotel and no residential units are planned. # The FAR/Commercial Uses already permitted under the current City Code and are not impacted by the proposed ordinance. The proposed ordinance only impacts the permitted residential density of vertical mixed- use project by allowing up to 125 du/acre, which is 95 du/acre more than du/acre permitted under the current Code.

The proposed comprehensive plan amendment amends FIGURE FLU-1 to modify the maximum densities allowed under the Mixed-Use Future Land Use Category (currently 25 du/acre, plus a 5 du/acre bonus) for certain large vertical mixed use redevelopment projects on properties located in a certain geographical area as approved by the City Council by development agreement in accordance with the following terms and conditions set forth in the proposed amended Policy 1.1.2.6 as follows (underlined print means additions to the Comprehensive Plan):

(b). Notwithstanding the maximum density stated in Figure FLU 1, a maximum density of up to 125 units per acre may be permitted for a specific redevelopment project with residential housing units developed as part of a vertical mixed-use project, subject to the discretion of the City Council and following conditions:

A. The vertical mixed-use project is located in the downtown community redevelopment area and on property designated Cocoa Village Subdistrict on the Cocoa Waterfront Overlay District Regulating Plan and located on real property designated (shaded) on the following map:

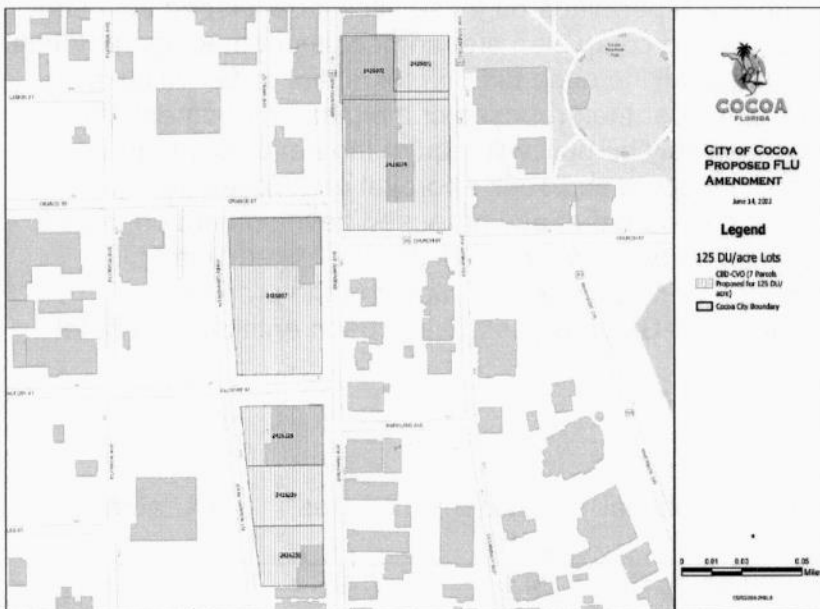


FIGURE FLU-2

B. The vertical mixed-use project is on property upon which a Commercial/Mixed Use Large (CL) building type is permitted on the Cocoa Waterfront Overlay District Regulating Plan; and

C. The maximum density for the project is approved by the City Council by a development agreement after considering the following factors:

- (i). Economic and social benefits to the City and Community Redevelopment Agency;
- (ii). Aesthetic quality and character, architectural design, and physical and visual scale;
- (iii). Any proposed enhancements that developer will commit to completing by development agreement that will significantly bring the overall quality of the proposed development above and beyond the minimum requirements set forth in the City Code and will serve the public health, safety, and welfare of the citizens and visitors of Cocoa;
- (iv). Compatibility and harmony with the special and distinctive character of the Cocoa Village and waterfront district;

- (v). Impact upon public facilities;
- (vi). Adequacy of on-site parking and impact on off-site parking;
- (vii). Consistency with the CRA Community Redevelopment Plan and Waterfront Master Plan;
- (viii). Proven first-hand experience of the developer to successfully complete one or more projects of such physical and visual scale and design, as evidenced by a written portfolio identifying and describing previously completed or substantially completed projects by the developer;
- (ix). The negotiated terms and conditions of the development agreement including a development schedule deemed acceptable to the City Council;
- (x). Impact on environmental concerns and incorporation of "green" community designs;
- (xi). In the discretion of the City Council, a recommendation from the Cocoa Community Redevelopment Agency if the project could foreseeably affect or impact the Agency or the Agency's Redevelopment Plan, or require an Agency contribution to support the project;
- (xii). Compliance with applicable land development regulations and comprehensive plan policies; and
- (xiii). Any other factors as may be deemed relevant by the City Council.

Consistency with Comprehensive Plan Policies and Objectives

Pursuant to the City's Land Development Regulations Chapter 15, Article II, Sec. 15-11(c) - Comprehensive Plan Amendment Standards, the following shall be considered by Land Planning Agency and City Council:

- a. Whether the proposal favorably or unfavorably impacts the city's budget, or the economy of the region

Staff Finding: The proposed addition of a policy in the future land use element authorizing residential densities of up to 125 dwelling units per acre related to vertical mixed use projects on three sites under the Mixed-Use Future Land Use designation would allow for the development of high density residential mixed-use forms on three specific properties in the Cocoa Village. See Exhibit A. This would open up greater development opportunities for property within the City, thus increasing land value, generating Cocoa CRA taxes and benefiting the local economy through the spending power of new residents.

The economic impact of investing millions to transform blighted buildings that are beyond their relative usefulness and/or vacant lots into mixed-use construction projects directly benefits the City tax base/Cocoa CRA with an estimated assessment value of \$90 million. The sites selected to be within the limited geographical area affected by the proposed Ordinance were chosen because they have existing or previously existing commercial buildings that are beyond their useful life and blighted and/or were constructed since the 1950's and are ripe for redevelopment. In addition, such investments encourage additional reinvestment in surrounding properties within the Waterfront District. Such investments further the redevelopment goals of the Cocoa Village Redevelopment Plan.

The proposed amendment could generate additional interest in expanding available commercial space that is compatible with the Waterfront District because large vertical mixed use buildings will be required to have, at a minimum, first floor commercial uses This amendment will create the potential

for unique and highly attractive residential units and retail spaces for the City, while the City is experiencing a growing economy and housing demand due to space and industrial businesses investments. The three proposed sites are estimated to create 1394 jobs in the short term (design and construction based) and 73 long term direct, indirect and induced jobs. These job estimates were established with the help of estimates from developers and projections made through Florida's Space Coast Economic Development Commission using IMPLAN version 6.3. Therefore, the proposed amendment will likely provide an economic boost to the businesses that are preserving the historical character and economy of the Cocoa Village.

Historic Cocoa Village Main Street (HCVMS) will also economically benefit from this amendment. HCVMS envision Historic Cocoa Village to be a unique and thriving regional destination offering a diverse mix of business, cultural, and entertainment activities for visitors and residents of all ages. Historic Cocoa Village Main Street's mandate is to help promote and encourage growth of the Historic Cocoa Village community and the City of Cocoa in general by organizing and hosting community events and activities in the Village. This amendment will bring all of these amenities to residents' doorstep while the residents will in turn be able to support the HCVMS in an abundance of ways.

b. Whether the proposal will diminish the service level of public facilities

Staff Finding: Objective 14.1.1 of the Comprehensive Plan, Capital Improvement Element establishes the adopted level of service (LOS) standards for public facilities within the City. Policy 14.1.1.1 provides the following LOS standards:

PUBLIC FACILITIES												
WASTEWATER Source: Chapter 64E 6.008, Florida Administrative Code; Standard for Onsite Sewage Treatment and Disposal Systems, Revisions Effective July 16, 2013	DEVELOPMENT TYPE											
	<table> <tr> <td>Industrial</td><td>0.02 gallons per sq. ft. per day</td></tr> <tr> <td>Office Space</td><td>15 gallons per capita per day</td></tr> <tr> <td>Hotel/Motel</td><td>100 gallons per day per room</td></tr> <tr> <td>Residential</td><td>319 gallons per day per household</td></tr> <tr> <td>Restaurant</td><td>50 gallons per capita per day</td></tr> <tr> <td>Bar/Lounge</td><td>20 gallons per day per seat</td></tr> </table>	Industrial	0.02 gallons per sq. ft. per day	Office Space	15 gallons per capita per day	Hotel/Motel	100 gallons per day per room	Residential	319 gallons per day per household	Restaurant	50 gallons per capita per day	Bar/Lounge
Industrial	0.02 gallons per sq. ft. per day											
Office Space	15 gallons per capita per day											
Hotel/Motel	100 gallons per day per room											
Residential	319 gallons per day per household											
Restaurant	50 gallons per capita per day											
Bar/Lounge	20 gallons per day per seat											
STORMWATER MANAGEMENT	DESIGN STORM EVENT 25-year frequency/24-hour duration event											
	ON-SITE STORMWATER MANAGEMENT Retention of the first one inch of rainfall runoff for areas of one acre or more; or retention of first one-half inch of rainfall runoff for drainage areas of less than one acre.											
	STORMWATER QUANTITY Post development stormwater runoff flow rates, quantities, peaks, and velocities shall be equal to or less than levels that existed prior to development.											
	STORMWATER QUALITY No significant degradation of water quality in receiving water bodies											
POTABLE WATER	AVERAGE FLOW 122 gallons per capita per day (gpcd) per household, or 340 gallons per day per equivalent residential connection (ERC)											
	PEAK FLOW - 510 gallons per day per ERC											
	PEAK FLOW COEFFICIENT - 1.5											
	PRESSURE Normal: 55-65 psi Peak Hour: 40-50 psi During Fire: 20 psi											
SOLID WASTE	DISPOSAL (BREVARD COUNTY LANDFILL) Cocoa Contribution Rate – 1.2 tons per capita per year											

COLLECTION		
Residential: 2 times per week, each household		
Non-residential: 2 to 6 times per week As needed, each location		
Green Waste and Recyclables: Once per week		
ROADWAYS		
CITY OF COCOA JURISDICTION		MINIMUM LOS
Forrest Avenue		E
Cox Road (within city limits)		E
Fiske Boulevard (from SR 520 to Dixon Boulevard)		E
Indian River Drive (CR 515)		E
Peachtree Street (from Clearlake Road to US 1/SR 5)		E
Florida Avenue (within city limits)		E
OTHER OR MULTI-JURISDICTIONAL	JURISDICTION	MINIMUM LOS
Pineda Street (from Lake Drive to SR 501)	City/County	E
Michigan Boulevard	County	E
Dixon Boulevard	County	E
Range Road	County	E
Rosetine Street	County	E
Adamson Road (SR 524 to Pine)	County	D
Friday Road (SR 524 to SR 520)	County	E
Grissom Parkway (Industry to Canaveral Groves)	County	E
Industry Road (SR 524 to Grissom Pkwy)	County	E
SR 528 (Beachline Expressway)	State	D
SR 520 (from Clearlake Road to US 1/SR 5)	State	D
SR 520 (from SR 524 to Burnett Rd)	State	D
SR 519 (Fiske Boulevard south of SR 520)	State	D
US 1/SR 5 (from SR 528 to south of SR 520)	State	D
SR 524 (from SR 520 to SR 528)	State	D
SR 501 (Clearlake Road)	State	D
Interstate Highway 95 (I-95) (SR 519/Fiske Blvd to SR 520)	State	E
Interstate Highway 95 (I-95) (SR 520 to SR 524)	State	E
Interstate Highway 95 (I-95) (SR 524 to SR 528)	State	E
RECREATION		
1.25 acres of developed recreational area per 1000 population		

The Future Land Use amendment will not negatively affect or diminish the service level of applicable public facilities. Construction of high-density mixed use projects within the City's urban core provides for coherent and economical use of the City's resources and infrastructure. Allowing high density mixed-use in the City will increase the land area available in the City for residential housing and commercial uses. These potential developments will reduce automobile dependence and increase the ability of residents to live a more sustainable lifestyle due to residents' proximity to job opportunities, retail and entertainment. Such high-density residential projects will be located in the dense areas of the City where public facilities are available.

Potable Water: The City has enough potable water capacity for the three sites proposed in this amendment at the 125 DU/acre. The proposed density increase does not negatively impact the level

of service for utilities. According to the Utilities Director and based on the City's modeling of the projected maximum water demands resulting from the proposed amendment, the utility infrastructure is capable of serving the proposed units with adequate water and pressure for its potable water system and its reclaim water system. The location of the sites provides for efficient and effective provisions of service.

Reclaimed Water: Although the City does not have a specific LOS for reclaimed, the City has reclaimed services available to the affected sites. The developer will be required to hook-up to reclaimed services and such services will be provided in accordance with the City's terms and conditions of reclaimed service.

Wastewater: According to the Utilities Director and based on the City's modeling of the projected maximum sewer demands resulting from the proposed plan amendment, the sewer system has adequate capacity and the additional density does not impact the level of service or the ability to convey sewer to the closest lift station.

Electrical Service: The proposed sites are currently served by Florida Power and Light and would continue to be serviced with any redevelopment.

Solid Waste: The City of Cocoa has a contract with Waste Management for all solid waste disposal. The current sites are currently served by Waste Management and will continue to be served through the City contract. Solid Waste service shall be provided to the sites in accordance with the applicable LOS standards and pursuant to the applicable requirements of the Waste Management Agreement and City Code.

Stormwater: The City requires site development techniques that encourage more efficient and climate resilient development practices that include, low impact development techniques that provide for site design, engineering and stormwater management to reduce stormwater runoff, encourage greater onsite storage and mitigate flood impacts such as pervious pavement and native vegetation. Any future development of the properties proposed in this amendment will need to meet the climate resilient development practices for stormwater and will greatly improve the existing conditions of today. The site located at 430 Brevard Avenue is also located within the Coastal Planning Area. As such, a large vertical mixed use project constructed on that property will be required to follow other requirements under the Comp Plan Coastal Management Element Policy 9.2.2.2 and 9.2.2.3: (a) DESIGN STORM EVENT: 25-year frequency/24-hour duration event; (b) ON-SITE STORMWATER MANAGEMENT: Retention of the first one inch of rainfall runoff for areas of one acre or more; or retention of first one-half inch of rainfall runoff for drainage areas of less than one acre; (c) STORMWATER QUANTITY: Post development stormwater runoff flow rates, quantities, peaks, and velocities shall be equal to or less than levels that existed prior to development; and (d) STORMWATER QUALITY: No significant degradation of water quality in receiving water bodies.

With the affected sites existing at nearly 100% impervious surface already, implementation of stormwater management techniques will improve level of service. Because of the desire to increase density, it is likely that the sites will utilize underground storage systems, which typically percolate into the ground. The approved hotel site will be utilizing underground storage systems and per the City's Storm water retention facilities ordinance, (1) All structures or areas impervious to water or designed to allow storm water to runoff, which are developed, constructed, repaired or altered within the City of Cocoa shall be provided with facilities to retain the runoff of water resulting from a ten-year storm experience within the limits of the property, provided soil and topographical conditions allow

such facilities, (2) The first one (1) inch of rainfall runoff from such areas shall be treated by soil percolation, and (3) Facilities shall be provided to transport the overflow from the retainage and percolation areas to the City's storm drainage system. To comply with 1 and 2, any development on the proposed sites will utilize underground storage systems. It is though the transport to the city's drainage system into the Church Street baffle box, which provides further reduction of pollution into the Indian River Lagoon.

Transportation: The proposal will minimally reduce the current level of service (LOS) of roadways within the impact area. A comparison of the current LOS and the estimated LOS has been provided below. Minimum LOS levels have been established for Florida Ave and Forrest. Based on this preliminary traffic investigation, the net impact of the added residential units, the commercial uses have or are currently in existence, show the surrounding roads have sufficient capacity. The anticipated trip generation at 430 Brevard indicates a forecasted reduction in the AM and PM peak hours compared to the previous use as a single use bank with intense drive thru capabilities. While the LOS is reduced, these roadways would continue to operate at an acceptable LOS. According to the Public Works Director, the City of Cocoa evacuation plan is run through the Brevard County Emergency Management Division. The proposed amendment would not likely negatively impact the evacuation routes within this region. The County, in coordination with the Florida Department of Transportation, provides timely notices to residents in various evacuation zones to help streamline evacuations within the region.

Roadway		Roadway Attributes				MAV		Daily 403 Brevard Ave		Daily 603 Brevard Ave		Daily 505 Brevard Ave		Total Projects/ Traffic	Adjusted AADT	V/C	LOS
From	To	FDOT Classification	Area Type	Adopted LOS	Number of Lanes		Current AADT	% Assign	Daily Traffic	% Assign	Daily Traffic	% Assign	Daily Traffic				
Forrest Ave																	
US 1	SR 520 (Ring St)	Minor Arterial	U	E	20	15,600	9,800	40.0	659	40.0	739	40.0	167	1565	11,365	0.72852564	C
Florida Ave																	
Rose L Jones	Bougainville Dr	Minor Arterial	U	E	20	15,600	4,000	40.0	659	35.0	647	40.0	167	1473	5,473	0.35083333	A
Bougainville Dr	US 1	Minor Arterial	U	E	20	15,600	5,800	40.0	659	35.0	647	40.0	167	1473	7,273	0.46621795	A
SR 520 (WB)																	
Florida Ave	US 1	Principal Arterial	U	D	3D (one-way)	19,440	13,750	15.0	247	7.5	139	15.0	69	449	14,199	0.73040123	C
US 1	SR 519	Principal Arterial	U	D	3D (one-way)	41,790	29,500	15.0	247	7.5	139	15.0	69	449	29,949	0.7166547	C
US 1																	
Florida Ave	Rose L Jones	Principal Arterial	U	D	60	62,900	41,500	40.0	659	35.0	647	40.0	167	1473	42,973	0.68319555	B
Rose L Jones	SR 520	Principal Arterial	U	D	60	62,900	41,500	40.0	659	35.0	647	40.0	167	1473	42,973	0.68319555	B
SR 520	Forrest Ave	Principal Arterial	U	D	60	62,900	24,500	40.0	659	40.0	739	40.0	167	1565	26,065	0.41438792	A
Forrest Ave	SR 528	Principal Arterial	U	D	60	62,900	37,000	40.0	659	40.0	739	40.0	167	1565	38,565	0.61311606	A

Any developments that result from this amendment will need to provide adequate parking within the developments.

Police: The City is committed to provide adequate police protection to all citizens. The department is continually evaluating the effectiveness of police services to provide a professional service at the highest level possible.

Fire: Due to the area of the amendment being in the core of the City, the amendment will not affect the Fire level of service in a noticeable way. The area is in the primary response zone of Cocoa Fire Rescue Station #2, on Brunson Blvd, which houses a 100' Tower (ladder) truck w/ firefighting capabilities and a quick response medical squad. Backup to the area would be provided by Cocoa Fire Department Station 1 & 3 which each house 1 Engine Company & Station 1 is led by a District Chief. Mutual aid in the event of a fire would be provided by Brevard County Fire Rescue & Rockledge Fire Departments.

Schools: Brevard Public Schools will provide facilities for students at the following locations.

2022 Updated Student Generation Multipliers

Address	Property Type	Elem Gen Mult	Elementary Students	Mid Gen Multi	Middle Students	High Gen Multi	High Students	Total Gen Mult	Total Students
430 Brevard	Mixed Use	0.11	26.73	0.02	4.86	0.05	12.15	0.18	44
505 Brevard	Mixed Use	0.11	18.26	0.02	3.32	0.05	8.3	0.18	30
630 Brevard	Hotel		None		None		None		None

Brevard Schools is provided notice of this proposed amendment and will be afforded an opportunity to provide comments, if necessary. Based on the table above, Staff does not anticipate a school capacity issue.

Parks: Residents will have access to three City of Cocoa parks in the area, including the Cocoa Riverfront Park with a playground, splash park, amphitheater, and recreational areas. The LOS level is 1.25 acres of developed recreational area per 1000 population. The Public Works Director has indicated that the City is currently finalizing a parks study, and based on this forthcoming study, the City of Cocoa currently provides approximately 17 Acres of parks per 1,000 residents. The number of park acreage within the City already far exceeds the minimum requirement of the comprehensive plan and the proposed amendment will not negatively impact this LOS standard. Therefore, the City currently meets LOS and the proposed amendment will not generated additional residential population to require additional developed recreational areas. Further, it is anticipated that each large vertical mixed use residential projects will provide some onsite recreational amenities for their future residents.

c. Whether the proposal favorably or unfavorably impacts the environment, or the natural or historical resources of the city or the region

Staff Finding: The amendment will not affect any natural or historical resources. The three proposed sites currently have buildings constructed in the 1950's, 1970's and/or serve as parking areas. The sites are impervious today with no stormwater facilities. The redevelopment of these sites would require them to come into both City and St. Johns River Water Management District codes. This will help to reduce the direct runoff from the sites into the Indian River Lagoon with requirements of advanced treatment and low-impact development practices to improve water quality. The proposed amendment also aligns with the City's Comprehensive Plan Coastal Management Element by requiring redevelopment to implement more efficient and climate resilient development practices. Such practices are long-term collaborative economic redevelopment strategies that will foster environmentally sensitive economic growth and resilience. Lastly, the affected area is not located near or within the historical low residential density African American Neighborhood commonly referred to as the Consent Decree Area (aka "Heart of Cocoa Area") and also located within the Waterfront District.

d. Whether the proposal is consistent with goals, policies, and objectives of the state comprehensive plan set forth in Chapter 187, Florida Statutes, and the East Central Florida Comprehensive Regional Policy Plan, Florida Administrative Code

State Comprehensive Plan, Chapter 187.201(15) LAND USE

Policy 15(b)3 Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

Staff Finding: The proposed amendment will provide additional opportunity for developments with a mix of uses combining living, working, shopping and recreational activities.

East Central Florida Comprehensive Regional Policy Plan

Policy 10.7.2 Transit corridors should provide for a mixture of commercial, office, institutional, and residential uses in multi-story buildings to create a walkable pedestrian friendly environment

Policy 10.14 Vacant or underutilized retail sites should be seen as opportunity sites for assembly and redevelopment as mixed use (retail, office, and residential) centers, especially along corridors currently served by transit or planned to be served by transit.

Staff Finding: The proposed text amendment will provide additional opportunities for mixed-use development along transit corridors as well as redevelopment of existing sites.

e. Whether the proposal will favorably or unfavorably affect the city's ability to provide adequate public facilities, and whether the proposal will reduce the level of service for affected public facilities below the level of service set in the comprehensive plan

Staff Finding: The proposed amendment would not alter the City's ability to provide service capacities set by the comprehensive plan to lands under the Mixed Use FLU designation based on the information provided in item b above.

f. Whether the proposal is incompatible with surrounding neighborhoods and land uses

Staff Finding: As explained above, the proposed amendment is not incompatible with surrounding neighborhoods based on the goals of the Waterfront Master Plan, Cocoa CRA Redevelopment Plan, and existing MU FLU policies which encourage vertical mixed-use buildings. Further, the Waterfront District regulating plan already allows for eight-story buildings in the Waterfront Subdistrict. Therefore, the mass of an eight-story building is already allowed in certain properties within the Waterfront District, but just does not currently allow for residential densities above 30 du/acre. The affected area is not located near or within the historical low residential density African American Neighborhood commonly referred to as the Consent Decree Area (aka "Heart of Cocoa Area") which is also located within the Waterfront District. The proposed amendment will also complement existing larger residential condominium projects such as Whitley Bay, Twenty-One Riverside Drive, Riverside Landing, and Oleander Pointe which are in close proximity to the area affected by the proposed comprehensive plan amendment

g. Whether the proposal will have a favorable or adverse effect on the ability of people to find adequate housing reasonably accessible to their places of employment

Staff Finding: The proposed FLU amendment will provide opportunity for additional forms of housing closer to commercial uses, places of employment, and multimodal transportation options.

h. If the amendment being requested is consistent with all the elements of the comprehensive plan.

Staff Finding: The proposed FLUM amendment is consistent with the following Comprehensive Plan policies:

Future Land Use Element, Policy 1.1.2.6 Mixed-Use (MU). The Mixed-Use land use category is intended to provide a mixture of residential, commercial, office, recreational and institutional uses along the major transportation corridors (such as SR 520 and US 1). The mixed-use could be developed as single uses on separate parcels or as a mixture of uses within a single development. Based on current land use trends, the City estimates that the mix of uses in the mixed-use category will be 50 percent residential and 50 percent non-residential. The Floor Area Ratio (FAR) measure shall not be applied to residential developments, or the residential portion of a mixed-use building or development.

Staff Finding: The amendment is spread amongst seven parcels which will be assembled into three distinct projects with a mixture of uses. Based on current land use trends in the City the mix of uses will be residential on upper stories and commercial and retail uses on the main/street level.

Future Land Use Element, Objective 1.2.1: Smart Growth Principles. New development in the City shall incorporate "Smart Growth" principles that will lead to compact development standards as opposed to conventional development standards that encourage urban sprawl.

Staff Finding: The amendment will greatly encourage smart growth principles. The amendments encourage compact development in an area of the City that is supported by a multimodal transportation network and City services that can support compact development.

Future Land Use Element, Policy 1.2.1.6: New development, as well as infill development shall provide interconnected street grid networks, where feasible, to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

Staff Finding: The Village has an interconnected street grid network and is the most walkable area of the City. The area is also supported by public transit and a land use mix that will greatly reduce external trip. The use of bicycles and walking can easily be used for daily transportation.

Housing Element, GOAL 3.1: The City shall encourage and promote the provision of decent, safe,

and sanitary housing to meet the needs of the present and future population of the City.

Objective 3.1.1: Housing Supply. Assist the private sector to create additional units and preserve existing units to satisfy the projected demand of dwelling units of various types, sizes, and costs which will be needed to house the City's anticipated population through the planning horizon.

Policy 3.1.1.1: The City's Future Land Use Map shall provide adequate lands to accommodate the projected housing growth.

Policy 3.1.1.2: The City shall continue to provide land use designations and zoning districts on the Future Land Use and the Official Zoning Maps to ensure a variety of housing types including single family, duplex, and multifamily are allowed within the City

Policy 3.1.1.6: The City shall promote mixed-use developments that include provisions for a wide variety of housing types and prices.

GOAL 3.7: The City shall promote opportunities for the creation of housing and infill development within the City.

Objective 3.7.1: Infill Development. The City shall continue to promote infill housing development by supporting alternative development standards where appropriate and feasible

Staff Finding: Any future development of the properties proposed in this amendment will benefit the housing supply of the City by providing additional units, addressing current and projected population growth, expanding the variety of housing types, providing mixed use development, and redeveloping areas that will protect the long-term financial viability of the city.

Coastal Management Element, Objective 9.2.2: Development, redevelopment, rebuilds, retrofits and additions in the City shall be planned and managed through strategies and design principles that are consistent with sound planning practices that protect life and property from the effects of flooding, storm surge and related impacts of sea level rise and that protect the long-term financial viability of the City.

Policy 9.2.2.2: The City shall require site development techniques that encourage more efficient and climate resilient development practices that include, but are not limited to: • Low impact development techniques on private and public property that provide for site design, engineering and stormwater management to reduce stormwater runoff, encourage greater onsite storage, reuse or absorption and mitigate flood impacts such as pervious pavement, native vegetation, rain gardens or barrels, etc.

Staff Finding: Any future development of the properties proposed in this amendment will need to meet the climate resilient development practices for stormwater and will greatly improve the existing conditions of today.

Capital Improvement Element, GOAL 14.1: Through the use of sound fiscal policies, the City of Cocoa shall provide adequate public facilities to all residents within its jurisdiction in a timely and efficient manner that promotes orderly compact urban growth and discourages urban sprawl.

Staff Finding: Based on the foregoing data and analysis, the proposed Future Land Use

amendment will not negatively affect or diminish the service level of applicable public facilities. Construction of high-density vertical mixed use projects within the City's urban core depicted on FIGURE FLU-2 provides the economical and efficient use of the City's available resources and infrastructure in support of a "trifecta" of policy objectives already established by the City Council in the Mixed-Use FLU, Waterfront District, and Cocoa Redevelopment Plan. Allowing high density mixed-use in the City will increase the land area available in the City (especially within the Waterfront District) for residential housing, and support compatible commercial uses needed by residents. These potential developments will reduce automobile dependence and increase the ability of residents to live a more sustainable lifestyle due to residents' proximity to job opportunities, retail and entertainment.

Based on the foregoing data and analysis, the City Staff recommends approval of the proposed Comprehensive Plan Amendment.

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Staff recommends the Land Planning Agency recommend APPROVAL to City Council of the proposed Comprehensive Plan Text Amendment amending the Future Land Use Element. .

ORDINANCE NO. ____-2022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, ADOPTING A LARGE SCALE COMPREHENSIVE PLAN TEXT AMENDMENT; ADOPTING A POLICY IN THE FUTURE LAND USE ELEMENT AUTHORIZING THE CITY COUNCIL TO APPROVE BY DEVELOPMENT AGREEMENT RESIDENTIAL DENSITIES OF UP TO 125 DWELLING UNITS PER ACRE RELATED TO VERTICAL MIXED USE PROJECTS WITHIN A VERY LIMITED GEOGRAPHICAL AREA WHICH IS GENERALLY LOCATED ALONG BREVARD AVENUE NEAR CITY HALL AND MORE SPECIFICALLY DESCRIBED HEREIN BY PARCEL INFORMATION AND MAP THAT CONSISTS OF AFFECTED REAL PROPERTY OF APPROXIMATELY 4.5 ACRES, MORE OR LESS, AND IS DESIGNATED MIXED USE LAND USE ON THE FUTURE LAND USE MAP AND DESIGNATED COCOA VILLAGE SUBDISTRICT WITH A COMMERCIAL/MIXED USE LARGE (CL) BUILDING TYPE ON THE COCOA WATERFRONT OVERLAY DISTRICT REGULATING PLAN; REQUIRING A DEVELOPMENT AGREEMENT BY THE CITY COUNCIL TO APPROVE SUCH PROJECTS ON SUCH REAL PROPERTY UNDER CERTAIN TERMS AND CONDITIONS DEEMED NECESSARY AND ACCEPTABLE TO THE CITY COUNCIL; PROVIDING FACTORS TO BE CONSIDERED BY CITY COUNCIL WHEN CONSIDERING WHETHER TO APPROVE SUCH PROJECTS BY DEVELOPMENT AGREEMENT; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

WHEREAS, section 163.3161 et. seq., Florida Statutes, established the Community Planning Act, which was formerly known as the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, the Community Planning Act requires each municipality in the State of Florida to prepare, adopt, and update a Comprehensive Plan; and

WHEREAS, in accordance with the provisions of the Community Planning Act, the Local Planning Agency of the City of Cocoa held a duly noticed public hearing, in accordance with the procedures established in Chapter 163, Part II, Florida Statutes, on the proposed comprehensive plan

City of Cocoa

Ordinance No. ____-2022

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opportunities to construct large vertical mixed use projects with higher densities within certain limited areas of the Cocoa Village which are deemed suitable by the City Council for such redevelopment by development agreement setting forth terms and conditions deemed necessary and acceptable to the City Council in accordance with the long term vision of the downtown waterfront area and community at large; and

WHEREAS, increasing the number of housing options and full-time residents in the downtown waterfront district will promote a sense of livability and place, boost local businesses and community engagement, and will enhance and revitalize the Cocoa Village's personality and ambiance consistent with the Plan and long standing goals and objectives of the City of Cocoa and Agency; and

WHEREAS, the Plan also recognizes that there are underutilized properties within the Cocoa Village, such as a few old commercial bank properties, that are not attractive and would be an ideal catalyst for Mixed-Use redevelopment sites including the old Bank of America, former City Hall and, Chase (formerly Washington Mutual) bank (partially demolished and currently serving as parking) sites; and

WHEREAS, the former City Hall site recently received final site plan approval by the City to construct a new 8-story hotel along Brevard Avenue, and the hotel should serve as a catalyst redevelopment project for other larger scale, vertical mixed-use projects within Cocoa Village especially in close proximity to the future hotel; and

WHEREAS, the old Bank of America and Chase bank sites are located in close proximity to the future hotel site and additional large, vertical mixed use projects on those sites will complement the future hotel and have the potential to further revitalize the downtown waterfront area and community at large consistent with the Plan and the Agency's Plan; and

WHEREAS, the Cocoa Waterfront Overlay District is also intended to establish urban design standards to perpetuate the positive design elements and the residential and commercial development patterns found within the Cocoa Redevelopment Area and Cocoa Village, and is defined by recognizable geographic boundaries that are suitable for establishing location criteria for new large vertical mixed use projects that will serve as a catalyst to enhance and compliment the City's downtown waterfront area and community at large; and

WHEREAS, due to high cost and small size of land parcels within the Cocoa Village, redevelopment opportunities for large, vertical mixed-use buildings are constrained; and

WHEREAS, the City Council desires to reduce those constraints in certain portions of the Cocoa Village by providing redevelopment opportunities for higher residential densities in high quality, large vertical mixed-use buildings proposed by proven and experienced developers that are capable of constructing such projects consistent and compatible with the City's vision, Plan and Agency Plan; and

WHEREAS, the City Council finds that the comprehensive plan amendment set forth in this

* * *

Commercial, Industrial, Open Space/Recreational, Institutional and Mixed-Use Future Land Use Categories:

	Commercial	Neighborhood Commercial	Regional Activity Center	Industrial	Open Space Residential	Institutional	Mixed Use
Maximum Intensity/Density	1.0 FAR, 25 du/acre ⁷	0.75 FAR, 25 du/acre ⁷	0.50 FAR, 25 du/acre, and 45 hotel rooms/acre	1.50 FAR	0.25 FAR	1.0 FAR 25 du/acre	25 du/acre ^{2,&3} &9 1.0 FAR ³
Allowable Uses	Commercial, Office, Institutional, Residential ⁸ , and Open Space/Recreational	Commercial, Residential, Office, Institutional, and Open Space/Recreational	Commercial, Industrial, Hotel, Office, Residential, Institutional, and Open Space/Recreational	Industrial and Commercial ⁶	Not Applicable	Institutional	Commercial, Industrial, Hotel, Office, Residential, Institutional, and Open Space/Recreational
Minimum Transportation Access	4 lane collector 2 lane arterial	2 lane collector	2 lane arterial that intersections SR 528 or I-95	2 lane collector 2 lane arterial	Not Applicable	Not Applicable	Not Applicable
Applicable Zoning Districts	C-G, C-W, C-P, C-C, P-S, and PUD	C-N, C-R, R-P, P-S, and PUD	UMD	M-1 and M-2	All Districts	All Districts	CBD, CBD-CVO, C-C, C-N, CR, PS, PUD, RP, UMD
Maximum Impervious Surface Ratio	.90	.80	.95	.75	.25	.65	.95 1.0 in CBD

NOTES FOR FIGURE FLU-1:

1. Maximum density may be increased up to 12 du/acre as part of a planned residential development or planned redevelopment activities (*Policy 1.2.3.C*).
2. An additional 5 units per acre may be achieved if residential units are developed as part of a vertical mixed use project.

DRAFT: 6..27.22

F. For a mixed-use building, only retail sales, offices and services and restaurants are permitted on the ground floor.

G. If residential housing units are developed as part of a vertical mixed use project a bonus of up to 5 units per acre may be achieved, excluding projects approved by city council pursuant to subsection (b).

H. For the purposes of analyzing public facilities impacts of proposed Future Land Use Map amendments, a mix of 50% residential and 50% non-residential land area split shall be utilized.

(b). Notwithstanding the maximum density stated in Figure FLU 1, a maximum density of up to 125 units per acre may be permitted for a specific redevelopment project with residential housing units developed as part of a vertical mixed-use project, subject to the discretion of the City Council and following conditions:

A. The vertical mixed-use project is located in the downtown community redevelopment area and on property designated Cocoa Village Subdistrict on the Cocoa Waterfront Overlay District Regulating Plan and located on real property designated (shaded) on the following map:



FIGURE FLU-2

DRAFT: 6.27.22

Section 5. **Repeal of Prior Inconsistent Ordinances and Resolutions.** All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 6. **Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 7. **Incorporation into Comprehensive Plan.** Upon the effective date of the Comprehensive Plan Amendment adopted by this Ordinance, said Amendment shall be incorporated into the City of Cocoa Comprehensive Plan and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

Section 8. **Effective Date.** The effective date of the Comprehensive Plan Amendment adopted by this Ordinance shall be thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete pursuant to section 163.3184(3)(c)(4.), Florida Statutes. If the plan amendment is timely challenged, the plan amendment shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land use dependent on this plan amendment may be issued before it has become effective. After and from the effective date of this plan amendment, the Comprehensive Plan Amendment set forth herein shall amend the City of Cocoa Comprehensive Plan and become a part of that plan and the plan amendment shall have the legal status of the City of Cocoa Comprehensive Plan, as amended.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2022.

Michael C. Blake, Mayor

ATTEST:

Carie Shealy, MMC, City Clerk



Legislation Details (With Text)

File #:	22-364	Version:	1	Name:	
Type:	Report	Status:		Agenda Ready	
File created:	6/21/2022	In control:		Planning and Zoning / Local Planning Agency	
On agenda:	7/6/2022	Final action:			
Title:	Approval of a Preliminary Subdivision River Walk consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code. The property owner desires to develop the existing vacant site as a single-family subdivision project containing 25 single-family residential lots...End				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	River Walk Plat 11566 301 CITY - FP 02-17-22.pdf River Walk 11566 Stormwater Report Aug 2021.pdf River Walk SCADL-2021-14 School Concurrency Letter.pdf River Walk St. John's Letter 11566 SJ ERP 17005-1 12-13-21.pdf				

Date	Ver.	Action By	Action	Result
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PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AGENDA ITEM

Memo Date: June 27, 2022
Agenda Date: July 6, 2022
Prepared By: Paul Body
Through: Cindy Thurman

Requested Action:

Approval of a Preliminary Subdivision River Walk and a Large-Scale Site Plan consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code. The property owner desires to develop the existing vacant site as a single-family subdivision project containing 25 single-family residential lots.

BACKGROUND:

The Applicant, B.S.E. Consultants, Inc., on behalf of the property owner, Flamingo Land Company, Inc., has requested approval of a Preliminary Subdivision Plat/Large Scale Site Plan for a parcel of land on the west side of N. Indian River Drive identified as parcel # 24-36-20-BM-*-1. The property contains 11.35 acres and is currently vacant land.

The application comprises a single-family subdivision with 25 lots (approximately 2.2 units per acre). The property is a former orange grove and undeveloped.

Background Information/Original Application:

The River Walk subdivision application and large-scale site plan was originally submitted to the City

on May 3, 2021.

The property is zoned RU-1-7, Single Family Residential and C-N, Neighborhood Commercial, zoning districts.

The subdivision application proposes 25 single-family lots with stormwater tracts, and a recreation tract located on the Indian River. The subdivision is located between Highway US-1 and Indian River Dr. approximately 1,400 feet north of Dixon Blvd with a recreation tract located on the Indian River and one residential lot located on the Indian River. The subdivision will have access only off of north Indian River Drive and will not be accessed from Highway US-1.

The subdivision and large-scale site plan were reviewed by city staff and comments were provided to the applicant. The applicant has submitted revisions and city staff has found them to comply with the City codes. The Opinion of Title has been reviewed by the City Attorney and was approved.

The total amount of existing hardwood trees to be removed on the site shall be mitigated with similar hardwood species and will be replaced with hardwood trees that shall meet the minimum caliper requirement. The total amount of existing palms to be removed on the site shall be mitigated with similar palm species and will be replaced with palms that shall meet the minimum caliper requirement.

Future Land Use Designation: Low Density Residential and Neighborhood Commercial

Zoning District: RU-1-7 (Single Family Residential) and C-N (Neighborhood Commercial)

Existing Land Use: Vacant Land

Council District: District 2 - Councilmember Lavander Hearn

Overview of Surrounding Area:

	Future Land Use Designations	Zoning Districts	Land Uses
North	Low Density Resident	RU-1-7	Single-Family homes
South	Low Density Resident	RU-1-7	Single-Family homes
East	Low Density Resident	RU-1-7	Single-Family homes
West	None	None	Highway US-1

I. Preliminary Subdivision / Large Scale Site Plan Analysis

The purpose of Chapter 18 of the Code is to establish procedures and standards for the development and subdivision of real estate within the corporate limits of the city in an effort to, among other things, insure proper legal description, identification, monumentation and recording of real estate boundaries; further orderly layout and appropriate use of land; provide safe, convenient, and economic circulation of vehicular traffic; provide suitable building sites which drain properly and are readily accessible to emergency vehicles; assure the installation of improvements; help conserve and

protect the physical and economic resources of the city; and assure that land is developed in conformity with the land development plan of the city.

Consistency with Code of the City of Cocoa

The Development Review Committee (DRC), consisting of the Building Official, the Code Enforcement Manager, the Environmental Control Coordinators, the Fire Department Chief and/or Inspector, the Planning & Zoning Manager and/or staff, the Public Works Director, and the Utilities Director, have reviewed the submitted preliminary subdivision / large-scale site plans for consistency with Chapter 18 Subdivisions of the City of Cocoa Code and found them to be in substantial compliance.

Planning and Zoning staff have reviewed the Preliminary Subdivision/Large-Scale Site Plan application under the RU-1-7 zoning district regulations. The following bulk regulations are applied:

Minimum Lot Area: 7,500 sq. ft.
Minimum Lot Width: 75 ft.
Minimum Lot Depth: 100 ft.
Minimum Lot Coverage: 30%
Maximum Height: 35 ft.
Minimum living area: One thousand two hundred (1,200) sq. ft.

The majority of the lots created by this subdivision are between 75 and 99 feet in width and 105 feet in depth which equates to lot area over the 7,500 sq. ft. of lot area required for RU-1-7. This subdivision plat lot design and layout meets the minimum area and size requirements. The maximum coverage requirements are addressed during the building permit review process. In addition, the site plan correctly references the following setbacks:

Front: 25'
Rear: 15'
Side: 8'

The proposed single-family homes will not encroach into these required setbacks.

Landscaping

Trees

The total amount of existing hardwood trees to be removed on the site shall be mitigated with similar hardwood species and will be replaced with hardwood trees that shall meet the minimum caliper requirement. The applicant has one 30" tree that as a condition of approval agrees to replace with 6" caliper trees for that 30" tree*. The total amount of existing palms to be removed on the site shall be mitigated with similar palm species and will be replaced with palms that shall meet the minimum caliper requirement.

1. Hardwood Trees
Inches Required 410" Inches Provided 424"

*As a condition of approval replacement trees identified for the 30" dbh caliper oak must be 6" dbh. The applicant concurs with this condition of approval as stated in an email dated 4/29/2022.

2. Palms
Inches Required 459" Inches Provided 636"

Consistency with Comprehensive Plan Policies and Objectives

The proposed subdivision and site plan are consistent with the following Comprehensive Plan Policies:

Future Land Use Element

Policy 1.1.2.3: Low Density Residential (LDR). Low-density residential areas are neighborhoods of single family detached housing, limited multiple family attached housing and limited clustered single family attached housing. Institutional, open

space and recreational uses are also allowed in this category. . . .

Housing Element

GOAL 3.1: The City shall encourage and promote the provision of decent, safe, and sanitary housing to meet the needs of the present and future population of the City. Objective 3.1.1: Housing Supply. Assist the private sector to create additional units and preserve existing units to satisfy the projected demand of dwelling units of various types, sizes, and costs which will be needed to house the City's anticipated population through the planning horizon.

A small portion of the property along the Indian River is located in the City's Coastal Planning Area.

Coastal Management Element

Policy 9.1.2.5: The City shall maintain shoreline protection and erosion control by working with property owners and Brevard County to facilitate the installation and maintenance of native shoreline vegetation, oyster matts and other natural techniques along appropriate areas.

Objective 9.1.3: Estuarine Environmental Quality. The City shall preserve and protect the environmental quality of estuarine environments by limiting specific impacts and cumulative impacts of development or redevelopment while considering future impacts of sea level rise and flooding.

Policy 9.1.3.9: The City shall work with property owners to encourage and implement minimum buffer, where feasible, of native vegetation between the shoreline and turf.

Shoreline

As the property is situated on the riverfront, development requires the installation of native shoreline vegetation along the Indian River and that development provide a native vegetation buffer before any turf installation pursuant to the comprehensive plan.

In this location, the installation of a living shoreline would transition the native plantings on the land down into the water. Since the project has not presented their access to the water there is adequate time for design and permitting and installation without the limitation of cutting off the development's access to their own dock for a living shoreline in this location. In addition, Sheet 3 of 19 of the Site Plan/Engineering Plans provides that invasive species will be removed from the shoreline area and the area replanted with native cordgrasses in order to provide the buffer before installation of any turf. There is currently no construction proposed in the Coastal Planning Area related to the subdivision.

Concurrency Management/Adequate Public Facilities

Wastewater

The Level of Service (LOS) for wastewater is 319 gallons per day per household, based on the 25 units, the projected demand on the wastewater system is 7,975 gallons per day.

The Sellers Plant is currently permitted to treat 4.5 mgd of wastewater per day, and is currently operating at 2.08 mgd. The maximum peak flow over the past twelve months was 4.56 mgd. Thus, there is sufficient capacity for Wastewater.

Stormwater Management

The Level of Service (LOS) for Stormwater Management is as follows:

Design Storm Event	25-year frequency/24-hour duration event
On-site Stormwater Management:	Retention of the first one inch of rainfall for areas of more than one acre.
Stormwater Quantity:	Post development Stormwater runoff flow rates, quantities, peaks, and velocities shall be equal to or less than levels that existed prior to development.

Stormwater Quality:	No significant degradation of water quality in receiving water bodies.
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A St Johns River Water Management District Permit has been provided by the applicant for this project and the above LOS standards have been met.

Potable Water

City of Cocoa typical assumed average demand is 265 gpd per unit. However, due to typical home size ($\pm 3,600$ sf), water demand calculations are conservatively based on an assumed average demand of 350 gpd per unit and based on the 25 proposed dwelling units the overall demand is 8,750 gpd. The maximum daily flow factor is 1.5, and maximum hour flow factor is 4.0.

The Claude H. Dyal Water Treatment Plant provides potable water for the City of Cocoa service area and it is currently permitted to operate at 48 million gallons per day (mgd). The maximum average daily flow over the past twelve months is 26.17 mgd. Thus, there is sufficient capacity for Potable Water.

Solid Waste

The Level of Service (LOS) for the City of Cocoa is 1.2 tons of solid waste disposal per capita per year, and residential collection LOS shall be 2 times per week per household with green waste and recyclables once per week. The City contracts with Waste Management for the provision of solid waste, and the projected solid waste generated will be collected consistent with the adopted level of service standards.

Roadways (Transportation)

The minimum LOS for N. Indian River Drive is D.

The proposed 25-unit single-family residential subdivision creates **238** Total Generated Trips daily. As the trip counts for the Riverwalk Subdivision were at minimum, the City of Cocoa Public Works Department state, "based on the proposed traffic methodology that is currently being drafted a Traffic Impact Analysis would not be required. This would be considered a Tier 1 project since it only generates 25 peak hour trips". There is sufficient road capacity on North Indian River Dr. to support this development.

Recreation

The Level of Service (LOS) for Recreation is 1.25 acres per 1,000 population.

Pursuant to the City of Cocoa Comprehensive Plan EAR (October 2010) Data and Analysis, there exists a surplus of 118.34 acres of parks, which was determined to be more than sufficient to meet the needs of the citizens through 2020. The City's current population is 19,041 (2020) which requires 23.54 acres of park and recreation facilities. The EAR identified the City as having 323.58 acres (including the 165.09 acres Cocoa Conservation Area) available for residents. Thus, the City has sufficient recreation/parks to support the project and maintain the adopted LOS.

Schools

A School Capacity Availability Determination Letter, SCADL-2021-14, was received from the Brevard County School Board for this project. It indicates that at this time, there is projected to be sufficient

capacity at every school level for the proposed River Walk Development.

BUDGETARY IMPACT:

NA

PREVIOUS ACTION:

NA

RECOMMENDED MOTION:

Staff recommends the Planning & Zoning Board recommend APPROVAL to City Council of the Preliminary Subdivision with the conditions set forth below, and

Staff recommends APPROVAL of the Large-Scale Site Plan with the conditions set forth below:

1. The Large-Scale Site Plan shall not be effective until and unless the Preliminary Subdivision has been approved by City Council.
2. 30" dbh oak removed requires replacement trees 6" dbh for that particular tree.
3. Developer agrees to enhance by design, permitting and installing a living shoreline along its river edge property, Parcel A and Tract E.



Legislation Details (With Text)

File #:	22-365	Version:	1	Name:	
Type:	Report	Status:		Agenda Ready	
File created:	6/21/2022	In control:		Planning and Zoning / Local Planning Agency	
On agenda:	7/6/2022	Final action:			
Title:	Approval of River Walk Large-Scale Site Plan consistent with Appendix A, Zoning, Article III, Section 1 (D), to construct a new 25 lot single-family subdivision and stormwater improvements on +/- 11.35 acres. Property is identified as parcel 24-36-20-BM-*-1.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	River Walk 11566 Stormwater Report Aug 2021.pdf River Walk St. John's Letter 11566 SJ ERP 17005-1 12-13-21.pdf				

Date	Ver.	Action By	Action	Result
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PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AGENDA ITEM

Memo Date: June 27, 2022
Agenda Date: July 6, 2022
Prepared By: Paul Body
Through: Cindy Thurman
Requested Action:

Approval of River Walk Large-Scale Site Plan consistent with Appendix A, Zoning, Article III, Section 1(D), to construct a new 25 lot single-family subdivision and stormwater improvements on +/- 11.35 acres. Property is identified as parcel 24-36-20-BM-*-1.

BACKGROUND:

The Applicant, B.S.E. Consultants, Inc., on behalf of the property owner, Flamingo Land Company, Inc., has requested approval of a Preliminary Subdivision Plat/Large Scale Site Plan for a parcel of land on the west side of N. Indian River Drive identified as parcel # 24-36-20-BM-*-1. The property contains 11.35 acres and is currently vacant land.

The application comprises a single-family subdivision with 25 lots (approximately 2.2 units per acre). The property is a former orange grove and undeveloped.

Background Information/Original Application:

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The property is zoned RU-1-7, Single Family Residential and C-N, Neighborhood Commercial,

zoning districts.

The subdivision application proposes 25 single-family lots with stormwater tracts, and a recreation tract located on the Indian River. The subdivision is located between Highway US-1 and Indian River Dr. approximately 1,400 feet north of Dixon Blvd with a recreation tract located on the Indian River and one residential lot located on the Indian River. The subdivision will have access only off of north Indian River Drive and will not be accessed from Highway US-1.

The subdivision and large-scale site plan were reviewed by city staff and comments were provided to the applicant. The applicant has submitted revisions and city staff has found them to comply with the City codes. The Opinion of Title has been reviewed by the City Attorney and was approved.

The total amount of existing hardwood trees to be removed on the site shall be mitigated with similar hardwood species and will be replaced with hardwood trees that shall meet the minimum caliper requirement. The total amount of existing palms to be removed on the site shall be mitigated with similar palm species and will be replaced with palms that shall meet the minimum caliper requirement.

Future Land Use Designation: Low Density Residential and Neighborhood Commercial

Zoning District: RU-1-7 (Single Family Residential) and C-N
(Neighborhood Commercial)

Existing Land Use: Vacant Land

Council District: District 2 - Councilmember Lavander Hearn

Overview of Surrounding Area:

	Future Land Use Designations	Zoning Districts	Land Uses
North	Low Density Resident	RU-1-7	Single-Family homes
South	Low Density Resident	RU-1-7	Single-Family homes
East	Low Density Resident	RU-1-7	Single-Family homes
West	None	None	Highway US-1

I. Preliminary Subdivision / Large Scale Site Plan Analysis

The purpose of Chapter 18 of the Code is to establish procedures and standards for the development and subdivision of real estate within the corporate limits of the city in an effort to, among other things, insure proper legal description, identification, monumentation and recording of real estate boundaries; further orderly layout and appropriate use of land; provide safe, convenient, and economic circulation of vehicular traffic; provide suitable building sites which drain properly and are readily accessible to emergency vehicles; assure the installation of improvements; help conserve and protect the physical and economic resources of the city; and assure that land is developed in conformity with the land development plan of the city.

Consistency with Code of the City of Cocoa

The Development Review Committee (DRC), consisting of the Building Official, the Code Enforcement Manager, the Environmental Control Coordinators, the Fire Department Chief and/or Inspector, the Planning & Zoning Manager and/or staff, the Public Works Director, and the Utilities Director, have reviewed the submitted preliminary subdivision / large-scale site plans for consistency with Chapter 18 Subdivisions of the City of Cocoa Code and found them to be in substantial compliance.

Planning and Zoning staff have reviewed the Preliminary Subdivision/Large-Scale Site Plan application under the RU-1-7 zoning district regulations. The following bulk regulations are applied:

Minimum Lot Area: 7,500 sq. ft.
Minimum Lot Width: 75 ft.
Minimum Lot Depth: 100 ft.
Minimum Lot Coverage: 30%
Maximum Height: 35 ft.
Minimum living area: One thousand two hundred (1,200) sq. ft.

The majority of the lots created by this subdivision are between 75 and 99 feet in width and 105 feet in depth which equates to lot area over the 7,500 sq. ft. of lot area required for RU-1-7. This subdivision plat lot design and layout meets the minimum area and size requirements. The maximum coverage requirements are addressed during the building permit review process. In addition, the site plan correctly references the following setbacks:

Front: 25'
Rear: 15'
Side: 8'

The proposed single-family homes will not encroach into these required setbacks.

Landscaping

Trees

The total amount of existing hardwood trees to be removed on the site shall be mitigated with similar hardwood species and will be replaced with hardwood trees that shall meet the minimum caliper requirement. The applicant has one 30" tree that as a condition of approval agrees to replace with 6" caliper trees for that 30" tree*. The total amount of existing palms to be removed on the site shall be mitigated with similar palm species and will be replaced with palms that shall meet the minimum caliper requirement.

1. Hardwood Trees
Inches Required 410" Inches Provided 424"

*As a condition of approval replacement trees identified for the 30" dbh caliper oak must be 6" dbh. The applicant concurs with this condition of approval as stated in an email dated 4/29/2022.

2. Palms
Inches Required 459" Inches Provided 636"

Consistency with Comprehensive Plan Policies and Objectives

The proposed subdivision and site plan are consistent with the following Comprehensive Plan Policies:

Future Land Use Element

Policy 1.1.2.3: Low Density Residential (LDR). Low-density residential areas are neighborhoods of single family detached housing, limited multiple family attached housing and limited clustered single family attached housing. Institutional, open space and recreational uses are also allowed in this category. . . .

Housing Element

GOAL 3.1: The City shall encourage and promote the provision of decent, safe, and sanitary housing to meet the needs of the present and future population of the City. Objective 3.1.1: Housing Supply. Assist the private sector to create additional units and preserve existing units to satisfy the projected demand of dwelling units of various types, sizes, and costs which will be needed to house the City's anticipated population through the planning horizon.

A small portion of the property along the Indian River is located in the City's Coastal Planning Area.

Coastal Management Element

Policy 9.1.2.5: The City shall maintain shoreline protection and erosion control by working with property owners and Brevard County to facilitate the installation and maintenance of native shoreline vegetation, oyster mats and other natural techniques along appropriate areas.

Objective 9.1.3: Estuarine Environmental Quality. The City shall preserve and protect the environmental quality of estuarine environments by limiting specific impacts and cumulative impacts of development or redevelopment while considering future impacts of sea level rise and flooding.

Policy 9.1.3.9: The City shall work with property owners to encourage and implement minimum buffer, where feasible, of native vegetation between the shoreline and turf.

Shoreline

As the property is situated on the riverfront, development requires the installation of native shoreline vegetation along the Indian River and that development provide a native vegetation buffer before any turf installation pursuant to the comprehensive plan.

In this location, the installation of a living shoreline would transition the native plantings on the land down into the water. Since the project has not presented their access to the water there is adequate time for design and permitting and installation without the limitation of cutting off the development's access to their own dock for a living shoreline in this location. In addition, Sheet 3 of 19 of the Site Plan/Engineering Plans provides that invasive species will be removed from the shoreline area and the area replanted with native cordgrasses in order to provide the buffer before installation of any turf. There is currently no construction proposed in the Coastal Planning Area related to the subdivision.

Concurrency Management/Adequate Public Facilities

Wastewater

The Level of Service (LOS) for wastewater is 319 gallons per day per household, based on the 25 units, the projected demand on the wastewater system is 7,975 gallons per day.

The Sellers Plant is currently permitted to treat 4.5 mgd of wastewater per day, and is currently operating at 2.08 mgd. The maximum peak flow over the past twelve months was 4.56 mgd. Thus, there is sufficient capacity for Wastewater.

Stormwater Management

The Level of Service (LOS) for Stormwater Management is as follows:

Design Storm Event	25-year frequency/24-hour duration event
On-site Stormwater Management:	Retention of the first one inch of rainfall for areas of more than one acre.
Stormwater Quantity:	Post development Stormwater runoff flow rates, quantities, peaks, and velocities shall be equal to or less than levels that existed prior to development.
Stormwater Quality:	No significant degradation of water quality in receiving water bodies.

A St Johns River Water Management District Permit has been provided by the applicant for this project and the above LOS standards have been met.

Potable Water

City of Cocoa typical assumed average demand is 265 gpd per unit. However, due to typical home size ($\pm 3,600$ sf), water demand calculations are conservatively based on an assumed average demand of 350 gpd per unit and based on the 25 proposed dwelling units the overall demand is 8,750 gpd. The maximum daily flow factor is 1.5, and maximum hour flow factor is 4.0.

The Claude H. Dyal Water Treatment Plant provides potable water for the City of Cocoa service area and it is currently permitted to operate at 48 million gallons per day (mgd). The maximum average daily flow over the past twelve months is 26.17 mgd. Thus, there is sufficient capacity for Potable Water.

Solid Waste

The Level of Service (LOS) for the City of Cocoa is 1.2 tons of solid waste disposal per capita per year, and residential collection LOS shall be 2 times per week per household with green waste and recyclables once per week. The City contracts with Waste Management for the provision of solid waste, and the projected solid waste generated will be collected consistent with the adopted level of service standards.

Roadways (Transportation)

The minimum LOS for N. Indian River Drive is D.

The proposed 25-unit single-family residential subdivision creates **238** Total Generated Trips daily. As the trip counts for the Riverwalk Subdivision were at minimum, the City of Cocoa Public Works Department state, "based on the proposed traffic methodology that is currently being drafted a Traffic Impact Analysis would not be required. This would be considered a Tier 1 project since it only generates 25 peak hour trips". There is sufficient road capacity on North Indian River Dr. to support this development.

Recreation

The Level of Service (LOS) for Recreation is 1.25 acres per 1,000 population.

Pursuant to the City of Cocoa Comprehensive Plan EAR (October 2010) Data and Analysis, there exists a surplus of 118.34 acres of parks, which was determined to be more than sufficient to meet the needs of the citizens through 2020. The City's current population is 19,041 (2020) which requires 23.54 acres of park and recreation facilities. The EAR identified the City as having 323.58 acres (including the 165.09 acres Cocoa Conservation Area) available for residents. Thus, the City has sufficient recreation/parks to support the project and maintain the adopted LOS.

Schools

A School Capacity Availability Determination Letter, SCADL-2021-14, was received from the Brevard County School Board for this project. It indicates that at this time, there is projected to be sufficient capacity at every school level for the proposed River Walk Development.

BUDGETARY IMPACT:

NA

PREVIOUS ACTION:

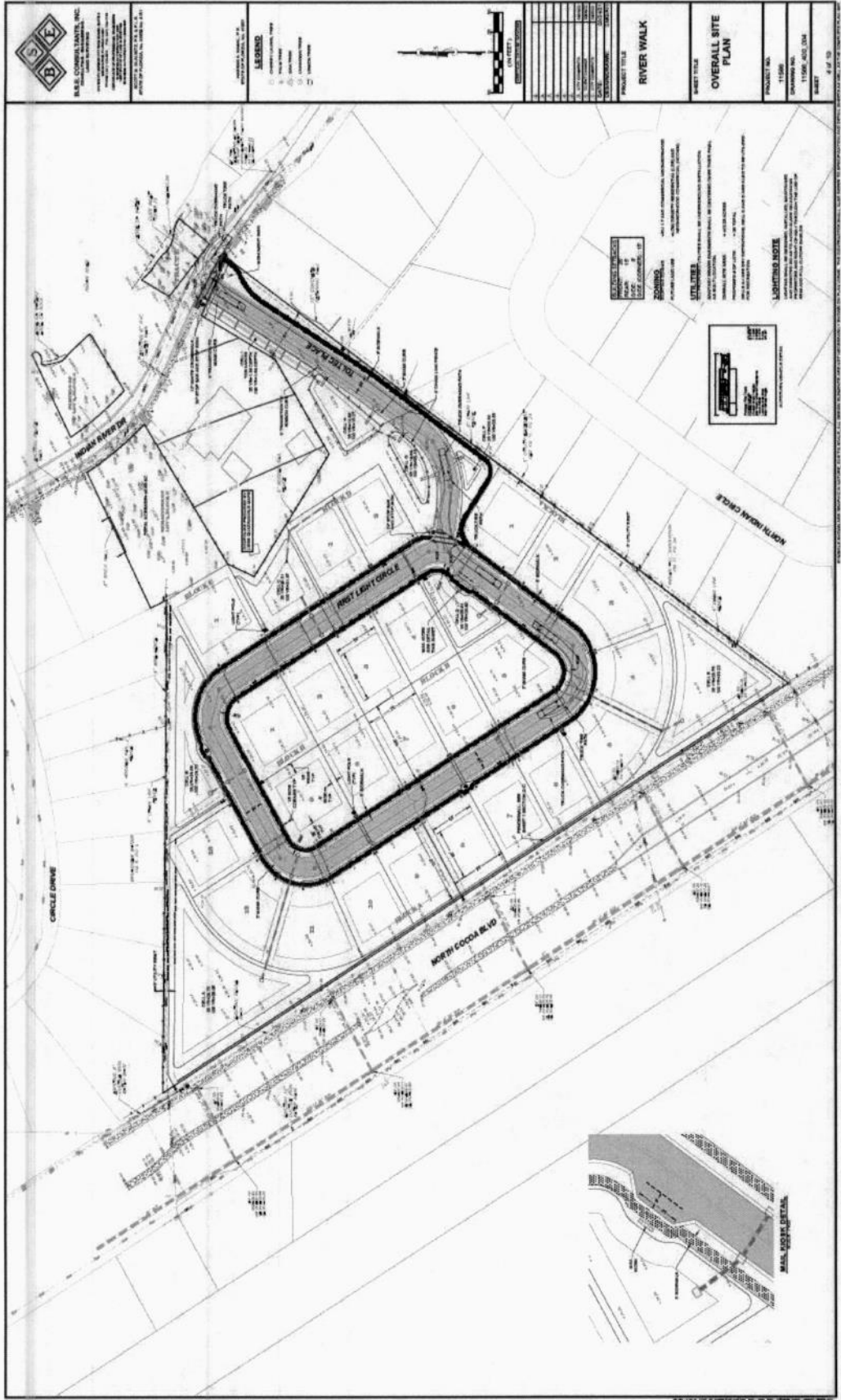
NA

RECOMMENDED MOTION:

Staff recommends the Planning & Zoning Board recommend APPROVAL to City Council of the Site Plan with the conditions set forth below, and

Staff recommends APPROVAL of the Large-Scale Site Plan with the conditions set forth below:

1. The Large-Scale Site Plan shall not be effective until and unless the Preliminary Subdivision has been approved by City Council.
2. 30" dbh oak removed requires replacement trees 6" dbh for that particular tree.
3. Developer agrees to enhance by design, permitting and installing a living shoreline along its river edge property, Parcel A and Tract E.

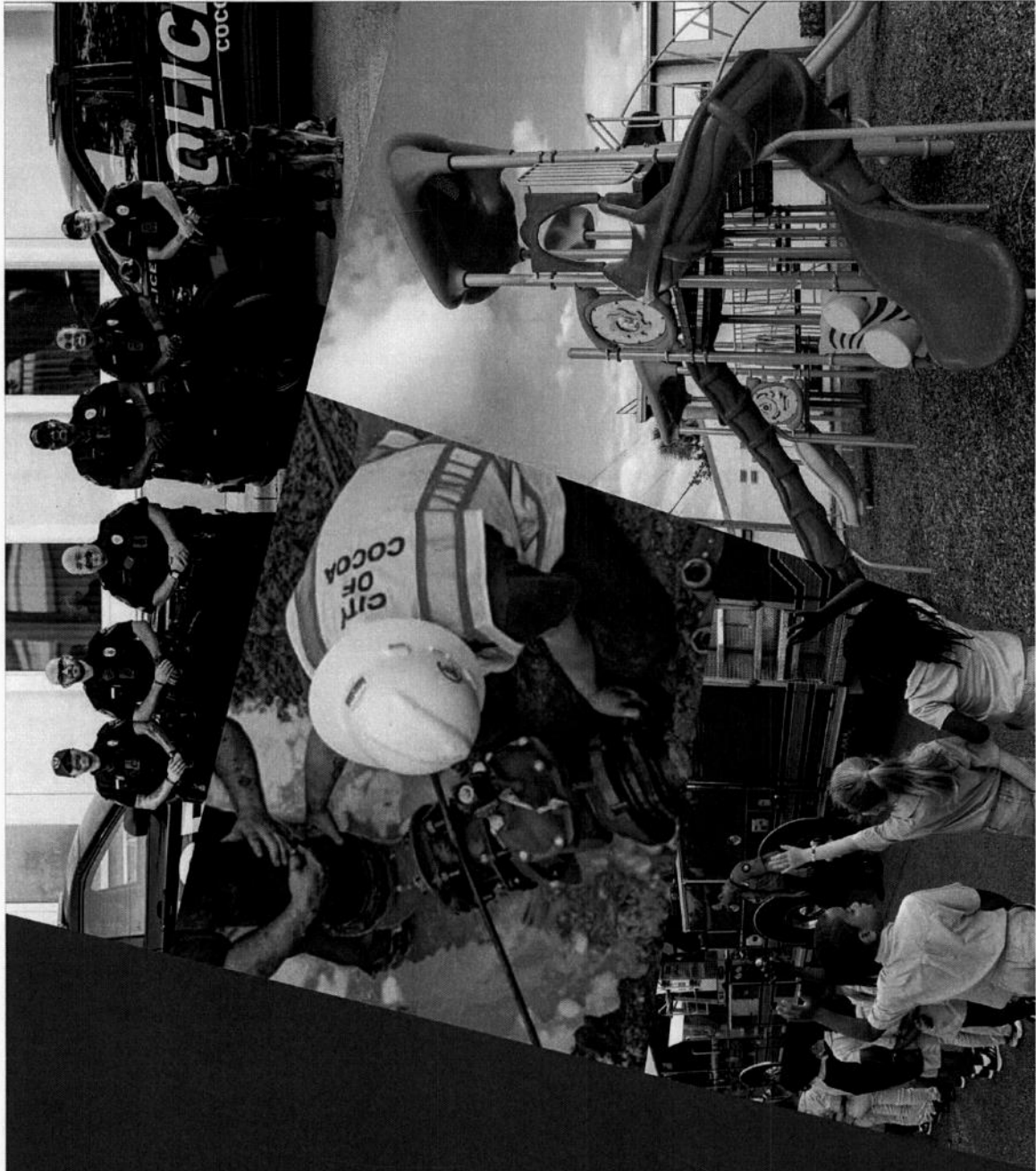


FLORIDA



COCOA
FLORIDA

RiverWalk



CITY OF COCOA CITY COUNCIL

Request to Speak (print legibly and fill out completely)

NAME: Cole Oliver

ADDRESS: 516 Delaney Ave, Cocoa FL

TELEPHONE: _____

ORGANIZATION YOU REPRESENT (IF ANY): _____

AGENDA ITEM NUMBER/SUBJECT: Camp. Plan Amendment.

IF YOU WOULD LIKE TO SPEAK UNDER DELEGATIONS, PLEASE CHECK ONE OR MORE THAT APPLY: (You must meet one of the following requirements to speak under Delegations)

- ☐ Resident or taxpayer (may speak on any subject of general or public interest)
- ☐ The Council by majority vote may decline to hear any person who is not a resident or taxpayer of the City, except:
 - ☐ City Employee (may speak regarding his/her employment)
 - ☐ Water and/or sewer customer (may speak on matters related to the City's water and/or sewer system.
 - ☐ Any person on any item on the agenda (except *emergency items, ministerial items, Quasi-judicial items, and public hearing items*)

PLEASE CONDUCT YOURSELF IN ACCORDANCE WITH THE TERMS AND CONDITIONS PRINTED ON BACK.

CITY OF COCOA CITY COUNCIL

Request to Speak (print legibly and fill out completely)

NAME: Alta Hanks

ADDRESS: 1211 N. Westshore Blvd., Ste 802

Tampa, FL 33607 TELEPHONE: (813) 244-3805

ORGANIZATION YOU REPRESENT (IF ANY): Stromberg Group, LLC

AGENDA ITEM NUMBER/SUBJECT: 4B

IF YOU WOULD LIKE TO SPEAK UNDER DELEGATIONS, PLEASE CHECK ONE OR MORE THAT APPLY: (You must

meet one of the following requirements to speak under Delegations)

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CITY OF COCOA CITY COUNCIL

Request to Speak (print legibly and fill out completely)

NAME: Carolyn Haslam

ADDRESS: 420 S. Orange Ave Suite 1200

Orlando FL 32801 TELEPHONE: 407-620-1907

ORGANIZATION YOU REPRESENT (IF ANY): Akerman / Framewark

AGENDA ITEM NUMBER/SUBJECT: IV B

IF YOU WOULD LIKE TO SPEAK UNDER DELEGATIONS, PLEASE CHECK ONE OR MORE THAT APPLY: (You must meet one of the following requirements to speak under Delegations)

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CITY OF COCOA CITY COUNCIL

Request to Speak (print legibly and fill out completely)

NAME: KEN LUDWIG

ADDRESS: BSE CONSULTANTS, 312 S. HARBOR CITY BLVD #4

MELBOURNE FL 32901 TELEPHONE: 321-75-3674

ORGANIZATION YOU REPRESENT (IF ANY): BSE

AGENDA ITEM NUMBER/SUBJECT: N C + D

IF YOU WOULD LIKE TO SPEAK UNDER DELEGATIONS, PLEASE CHECK ONE OR MORE THAT APPLY: (You must

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CITY OF COCOA CITY COUNCIL

Request to Speak (print legibly and fill out completely)

NAME: Mary Sphaer

ADDRESS: 825 Cliftens Cove Ct, Cocoa

TELEPHONE: 321-636-0701

ORGANIZATION YOU REPRESENT (IF ANY): _____

IV C River Walk

AGENDA ITEM NUMBER/SUBJECT: _____
PLEASE CHECK ONE OR MORE THAT APPLY: (You must

IF YOU WOULD LIKE TO SPEAK UNDER DELEGATIONS, meet one of the following requirements to speak under Delegations)

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CITY OF COCOA CITY COUNCIL

Request to Speak (print legibly and fill out completely)

NAME: Pam Shedd

ADDRESS: 308 Buccell Ave

TELEPHONE: 321-305-4586

ORGANIZATION YOU REPRESENT (IF ANY): Self

AGENDA ITEM NUMBER/SUBJECT: _____

IF YOU WOULD LIKE TO SPEAK UNDER DELEGATIONS, PLEASE CHECK ONE OR MORE THAT APPLY: (You must meet one of the following requirements to speak under Delegations)

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